

Town Of Esopus
Waterfront Advisory Board

PO Box 700

Port Ewen, NY 12466

April 24, 2014

Mr. Matthew Maraglio, Coastal Resources Specialist 1
NYS Department of State, Coastal Management Program
99 Washington Avenue, One Commerce Plaza Suite 1010
Albany, NY 12231

Dear Mr. Maraglio,

The Town of Esopus Waterfront Advisory Board reviewed the proposed Esopus Shipyard at our meeting on April 22, 2014. Even though this is the type of project we would normally be most encouraging as part of our Waterfront Revitalization efforts, we have many concerns about this particular project.

We are concerned regarding some zoning issues. Although that area was a shipyard over 100 years ago, it has been zoned as residential since 1972. A shipyard and marina will be considered a commercial operation and would require a variance.

The newly adopted Planning for Rising Waters: Final Report of the Kingston Tidal Waterfront Task Force has predicted the entire Sleightsburgh Spit Park could be under water sometime in the near future. We have seen evidence of this with recent storm tides as well as unusually high tides after significant rainfall.

Several members questioned whether the avoidance of a water/sewer or septic system and the use of portable toilets and the lack of fresh running water is a realistic plan for a commercial business.

Regarding plans for a picnic area; and for parking cars and boat trailers according to Map 4, is on Town Of Esopus Park Property. Both of those areas are the habitat for *Carex frankii*, a plant that the DEC has required the Town of Esopus to monitor by doing a count each year. That is being supervised by Scenic Hudson and performed by members of the Town of Esopus Environmental and Waterfront Advisory Boards. This has been required as part of the easement for the Town's use of the park with the DEC.

Some other members of the Waterfront Advisory Board were concerned regarding "unappealing structures that will be hidden". We would expect that there not be any unappealing structures if this is new construction.

Several members are concerned with the accuracy of the maps presented and feel that more up to date maps should be used.

Another one of our members is concerned regarding the filling in of the wetland area and the impact of such an action. It is unclear whether the indicated pipes for wetland water flow would be adequate to maintain the original wetlands.

Although this plan seems like it will be a big improvement to the area, the Waterfront Advisory Board feels that the questions we have raised need to be referred to some of the expertise of the Town of Esopus Planning Board if further action is to occur.

Sincerely,

Catherine L. Quick, Chairman
Town of Esopus Waterfront Advisory Board
845 331 7358