

**“Foundry/Campbell/Marathon” Forum, May 8, 2010
Cold Spring Special Board for a Comprehensive Plan**

Notes on Public Comment - Conserving Natural Environment Breakout

Facilitator – Karen Doyle
Note Taker – Mike Armstrong

Breakout 1

Attendees:

Rita Shaheen, Director of Parks, Scenic Hudson
Mike Turton, Reporter, PCNR
Richard Linke
Anne Linke
Pete Henderson
Gayle
Stephen Rose

Participant: Some people would like a swimming pool to be put in.

Participant: Discussion of plans of the West Point Foundry Preserve site, described as part of Foundry cove sanctuary. It is very important for Scenic Hudson (SH) to create access, but they must consider parking, storm water, restroom facilities. The archaeology has been studied for the past eight years, and SH has some very exciting ideas for interpreting the site. The main thing is to try to give some sense of the scale of what was there [in the 19th century]. SH wants to have the site ADA accessible; the traffic has been studied very carefully, and hopefully any roads will have a pervious surface.

SH has found the Haul Road [From Chestnut down to an area immediately to the east of the south end of Kemble] to be a big challenge. The plan is to have it for weekend use only, one way, designed to recreational standards (16 feet wide), but some parts of the road would have to be paved due to the steepness.

At present, SH has no plans for the Campbell property. This was acquired when an option that was part of the 1996 purchase agreement for the West Point Foundry Preserve was exercised. The property has been posted [no trespassing] to protect it. SH is seeking an appropriate use that hopefully also helps the economic vitality of the village. SH does not want to develop the property to the full extent permitted by its current R3 zoning.

Participant: An area of particular concern is the ridge along the south edge of the Marathon property – would not like to see that developed. This area is a major draw for tourists and a major source of enjoyment for residents.

Participant: Advocated protecting the waterfront with a conservation buffer zone “as far as we can.” This could be implemented through an overlay zone.

Participant: “It’s priceless. Any little intrusion would cause ecological damage down at that cove.

Participant: We have a legal obligation to protect it.

Participant: We should leave it as it is, leave it open.

Participant: I can’t see anyone buying a house over that site [reference is to Marathon battery plant site.]

Participant: We need a walk from Main Street along the Marathon site, and have a place to stop and sit.

Participant: The owner has the property [Marathon] as an I1 site, by right. I would hope he would take into consideration that it is close to an historic site, including some of the oldest worker housing in the country [reference is to Kemble Avenue houses north of The Boulevard], I hope it [development of Marathon site] could blend with that.

Participant: If we had to have parking, it should be done along the lines of Boscobel – shielded and screened. This could be good winter parking for residents.

Participant: the village garage could be moved down there.

Participant: From a traffic perspective, it’s a nightmare. Loves the plans for the [West Point] Foundry [Preserve], but traffic would be a problem. It’s very tight there now, and any increase would be a problem, increased density would cause a problem. It’s really going to be hard to establish an additional route into the area.

Participant: Likes the idea of the Lunn Terrace link, and the additional parking east of station. This would be a great weekend lot.

Participant: I don’t like the idea of parking on Marathon.

Participant: I don’t like the idea of parking on Marathon, either.

Participant: I agree, but if you have to have parking, make it shielded parking, screened, if it is inevitable.

Participant: Put parking on the bottom of the list for me.

Participant: We need to remember the role of the Foundry in the civil War. This was a very important site.

Participant: I'm concerned about invasive species.

Second Breakout Group, Marathon/Foundry/ Campbell Area Forum, May 8, 2010

Michael Casparian
Parge Sgro
Joe

Participant: I live on Constitution Avenue and have probably the most affected house. I have test wells and a radon system in my basement. My house is worth nothing at this point. The EPA is not working fast enough. We are just beside ourselves with this plume with ground water. The EPA must do something, it *must* fix the contamination, *before* you do anything down there [Marathon].

Participant: On this remediation clean up effort, I find it hard to even talk about it, dealing with the EPA. Before any developer is allowed to go in there, it's got to be cleaned up.

Participant: The developer [reference is to Ken Kearney] spoke about the EPA. The rebuttal of the developer is that he has done this [kind of remediation] before. The developer is an interested party. Remember that there are residents who are affected by this.

Participant: There should be a moratorium on building on Marathon.

Participant: When the EPA says it is okay to build, most get approval.

Participant: The EPA will never give you a clean bill of health. Just live with it. The plume is there. It's still there. It's in the soil, there is no way you're going to neutralize that.

Participant: Put down a slab to seal it. Contain the vapors.

Participant: It's never going to happen.

Participant: I'm leaning towards leaving open space, traffic is a big problem, too.

Participant: I don't understand how this can be cleaned up.

Participant: When I buy a parcel of land, don't deny me the right to permitted use. How do you put rules on some one else's property?

Participant: Imagine 80 more cars going down Kemble Avenue. Imagine 40 -50 – 60 homes. Leave it as a dog run, pool, a park. Leave it as it is for hikers, kayakers, biking. Within the village it's dense, down here it opens up. If you develop this, you change the

whol structure. Especially the ridge line, preserve the ridge line. Whatever you do consider the way it is now is a plus.

Participant: The SQRA process will take care of that problem of _____. The vista will take care of itself.

Participant: 40 to 50 houses is an exaggeration.

The Haul Road?

Participant: I think the haul road is a bad idea.

Participant: The haul road would be an alternate route for traffic coming into the village on weekends. It's for visitors. How many of us at this table would drive down there? People would come in by bus.

Participant: I think the idea is buses would park at the top [near Chestnut Ridge].

Participant: Fix the [Haul] road. A shuttle could run up and down, and you could have emergency vehicles go in.

Participant: SH is not so good at maintaining property – it looks like a tornado went through, the trees were cut down and that's the way they left them.

Participant: We should have several routes going in to the Campbell property.

Participant: Would like to see some serious work done on storm water management (on steep slope east of Kemble).

Participant: Village plans to address that issue as part of the streets project that the federal government is funding.

Participant: there is a huge problem with compost at the end of Benedict... when it rains, it floods onto Marathon.

Participant: Village plans will change the flow down along Wall Street to correct the problem.

