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KINGSTON PLANNING BOARD

PUBLIC HEARING

DEIS

"SAILOR'S COVE ON THE HUDSON"

October 15, 2008
6:00 p.m.
Kingston City Hall
420 Broadway
Kingston, New York

PLANNING BOARD: LEE MOLYNEAUX, Chairman
WAYNE PLATTE, Vice Chairman
STEPHEN JOHNSON
TIMOTHY WILLIAMS
PATRICK GARRAGHAN
ANDI LEVIN-TURCO, Alternate
JOHN DWYER, JR., (Absent)
CHARLES POLACCO, Alternate

STAFF: SUZANNE CAHILL, City Planner
JOANNE BEESMER, Planning Aide
KYL A HABER, Ass't Planner
DONNA BRADY, Senior Clerk

REPORTER: KAREN SCHMIEDER, CSR
Registered Diplomate Reporter

2 APPLICANT: 101508 Sailors Cove
ENRIQUE MAZADA
771 Polaris Ltd.
3
4 JOSEPH HURWITZ, AIA,
Project Architect
5 SEAN M. KEMP, ESQ.
McCabe & Mack LLP
6
7 NANCY VLAHOS, AICP
The Chazen Companies
8
9 ROBERT PRITCHARD, PE
Brinnier and Larios

10

11

12

13 CHAIRMAN MOLYNEAUX: If you
14 would all be seated, I would like to
15 start the meeting. Good evening. I
16 would like to thank you all for
17 coming. My name is Lee Molyneaux; I'm
18 Planning Board chairman. Today is
19 October 15, 2008, and tonight's
20 meeting is a public hearing on the
21 DEIS for SAILOR'S COVE on the Hudson.

22 I would like to start the
23 meeting with the Pledge of Allegiance
24 to the flag. I'd ask you all to

□

3

1 SAILOR'S COVE DEIS
2 stand.

3

4 (Pledge to the flag.)

5

6 CHAIRMAN MOLYNEAUX: Thank

Page 2

101508 Sailors Cove

7 you. Just a couple of notes I would
8 like to go over with you. If you'll
9 notice, on your left and right there
10 are emergency exits. In the case of
11 an emergency, please proceed in an
12 orderly manner. Do not use the
13 elevators unless absolutely necessary.
14 Doorways must be clear at all times.

15 Bathrooms are through those
16 doors, men's and women's, left and
17 right. And I would ask all of you at
18 this time to turn your pagers and/or
19 cell phones to vibrate or off.

20 Next, I would like to
21 introduce the Planning Board members
22 and alternates present. To my right
23 is Sue Cahill, City Planner, and her
24 staff over there is Kyla Haber, Joanne

4

1 SAILOR'S COVE DEIS
2 Beesmer and Donna Brady is at the
3 table. And then seated on my left is
4 Wayne Platte, Vice Chairman. And down
5 at the front is Steve Johnson, Patrick
6 Garraghan, Andi Turco-Levin, and Tim
7 Williams is down there and Charles
8 Polacco.

9 Just to advise you, the SEQR
10 overview to date has been provided in

11 101508 Sailors Cove
12 handout. That is available at the
13 doorway.

14 Next, I would like to
15 introduce the applicant and his team:
16 Enrique Mazada, Joe Hurwitz is the
17 project architect; Nancy Vlahos from
18 The Chazen Company, and Bob Pritchard,
19 engineer from Brinnier and Larios, and
20 Sean Kemp, attorney. Thank you.

21 Next, I would like to review
22 the guidelines for the speakers at the
23 public hearing. A handout was
24 provided at the door that you can use
 for a reference. New speakers will be

5

1 SAILOR'S COVE DEIS
2 given a maximum speaking time of five
3 minutes. I would ask you really to
4 try to adhere to that. And of course,
5 as always, you must be signed up to be
6 called to speak. I will give you a
7 warning at 30 seconds of speaking time
8 remaining, and I would ask for your
9 cooperation.

10 Also, anyone, if you have
11 written statements, if for some reason
12 you are going to talk longer than five
13 minutes and you have a prepared
14 statement, you may submit that. That
15 will become part of the record.

