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**Town of Esopus Local Waterfront Revitalization Program Update  
Waterfront Advisory Committee (WAC) Meeting  
August 25, 2021  
7 pm to 9 pm via Video Conference  
Summary Meeting Notes – FINAL**

**Participants:**

**Waterfront Advisory Committee:** Members: Margaret Phelan, Co-Chair; Eli Schloss, Carol Carson-Tomassetti, Dale Wolfield, Vincent Coq, Kathie Quick, Town Board Liaison; Diane Dintruff, Cynthia McVay, Environmental Board Liaison; and Alex Dean, Community Outreach Coordinator.

**Laberge Group:** Matthew Rogers, Senior Planner.

**Meeting Discussions:**

1. Margaret called the meeting to order at 7:00.
2. Site Visit Follow-up Discussion:
  - a. Perrine's Bridge Town Park:
    - i. Agreement to evaluate the feasibility of installing a floating dock with shoreline improvements near the parking lot, relocating the kiosk closer to the parking lot, coordination with NYSDOT and Ulster County on reducing the speed limit, adding signage, crosswalk and coordination with the Esopus EDC on their desired kiosk across from the covered bridge.
    - ii. Opportunities for an ADA accessible dock will be evaluated.
    - iii. CLA Site will conduct a site visit.
    - iv. Discussion about the potential future linking of the Town's Park with the covered bridge. Rt. 213 makes it difficult to create a pedestrian link and this was considered in the past. We will include the idea in the overall analysis to see what might be feasible.
    - v. Cynthia asked if there is recent data on park usage. There is no current data, although Margaret will look at the sign-in book on the bridge as a starting point. Matthew suggested the Town could conduct an online survey, but would need assistance from the Committee. Matthew will follow-up with the Committee to begin the process.
    - vi. Diane identified the Wallkill Watershed Alliance as a good resource and potential stakeholder. Diane provided a Wallkill River access map and watershed map from the Alliance for our records.
  - b. Feeney/Quarry:
    - i. CLA Site will visit the quarry and speak with the owners and their Landscape Architect.

- ii. The site is potentially ideal for recreation, especially the quarry – possibly for boating, fishing, swimming, passive recreation. Upland areas may also be available for recreation. The upland areas however should still be considered for future commercial/industrial uses, including utility solar.
  - iii. If Feeney takes title to the site, they will be the sole entity deciding future uses. The Town and WAB will be partners to guide future uses through the LWRP process.
  - iv. The Town’s insurance policy/insurer will be consulted to evaluate feasibility of establishing public access to the lake and surrounding areas.
  - v. Case study analysis to be conducted on successful repurposing of quarries. Initial list of reclaimed quarries: Brownstone Exploration and Discovery Park in Portland, CT.; Three Oaks Recreation Area in Crystal Lake, IL; Independence Grove in Libertyville, IL; Quincy Quarries Reservation in Quincy, MA; and Gray’s Lake Park in Des Moines, IA.
  - vi. Eli suggested that Feeney be put in touch with the Esopus EDC and offered to email Feeney/EDC with information. Matthew and Margaret requested to be copied. Matthew also identified the potential for Feeney and other business owners to obtain funding through the NYS Empire State Development Council. Opportunities will be evaluated.
- c. Connelly and Marinas:
- i. CLA Site will tour the Hamlet and evaluate opportunities for improvements to the Marina properties and along 1<sup>st</sup> Street.
  - ii. Both Jeff’s Marina and the Rondout Yacht Basin will be contacted as part of the Stakeholder outreach program. Castaways is still in litigation and may not be part of the coordination process.
    - 1. Will seek formal permission to visit the sites with CLA Site and request they participate in the overall planning process.
  - iii. Long-term plans could include integrating the Town access at Jeff’s for full public access, incorporating Jeff’s in either Castaways or Rondout, adding a sidewalk along 1<sup>st</sup> street to the park and other streetscape improvements. The goal will be to directly involve the owners in the development of plans to ensure there is buy in and that the planning process provides assistance to the owners to help improve their facilities.
- d. Smith Site:
- i. Will visit with CLA Site, provided permission can be obtained.
  - ii. Concept plan still seems appropriate for this site.
- e. Freer Park:
- i. Will visit with CLA Site.
  - ii. Review options for floating dock at northern point, identify feasible plans to begin establishing plantings along the back edge of the wall, and opportunities to make more permanent improvements to the soft launch.
- f. Cabrina Site:
- i. Discussed the site in the context of the design guidelines and the Committee was asked to consider how the project should progress with a focus on the visual implications from Rt. 9W.
  - ii. The Committee discussed the overall project and there was strong desire to recommend, if not seek to require “day pass/access” for a fee, for town and nearby residents. There is a concern that the development will be more geared towards out-

of-town visitors and out of the price range for most local residents. Matthew discussed that the likely regulatory process will be as a Planned Unit Development which provides the Town with opportunities to incorporate public-benefit components.

- iii. There was also discussion about the increased tax revenue once the site transfers to private ownership and a desire not to see agreements that would reduce the Town's overall tax revenues.

3. Design Guidelines:

- a. Matthew provided an overview of the requested Google Doc collaboration exercise and encouraged the Committee to participate in the process.

4. Next Steps: Matthew provided a brief overview of the following next steps:

- a. Inventory and Analysis will be revised based on the Site Visits and will also incorporate the Risk Assessment Tool by September 10.
- b. The WRA boundary and description was approved by DOS with minor edits to the language.
- c. The Public Outreach Plan was approved with minor edits by DOS. The Committee will begin the process of planning for the first public meeting in Nov/Dec. The meeting will address the following:
  - i. Provide an overview of the LWRP process.
  - ii. Identify and discuss key issues to be addressed in the LWRP.
  - iii. Review of emerging ideas/projects for waterfront areas.
  - iv. Review progress on design guidelines and seek feedback on key areas to protect, recommended current approach and concerns.
- d. Stakeholders. The Committee will begin the process of identifying key stakeholders. Matthew will provide a Google Doc for the Committee to enter their recommended stakeholders.
- e. Once the I&A is finalized, the Committee will begin work on reviewing and updating the Policies.

5. The meeting was adjourned at 9:00 PM.

***Meeting Notes Submitted by Laberge Group August 26, 2021***