

Town of Esopus

WATERFRONT ADVISORY BOARD

Meeting Minutes

April 22, 2014

Members Present: Bill Benson, Joe Guido, Brett Gehrke, Michael Minor, Cathy Quick, Carol Tomassetti, Marion Zimmer, Town Board Liaison Diane McCord, guest Bob Rizzo. Members Excused: Rosemarie Kristofy and Eli Schloss.

1. Meeting called to order 7:02 PM

2. Minutes of 03/25/14 read and approved.

3. Zoning Board: Nothing to report.

3. Planning Board: **PB Case 2013-19 Christian Brothers, 1835-1859 Broadway (US 9W); West Park, NY Minor Subdivision.**

Michael Minor Planning Board Liaison reported: They own property on each side of 9W. They are to do a plot line along 9W-separate the property on the Hudson River side and property on the west side of 9W. They want to sell the portion on the river side of 9W. Acreage is approximately 12 3/4 acres-both sides of 9W. The lot east of the railroad tracks is 14.5 acres total approximately 27 acres. Acreage is approximately 12.75 including both sides of 9W.

Issue: Sewage treatment plant for the whole site is on the river side. To separate the two parcels would require an easement to allow a transportation company to do a sewage treatment plant to service both sides of the subdivision. This has been approved by the Department of Health. It must be approved by the state. The property cannot be separated until approval is received. Currently, there are no plans in place for what a prospective new owner will choose to do on the river side of the property. Site plan approval is necessary. Christian Brothers wants to legally separate the two 9W parcels to sell the river side individually; which must be approved by the Planning Board. The Waterfront Advisory Board does not have any comments at this time. Cathy will prepare a letter to the planning board stating that the WAB does not have any comments regarding this action.

4. Esopus Shipyard: Raymond Yannone III wants to reclaim and rebuild a shipyard and build a marina between the Rondout Creek and the land that was formerly called North Front Street in Sleightsburgh.

Michael noted that we are an Advisory Board to the Planning Board and thus we are unable to make any final decisions without Planning Board approval. The developer is claiming the property is commercial, going back to the mid 1800's. Michael advised the board that the zoning was changed in 1972 to residential and it is as of today. This conflict needs legal clarification.

Carol was concerned regarding the use of portable toilets as part of a permanent solution. She also is concerned about the developer promising to hide "unappealing structures".

Marion made a comment regarding the filling in of some of the wetland property. She wonders if the DEC will allow that type of action.

Cathy commented on the boundaries and wonders if there are plans for this project on our Sleightsburgh Park property. The maps are old. It appears that some of the proposed parking areas are part of the land that the Environmental Board with the assistance of the WAB are required to monitor the presence of the plant *Carix frankii*, as required by the DEC as part of the easement agreement for the use and development of the park. The studies that have been completed for the Kingston Tidal Waterfront Flooding Task Force has predicted that at sometime in the near future the Sleightsburgh Park may be under water.

Rosemarie was unable to attend the meeting but she reviewed the plan and expressed concerns in an email response regarding the impact on the wetland area. She also is concerned about adequate parking being available and what the total impact this will have on the park.

Catherine will prepare a letter expressing our concerns to Matthew P. Maraglio, Coastal Resources Specialist 1 from the NYS Department of State, coastal management program.

5. Environmental Board: Plans are being developed to place plants at Freer Park to deter geese. They must be fairly low (no higher than 2 feet tall).

The glass on the kiosks at Sleightsburgh Park and Freer Park can not be replaced due to a "0" Zero based budget adopted this year.

6. River Sweep: April 26, 2014 9:00 AM – 11:00 AM, Sleightsburgh Park Clean up. On May 10 RIVERKEEPER will conduct a river clean up at over 70 sites along the Hudson River from Albany to NYC. Our local clean up of the Hudson will be at Lighthouse Park and if there is time remaining Esopus Meadows Park. We will concentrate mainly on the shoreline. We will have that clean up during low tide from 3:00 – 6:00 PM. Riverkeeper asks that participants register online at riverkeeper.org/sweep Coupons and prizes will be available to those people that register online.

7. Chester: Carol reported that the mushroom anchor for this season should be 300-400 pounds. There is a suggestion that the Highway Department weld something together to equal the weight of a mushroom anchor. Mushroom anchors are much more stable. Unused grant funds might be able to be used.

The bottom of the boat needs repainting. It needs a specialized paint and we will wait until the end of the season to do it.

Carol reported that we have 25 volunteers to run Chester and cut those Water Chestnuts.

8. Adjournment: Michael made a motion to adjourn, seconded by Carol. Meeting was adjourned at 8:07 PM.

9. Next meeting if necessary, will be held on Tuesday, May 27th at 7:00 PM in the Community Room of the Town Hall.

Respectfully submitted,

Jean Ackerson, Court Clerk