101508 Sailors Cove

16 That's about it. Sue will
17 read the first to speak.

18 MS. CAHILL: Kevin McEvoy.

19 MR. KEVIN MCEVOY: Good
20 evening, Planning Board members and
21 Miss Cahill. My name is Kevin McEvoy.
22 My wife, Barbara Epstein, and I own
23 and reside at 252-278 Delaware Avenue.
24 I'm here tonight to speak

6

1 SAILOR'S COVE DEIS
2 for my family and my next door
3 neighbor.

4 CHAIRMAN MOLYNEAUX: Kevin,
5 I'm getting signals from the audience;
6 could you move the microphone a little
7 closer.

8 MR. MCEVOY: Are we okay
9 now? Is that better?

10 These comments supplement my
11 comments on September 10 of '08.

12 An important issue that the
13 Sailor's Cove developer should clarify
14 is which site plan proposal do they
15 presently favor. The plan shown at
16 9/10/08 Planning Board meeting and
17 over there and at the project site
18 presentations is Figure 4.4 which is
19 called the Neo-Traditional

20 101508 Sailors Cove
Alternative, not their preferred plan
21 in the DEIS shown as Figure 1.6. This
22 appears inconsistent.

23 while the developers have
24 assured us that they favor figure 4.4,

7

1 SAILOR'S COVE DEIS
2 which omits construction near the
3 south ridge of their site, in the
4 vicinity of the Cordts Mansion,
5 Yeomans Mill lot, the Lower Delaware
6 Forest or Locust or Lindsley Avenues,
7 we have heard conflicting statements
8 made in the SEQRA record from another
9 speaker which need to be addressed.
10 We have a very unusual confluence of
11 environmental, ecological, geological,
12 archeological, historical and cultural
13 resources coming together in the
14 aforementioned locations. Any
15 development whatsoever in this area
16 will be extremely problematic. We
17 urge the planning board and developers
18 to use the Route 32 approach via AVR
19 for construction traffic and to keep
20 closed all demapped streets.

21 Since the developers have
22 indicated their intention not to build
23 on the south ridge, I would propose
24 this area to be included with the

1 SAILOR'S COVE DEIS
2 areas proposed by AVR to be preserved
3 as open space and linking this to the
4 waterfront promenade.

5 Other issues and impacts
6 concerning sailor's cove include
7 unresolved issues with the sewer
8 plant, the lack of traditional
9 neighborhood design, which is
10 inconsistent with the design
11 guidelines being formulated for Hudson
12 Landing, viewshed concerns regarding
13 the National Historic Landmark
14 District, the effect on SAV and shad
15 beds in the Hudson River, floodplain
16 issues, soil suitability and traffic
17 in Ponckhockie. The site should
18 consider green building standards,
19 including those used in other designs
20 by the project architect.

21 Regarding cultural
22 resources, while we appreciate that
23 sailor's Cove is including several
24 Hutton Brickyard building in the site

1 SAILOR'S COVE DEIS

2 101508 Sailors Cove
plan, we recommend retaining and
3 adaptively re-using other structures
4 from this historic complex, including
5 the engine house, the drying shed and
6 the steel crane. Cranes such as this
7 have been retained at other sites in
8 other parts of the world. Frankly,
9 the only way to mitigate the concerns
10 mentioned herein is to reduce the
11 scale of the project. Written
12 comments will follow. Thank you.

13 MS. CAHILL: Lowell Thing.

14 MR. LOWELL THING: My name
15 is Lowell Thing, and I live at 55 West
16 Chestnut Street in Kingston. I'm
17 chairman of the Friends of Historic
18 Kingston Preservation Committee, and
19 my remarks represent the Board.

20 I'm presenting several
21 comments that are in addition to our
22 comments presented at the September
23 10th hearing. The comments of that
24 hearing are included in this written

10

1 SAILOR'S COVE DEIS
2 statement below, and I have ten copies
3 of that that I'll hand you. But first
4 I would like to re-read -- I read this
5 on the earlier hearing, one paragraph
6 as context for the two additional

101508 Sailors Cove

7 comments that I have this evening.
8 Our view, as we have
9 expressed in earlier comments on this
10 proposal and that of AVR's Hudson
11 Landing, is that any development for
12 housing or other purposes along the
13 Hudson River shoreline in Kingston
14 must honor the importance of its
15 location and provide the balance of
16 public interest along with the private
17 interest of the developer. When
18 residents and visiting tourists on the
19 Hudson River sail by what is visible
20 of Kingston, New York, the state's
21 first capital, they should be able to
22 see something consistent with the
23 national importance of this river and
24 this particular city. It could

11

1 SAILOR'S COVE DEIS
2 certainly include housing. When other
3 communities in the future decide to
4 use their shoreline for housing,
5 Kingston's housing on the river should
6 serve as the model. But
7 unfortunately, that is not what is
8 being proposed here.
9 And I go on in my comments
10 of the older hearing to suggest that

11 101508 Sailors Cove
12 for reasons of visual impact alone,
13 the project should be about half the
14 size of that is being proposed. These
15 are my comments that I'm adding from
16 that earlier hearing on September
17 10th.

