

# Pattern's Progress

HUDSON VALLEY  
PATTERN  
for  
PROGRESS

A monthly update on where Pattern has been and where we are going

## Pattern Joins Governor Cuomo to Celebrate Opening of New TZ Bridge



On a sunny August morning, Pattern staff joined more than 250 other dignitaries from across the region for the official opening of the new \$4 billion dollar replacement for the aging Tappan Zee Bridge. During the ceremony held at the center of the new span, Governor Andrew Cuomo announced that the new bridge, completed on-time and under-budget, would be named in honor of his father, former Governor Mario M. Cuomo.

Pattern President & CEO Jonathan Drapkin called the occasion, "a historic day," noting that "Pattern for Progress has cared about infrastructure for decades—to watch something like the new Tappan Zee Bridge actually come to fruition, while people say government can't do anything, it's incredible."

Pattern's 2017 report, "Rebuilding Our Infrastructure," put a spotlight on the critical need to rebuild and repair the region's infrastructure. At the opening of the new bridge, Governor Cuomo indicated he shared an understanding of the problem, pledging that New York would live up to its moniker as the Empire State through a bold plan of reinvesting in the transportation infrastructure needed to drive economic prosperity.

Rockland-bound traffic began using the new bridge on August 25. Traffic headed to Westchester will shift to the north span of the new bridge in the coming months, and the full bridge, including a new pedestrian and bike path, will open in 2018.

## Pattern Partners With AKRF to Improve Putnam County's Commercial Corridors

Putnam County has hired Pattern to work with planning and engineering firm AKRF, Inc. on a major project to complete a study of nine commercial corridors in the mid-Hudson county. The corridors include at least one area in each of Putnam's six towns. In each corridor, Pattern is evaluating the existing amount of retail and mixture of retail types, and studying the consumer profile found within the trade area of each commercial corridor.

As directed by the county, Pattern is focusing on the downtowns of Cold Spring, Carmel, and Mahopac. In these three corridors Pattern is conducting shopper surveys and holding business owner forums to get feedback from individuals who live work, shop, and own businesses in each community.

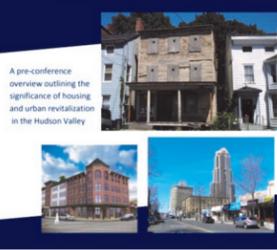
AKRF, whose Senior Vice President Graham Trelstad is a member of Pattern's Board, is the lead partner on the project; they are conducting traffic and pedestrian counts in all nine corridors.

The final report will be completed by early 2018 and will contain detailed commercial revitalization recommendations and strategies for boosting economic activity in the study areas.



Pattern Senior Vice President Joe Czajka mediates a conversation with business owners on the Main Street corridor in the Villages of Cold Spring and Nelsonville at a Business Forum organized by Pattern in partnership with the Putnam County and Cold Spring Area Chambers of Commerce. The forum was held in Cold Spring on August 30 as part of the Putnam Commercial Corridor Study.

### Housing in Urban Centers: What It All Means



## Don't miss out! Pattern's 2017 Housing Event is September 14

How can urban areas in the Hudson Valley spur development and create a mix of housing options for residents of all income levels, attracting investment while avoiding gentrification? Pattern has assembled a group of nationally recognized leaders in the field of community development to answer that question at our annual housing forum. Click [here](#) for the pre-conference agenda and report.

### TO REGISTER:

Register at [Pattern-For-Progress.org](http://Pattern-For-Progress.org) or call (845) 565-4900. Registration is \$75 for Pattern members; \$85 for non-members; and \$55 for elected and appointed officials and employees of local governments. The fee for communities and officials within Pattern's Urban Action Agenda is \$50.

## Pattern's Progress - MEET THE BOARD



**Alan Seidman**  
Executive Director, Construction Contractors  
Association of the Hudson Valley, Inc.

**Why are you, and your business, based in the Hudson Valley?** I am fortunate to be in the Hudson Valley due to the foresight of my parents relocating here in 1945. I chose to return here after college because my friends are my family. The beauty and history of our region are incredible. Our organizations are based here as we are membership based, comprised of Hudson Valley contractors.

