

From: Jeff Anzevino [mailto:janzevino@scenichudson.org]
Sent: Thursday, May 26, 2011 10:40 AM
To: Michael Armstrong (m.j.armstrong@att.net)
Cc: 'Rita Shaheen'; 'Steve Rosenberg'; 'Mark Wildonger'
Subject: comments on Marathon site

Scenic Hudson is writing to provide comments on the Special Board's conceptual plan for the Marathon property.

We understand that a meeting will be held on Thursday night May 26. The conceptual plan will be discussed and the public will be given the opportunity to provide comment on the conceptual plan. Unfortunately, staff is unavailable to attend the meeting. However, because The Scenic Hudson Land Trust is an adjacent property owner and the West Point Foundry Preserve (WFPF) is a significant historic site listed on the National Register of Historic Places, we appreciate this opportunity to share with you our thoughts on the concepts under consideration for the Marathon property. As you know we are before the Planning Board for site plan review of improvements we wish to make at WFPF.

1) The developer of this site should provide a pedestrian connection along the east side of the Marathon site to a point opposite the former haul road. Our plan for WFPF no longer includes upgrading the haul road for seasonal vehicular access to WFPF. Rather it will be designed for pedestrian access into WFPF as Foundry Hill Trail. The pedestrian connection could be created in one of two ways. Preferably, an eight-foot wide pervious trail would be created within a vegetated 30-foot buffer in width or more. If this is not feasible, a sidewalk of at least six-foot in width should be provided. The drawings seem to indicate a pathway all the way to the end of Kemble Ave. This will not be possible due to an almost 15% grade. Instead Scenic Hudson is constructing the Foundry Hill Trail that will separate cars from pedestrians. Given that the Village, Scenic Hudson, and others are looking to mitigate traffic impacts in this area, we will encourage pedestrian access and access via train at WFPF. Hence, the trail -- or at minimum -- a wide sidewalk would be preferable. The sidewalk should be buffered from Kemble Avenue by a three-foot planting strip with street trees.

2) The four homes along the bluff at the south end of the property pose potential adverse visual impacts when viewed from WFPF's Foundry Cove Marsh and marsh trail, which is an important pedestrian link connecting Cold Spring Station to WFPF. Hence, we suggest that no homes be located at this location. These homes, which would surround the historically and archeologically important Kemble House ruins and bluff, would destroy the relationship between the site of the former home and its view of the marsh. If the Village decides that these homes must be sited at this location, at the very least a conservation easement should be provided along the bluff of sufficient width to screen the homes from view from both the trail and the marsh. The easement should be at least 100 feet wide and prohibit the removal of vegetation. Aside from the conservation easement, in the area in which the homes would be built, a Waterfront Bluff Overlay Zoning District should be established to provide strict standards for building siting, design, and exterior colors, building materials, and vegetation management.

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