17 First of all, we have paid a
18 great deal of attention to the letter
19 to the editor sent recently to local
20 newspapers by Thomas Rinaldi, the
21 author of a book on the disappearing
22 history -- really the disappearing
23 buildings of the Hudson Valley,
24 historic buildings. While no one

12

1 SAILOR'S COVE DEIS
2 believes that the current remains of
3 the Hutton brickmaking company should
4 be preserved as they are now, we
5 believe there ought to be on the
6 proposed site significantly more
7 industrial building preservation and
8 historic commemoration of this
9 important industry than is
10 contemplated in this environmental
11 statement. We would like to offer
12 some help and suggestions and
13 possibilities, and we would like to
14 suggest that together that we might
15 work with the State Historic

101508 Sailors Cove

16 Preservation Office on what those
17 possibilities might be at whatever
18 time we jointly think is appropriate.

19 Secondly. The developer is
20 quoted as saying -- and this is a
21 paraphrase: That it would be
22 impossible to reduce the density of
23 the development significantly and
24 still provide a sufficient return on

13

1 SAILOR'S COVE DEIS
2 investment. Apparently planning
3 boards are never supposed to question
4 the developer's veracity or accuracy
5 in these kinds of statements, and it
6 is simply one of those
7 eyeball-to-eyeball guessing games as
8 to when a developer will walk away or
9 develop a new plan. Unfortunately,
10 the public doesn't get a chance to
11 walk away when the developer gets
12 approval for a development that's
13 adversely imposing, as this one. The
14 public ends up with the fact of the
15 visual impact for the next hundred
16 years, and the local taxpayers end up
17 with all the risk associated with the
18 infrastructure and investment that the
19 city must make or may in the future be

20 101508 Sailors Cove
21 required to make; not to mention the
22 possibility that reasonable
23 assumptions may always be proven
24 wrong. Please ask the developer to
prove to you that a project half the

14

1 SAILOR'S COVE DEIS
2 size proposed won't work for them, and
3 then ask for an independent review of
4 their statement.

5 Thank you.

6 MS. CAHILL: Karen Vetere.

7 MS. KAREN VETERE: How are
8 you tonight. I have some questions
9 about this project. As a real estate
10 broker in booming times, challenging
11 times, I find it very interesting that
12 these developers are still going ahead
13 with very expensive projects when real
14 estate has fallen about 40, 50 percent
15 with the Florida, the snowbird homes
16 down in Florida. And some of this
17 project would be very interesting to a
18 snowbirder, who would come up here six
19 months out of the year and stay here
20 and then go back down to Florida. So
21 I just find that the real estate
22 really isn't moving, and I can
23 understand to do the project based on,
24 you know, let's put the plan together

Page 12

1 SAILOR'S COVE DEIS
2 and maybe we can flip the plan.
3 I look at the drawings and
4 they look very nice. Very
5 contemporary looking. It is not very
6 brickyardy. It is not very appealing
7 as far as our historic aspect of
8 Kingston. So any of that plan you
9 could take and it looks like my
10 sister's condo down in Palm Springs.
11 I would like to see more brick. I
12 would like to see more of Kingston's
13 heritage emphasized in such a project
14 as we did along the lower Broadway
15 when we did the townhouses, we asked
16 that it be a brick type structure,
17 made to look more historical.
18 Otherwise we can take our historical
19 sign off the Thruway and say whatever
20 you want to build. I mean that's what
21 Kingston is about. And I would ask
22 that if they could kind of put that
23 more into a colonial looking building
24 versus something very -- I don't know