### How does your business help quality of life in the valley?

Our members help build the infrastructure to keep us viable and have the buildings and services we need. Our associations are also very good community members, supporting many local causes and filling many needs. Our members volunteer with youth organizations, sports, religious organizations and many more. We offer financial support to many worthwhile causes.

### What new initiative helped your business grow in the past year?

We have a constant communication campaign to reach out to project developers and continually update our materials and website to share the value of our members.

**The valley is constantly changing. What best practice would you share to make the most of that evolution?** I encourage people to be involved. I love the Teddy Roosevelt quote, "It is not the critic who counts, not the one points out how the strong man stumbled or how the doer of deeds might have done them better."

This is a great region (except for the taxes), and we can all be part of making it better. Let's strive to have a place that our children and grandchildren want to live and work.

**Briefly describe the Hudson Valley in five years, 2022.** I don't foresee radical changes in five years. I think the tax structure will continue to inhibit growth and encourage retirees to relocate out of state. Positive growth will come from our transportation network and proximity to New York City.

**In addition to "work," "play" counts, too. Something fun folks should know about you or your business?** We host some great events during the year, opportunities for our members to network. We have a spring lobster bake, summer golf outing and a holiday party where we raise money for charities (Hospice of Orange and Sullivan, Food Bank of the Hudson Valley and Toys for Tots).

**Your advice on how to ensure a strong workforce?** Our membership is very strong on training as well as supplying attractive benefits. We offer an opportunity for a career, not just a job.

**What was your first job?** My first job was in high school, in retail. My first real job after college was as a sales rep for 3M Co.

**Why have you chosen to support Pattern for Progress?** I share with my Boards of Directors a vision of maximizing what the Valley has to offer. Pattern for Progress is a natural venue for us to partner with to help that become a reality.



**Timothy Cawley,**  
President & CEO, Orange & Rockland Utilities

**Why are you, and your business, based in the Hudson Valley?** O&R was created by a local entrepreneur who wanted to modernize his pipe manufacturing process. So, in 1899, S.R. Bradley founded the Rockland Light & Power Co., which, through more than a dozen mergers, became today's O&R.

### How does your business help quality of life in the valley?

O&R's safe, reliable, efficiently delivered electric and gas service drives a thriving community, a successful economy and a high standard of living for its residents. Our charitable giving flows from that business success to support community programs that enhance quality of life here.

### What new initiative helped your business grow in the past year?

Earlier in the summer, O&R began installing smart electric meters and gas modules. Those new safe, secure and reliable meters and modules are designed to provide O&R customers greater convenience, choice and control over their energy use through a proven, well-accepted, wireless, two-way technology.

### The valley is constantly changing. What best practice would you share to make the most of that evolution?

We need to seize the opportunities the future brings by preparing each day to succeed. That preparation means that we develop our business with an unwavering focus on a new energy future that demands more technological innovation, better functional flexibility and greater sustainability. Just as our region is changing, so too is our business as we use advanced technologies and innovation to meet ever rising customer expectations.

### Briefly describe the Hudson Valley in five years, 2022.

The Mario Cuomo Bridge will play a role in continued business and population growth here as will Legoland, Amy's Kitchen, tough center development, residential construction and tourism. It's a tough question. The Hudson Valley's continued appeal and its quality of life may depend on how we all respond to our infrastructure needs which go hand in hand with growth.

### In addition to "work," "play" counts, too. Something fun folks should know about you or your business?

Remember, there is no work or play without electricity. And, that's where we, at O&R, come in. We light up your life at Boulders' Stadium, power up your future at West Point and spruce up your evening at the Palisades Mall.

### What was your first job?

I started my career by delivering the Citizen Register newspaper in Croton-on-Hudson, where I grew up. I still recall the route and initially delivered six days per week, and then seven days when the Sunday edition was introduced. The Sunday bundle weighed more than I did!

### Why have you chosen to support Pattern for Progress?

O&R strongly endorses Pattern for Progress' mission. We share its goal of achieving sustainable solutions by bringing together business, non-profit, academic and government leaders to collaborate on formulating effective strategies that will improve our lives in the Hudson Valley.