

Town of Esopus

Waterfront Advisory Board

July 12, 2018

Members Present: Janet Bellusci, Joe Guido, Margaret Phelan, Kathie Quick, Mercedes Ross, Carol Tomasetti. **Guests:** Diane Dintruff, Jess Hicks, Kathy Kiernan.

Excused: Amy Cahill, Eli Schloss, Dale Wolfeld, Marion Zimmer.

Meeting called to order at 4:10 PM.

Minutes: Carol found something from 6.28.18 minutes needing correction. Approval vote tabled until next meeting.

Zoning Board: We continue our information gathering on the following referral with an interview of Jess Hicks, Representative for Frank DiAndrea for Port Ewen Corp., Property owner, 15 North Broadway, Sleightsburg (Kosco Site) SBL: 56.044-1-1.1. Continue Non-Conforming Use per Town Code Section 123-30 (B)(3). The WAB wanted to hear directly from Mr. Hicks the description of his business, plans for the property, & proposed utilization practices, so we could weigh it against our LWRP. He was very cooperative, informative & appreciative of the opportunity to have a discussion with us. The current business address is in Wappingers Falls, is year-round, & functions as a bulk petroleum construction company, also doing environmental cleanup, building gas stations, preventing petroleum spills & doing audits of petroleum set ups. Drums will be stored on the property, but they will only be new, empty drums (50).

We inquired as to the numbers & types of vehicles in the plan & how they'd be stored, & learned he'll have a pick-up truck, small box truck, bucket van, small dump truck, medium sized 6 wheel dump truck, small excavator, & small skid steer (bob cat). Everything will be stored in the building except three transport trailers. The spill response trailer will also be stored inside.

There will be 6 field employees, who are dispatched out of their homes, with 3 office employees & himself on site. We asked about expansion possibilities, & how it would impact the site. Mr. Hicks feels it would impact the site very little, as more field people would continue to dispatch from home via text, & there is a possibility of a satellite office sometime down the road.

We also discussed the potential for creek & river cleanup enterprise being part of that area being a benefit to the immediate community, with the possibility of a quick response water plan being to the town's advantage. The DEC would love to have a spill contractor on the water as well. This is not, however, part of his current business model.

The WAB focused on the survey of the property, looking specifically at the property lines, in an attempt to understand the reason there exist 3 different acreage amounts, 6.4, 5.6 & 4.0 acres, (depending on document viewed), & questioning the once public access to the Rondout Creek near the cul de sac. We explained that the town currently has no access to the Rondout creek because the property has fenced off the cul de sac access. Mr. Hicks stated that he would actually have no

use for that side of the property so it wouldn't bother him for people to be able to get to the water on that end. The current fencing may be the issue at this time. Public access to this part of the creek would strongly support the policies of the LWRP.

Our research provided a 2016 deed which lists a large specific group of businesses which are not permitted on this property, including "residences, houses of worship, hotels, motels, hospitals, child care, playgrounds or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural..." etc. This aspect of the property changed the discussion for us as a group, as it limits the possibility of site development for town recreation as per LWRP.

We asked if there is a plan for additional buildings, & he said no. He is currently sprucing up the existing building, with a new roof coating, & had the building inspector come to look it over. We asked about the viewshed, because his property is directly visible from the Maritime Museum in Kingston. Mr. Hicks had recently viewed his property from Old Savannah, noting that the building cannot be seen because the wall on the bulkhead is very high, & during this season, it's all covered by trees. He is agreeable to a landscape plan or any other suggestions as to "beautifying" the site.

Our discussion continued after Mr. Hicks left. With respect to cul de sac access to the Rondout, Mercedes suggests perhaps Mr. Hicks can make a statement that he has no interest in that small sliver of the property, saying he "doesn't even consider it part of the property". We recognize that the Town would need to get involved for any of this to move along.

The WAB is continuing to collaborate on & to clarify this issue, having 30 days from June 20, 2018, to respond.

Chester: Progress has been made as big paths have been cut near the wall, near Scenic Hudson water trail. An earlier cutter didn't get all the babies (cut too shallow) & now there's regrowth that will need to be knocked down again. The Mount has been super helpful with cutting, as well as with assembling & welding a mooring for the south for Carol & the Chester team. The finished mooring exceeded expectations.

Next meeting: August 1, 2018, 7pm.

Respectfully submitted, Janet Bellusci, July 25, 2018.