1 SAILOR'S COVE DEIS

2 101508 Sailors Cove
Marriott hotel-ish, I think the
3 apartments look that way.
4 I like the idea of adult
5 housing. I think that would be
6 something that's needed in this
7 community. But another concern of
8 mine, especially when I'm reading the
9 paper today that Patrick Oliveri was a
10 consultant on this. And I know he's
11 been the consultant on every
12 low-income housing project in the City
13 of Kingston just about. I am
14 concerned because this project and the
15 property at AVR was specifically left
16 off our waterfront revitalization
17 program. And since this is waterfront
18 revitalization I asked the Planning
19 Board to put in stipulations that no
20 low-income housing projects can go on
21 our waterfront. They start the
22 project, it doesn't sell, we are in a
23 down market, the economy is bad, and
24 then, well, this is all we can do for

17

1 SAILOR'S COVE DEIS
2 the developer, the out-of-town
3 developer, who hasn't lived in the
4 City of Kingston, has no idea what we
5 are about. He wants to make money. I
6 think that's wonderful. Everybody

Page 14

101508 Sailors Cove

7 wants to make money. I just don't see
8 how. And if we are going to do such a
9 project, I think it should fit with
10 us, not we should fit with him.

11 And the other thing is, I've
12 complained about this with the AVR and
13 I'm going to complain again with this,
14 why aren't we asking the developers to
15 pitch in for a new sewer plant. We
16 all know, and don't tell me that you
17 don't know, this sewer building has no
18 capacity to hold this amount of houses
19 or the AVR. And you know it and we
20 know it. Actually, it probably should
21 have its own sewage plant.

22 And the traffic. You're
23 just kidding yourself. If it was a
24 booming market, if we could sell all

18

1 SAILOR'S COVE DEIS
2 these, there is no way that our city
3 streets could hold this much traffic.
4 we'd have to hire more cops just to
5 direct traffic. It's just not going
6 to work. I love the idea of
7 waterfront development. I'd like it
8 to be done smartly. I would like it
9 to be done so that it fits within the
10 city heritage. And I would like this

11 101508 Sailors Cove
12 Planning Board to be very concerned
13 with our roadways, our traffic pattern
14 and instead of just saying this is a
15 seaport, this was done. You guys
16 don't know and you know with our
17 weekend traffic getting busier and
18 busier, we find that we have traffic
19 jams uptown just to get from one side
20 to the town of Ulster now. And we
21 don't have additional housing; that's
22 why I would like you to consider it.
23 Thank you.

23 MS. CAHILL: Warren Reiss.

24 MR. WARREN REISS: Thank

19

1 SAILOR'S COVE DEIS
2 you, Mr. Chairman, members of the
3 Planning Board, thank you for this
4 opportunity to speak again on this
5 project.

6 I made some comments at the
7 last public hearing, and I'm not going
8 to reiterate those specifically. What
9 I would like to do is just make a
10 couple of general comments about the
11 process and the Planning Board's right
12 and indeed obligation to take the
13 requisite hard look at this project,
14 look at the impacts of this project
15 and then ensure that they are

101508 Sailors Cove

16 mitigated.

17 You know, the good news is
18 to a large extent there's a road map
19 for this review, and it is what the
20 Planning Board has already done in
21 regards to the review of the AVR
22 project, The Landing. That's a
23 vigorous and robust project, and
24 again, I believe it provides a road

20

1 SAILOR'S COVE DEIS
2 map for the review here. And I'll
3 just say that that project, and I
4 suspect we are very close to the end
5 of that, I think it is most certainly
6 a project which is a much better
7 project as a result of the process and
8 the hard work that the Planning Board
9 and its consultants and staff have
10 done.

11 From our review of the
12 Sailor's Cove project, the DEIS, they
13 have either not been following The
14 Landing review or have chosen ostrich
15 like to stick their heads in the sand
16 and ignore the lessons learned there
17 and the gains that have been made.
18 This current proposal, as far as I can
19 tell, is the same that was originally

20 101508 Sailors Cove
proposed some four, five years ago.
21 It is too large. It lacks adequate
22 quality open space along the Hudson.
23 There must be greater setbacks, and
24 the Planning Board should most

21

1 SAILOR'S COVE DEIS
2 vigorously deny the questions for
3 variance, setbacks and building
4 lengths. There's a reason those
5 zoning regulations were put in there,
6 and there's no reason I can see that
7 would provide a basis for a variance.

8 The plan lacks any real
9 attempt at a traditional neighborhood
10 design. As Kevin mentioned, there is
11 at least a document that's labeled
12 traditional neighborhood design. But
13 first of all, it is not the preferred
14 plan, and secondly, it is traditional
15 neighborhood design essentially in
16 name only. There are a few token
17 attempts at it, but essentially it
18 does not reflect the lessons learned
19 in that kind of review, such as have
20 been discussed in The Landing. The
21 project does not reflect the
22 architectural character of the
23 existing neighborhoods or relate at
24 all to the type of plan that is

1 SAILOR'S COVE DEIS
2 required of The Landing in terms of
3 architecture and setting. I think as
4 the last speaker also pointed out.
5 The question about timing.
6 I'm sure the project applicant and
7 some supporters will say this review
8 has been going on for too long; it
9 must be fast. It has already gone on
10 too long. Let's remember it was the
11 Planning Board that adopted a final
12 scope for this project in August of
13 2004. It has taken this applicant
14 four years to get a document that is
15 at least acceptable as complete. So
16 before anybody raises the issue that
17 we have to rush this up because the
18 developer might be losing their
19 financing or something, let's remember
20 who is responsible for that delay.
21 Finally, this project must
22 be given the strictest scrutiny by the
23 Planning Board and held to the same
24 standards that you have appropriately

1 SAILOR'S COVE DEIS

2 101508 Sailors Cove
held the AVR project and The Landing.
3 If that's done, at the end of the day
4 a better project, better for the
5 applicant, better for the people of
6 Kingston and better for the Hudson
7 valley. Thank you for this
8 opportunity.

9 CHAIRMAN MOLYNEAUX: Thank
10 you.

11 MS. CAHILL: Ann Loeding.

12 MS. ANN LOEDING: My name is
13 Ann Loeding. I live at 39 Tompkins
14 Street in the City of Kingston.

15 I would like to say that I'm
16 a Kingston resident and a member of
17 Friends of Kingston Waterfront, which
18 we heard a lot of at the last meeting
19 that there is no such thing. But in
20 fact there is.

21 I have been involved with
22 the review of this project and AVR's
23 Hudson Landing since the SEQR process
24 began. I became active originally

24

1 SAILOR'S COVE DEIS
2 because I wanted to see both projects
3 stopped and the sites preserved as
4 public open space. My views have
5 changed, due to interaction with
6 groups like Scenic Hudson and Hudson

101508 Sailors Cove

7 River Heritage and the others in the
8 Friends of Kingston Waterfront for
9 their work to bring appropriate and
10 sustainable development to the
11 Kingston waterfront is a great public
12 service.

13 I've also learned a lot from
14 listening to community members whose
15 opinions differ from mine. I would
16 like to thank the Kingston Planning
17 Board for encouraging this exchange of
18 ideas and community dialogue.

19 I now believe that
20 developments like Sailor's Cove and
21 Hudson Landing can benefit Kingston
22 and the Hudson Valley, but the
23 potential benefits of new residents
24 must be weighed against the potential

25

1 SAILOR'S COVE DEIS
2 harm to current residents. The
3 impressive DEIS document contains
4 analysis of these potential negative
5 impacts. Most of these residents have
6 neither the time nor comprehension to
7 review these. We are counting on the
8 Planning Board and its consultants to
9 look out for our interests.
10 Particularly in the analysis of

11 101508 Sailors Cove
12 impacts to the sewage treatment plant
13 and the traffic on the neighborhood
14 streets, I implore the Planning Board
15 to give plenty of attention to the
16 worst-case impacts. These are the
17 impacts that current residents will
18 feel. The numbers say that the sewage
19 treatment plant can handle the extra
20 flow most of the time. But I can tell
21 you firsthand that the smell has been
22 worse in my neighborhood these past
23 six months than in the whole previous
24 six years. And the numbers say that
the sewage treatment plant can't

26

1 SAILOR'S COVE DEIS
2 handle the capacity it has now.
3 Translated into the real world, it is
4 a different story than the numbers
5 tell. It is the current residents and
6 visitors to Rondout and Ponckhockie
7 that will bear the cost if the worst
8 case indeed turns out to be the
9 worst-case. It is not going to be the
10 folks half a mile away in their new
11 condos. Traffic is another issue
12 which deserves close scrutiny with a
13 worst-case issue in mind. Thank you
14 for continuing to protect the
15 community's interest in this process.

Page 22

101508 Sailors Cove

16 CHAIRMAN MOLYNEAUX: Thank
17 you.

18 MS. CAHILL: Mark Knaust.

19 MR. MARK KNAUST: Yes, hi.

20 My name is Mark Knaust. I'm a
21 property owner along Delaware and
22 Locust Avenue. I heard about this
23 meeting at a late hour, and so I'll
24 confine my comments to my principal

27

1 SAILOR'S COVE DEIS

2 concern.

3 There seems to be a question
4 extant of accessing the Sailor's Cove
5 project via Locust Avenue. And as a
6 property owner there, whether this
7 access would be for everyday vehicular
8 use or whether it would be temporary
9 construction access, I'm not sure.
10 But if it is the first, I would simply
11 say to the Planning Board that in
12 order for vehicular access via Locust
13 Avenue to occur, the city would be
14 required to take either my or my
15 neighbor's property, and I just want
16 to inform the Planning Board that I
17 will vehemently oppose such efforts by
18 the city and that I really -- that to
19 me, that would totally change the

20 101508 Sailors Cove
21 character of that community, besides
22 having an extremely negative impact on
23 my property.

24 So I will just say that if
the Planning Board and the developer

28

1 SAILOR'S COVE DEIS
2 are considering that, that I'm sure
3 the developer purchased that property
4 with his eyes wide open; he should not
5 have to depend on accessing his
6 proposal via Locust Avenue. Thank
7 you.

8 CHAIRMAN MOLYNEAUX: Thank
9 you.

10 MS. CAHILL: Fred Ward.

11 MR. FRED WARD: I have
12 nothing written down. I don't live in
13 Kingston, but I spend a lot of time in
14 Kingston. I live in New Paltz. I
15 spend a lot of time up here and
16 boating up and down the Hudson. From
17 what I see proposed here in these
18 pictures, we are going to take an
19 eyesore and make it beautiful.

20 As far as it being
21 historical, there's a lot of history
22 in Kingston, and I understand that.
23 But I don't think this project has to
24 look like history. As far as I'm

Page 24

1 SAILOR'S COVE DEIS
2 concerned, it is going to bring a lot
3 of work into the community, a lot more
4 taxes into the community, and a lot of
5 families out there that may not get
6 through the winter with raising a
7 family and the heat bills and so on
8 that this project will probably put to
9 work. I would like to see them get
10 moving with this thing. I think it
11 has been taking an awful long time,
12 and I just feel something has got to
13 be done here and get it moved on.
14 Thank you.

15 CHAIRMAN MOLYNEAUX: Thank
16 you.

17 MS. CAHILL: John Platel.

18 MR. JOHN PLATEL: Yes, I'm a
19 resident of Highland, but I work in
20 Kingston, and it is a long trip every
21 day back and forth. We are planning
22 on retiring in two years and would
23 like to have a home in the area of
24 Kingston, and senior citizens, adult

1 SAILOR'S COVE DEIS

2 101508 Sailors Cove
homes are just what we are looking
3 for. And the site looks beautiful,
4 looks like someplace I would like to
5 be. That's all I have to say.

6 CHAIRMAN MOLYNEAUX: Thank
7 you.

8 MS. CAHILL: Joshereen
9 Platel.

10 MS. JOSHAREEN PLATEL:
11 Hello, my name is Joshareen Platel.
12 I'm a resident of Highland. I've
13 lived in Ulster County all my life.
14 Getting ready to retire in the next
15 couple of years. And I can't see
16 anything better than this. If you
17 look at the eyesore what it is now and
18 what it is going to be in the future,
19 that's what I'm waiting to buy. With
20 traffic, I don't hear a problem with
21 that, because I've looked at homes
22 being built now in Beacon on the
23 river, one right across the river, we
24 have been looking at that. But this

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1 SAILOR'S COVE DEIS
2 one seems to have all the criteria.
3 As far assuming, I'm sure the city
4 Planning Board is not going to pass it
5 if there is a sewer problem. But I
6 can't see where it would be one,

101508 Sailors Cove

7 because they seem to have taken every
8 facet of it into account to make sure
9 it was right. I'm actually getting
10 ready to sell my home in the next
11 couple of years and this is where I
12 want to be. Thank you very much.

13 CHAIRMAN MOLYNEAUX: Thank
14 you.

15 MS. CAHILL: Philip
16 Guerrieri.

17 MR. PHILIP GUERRIERI:
18 Philip Guerrieri, 28 Dietz Court,
19 Kingston.

20 You know I'm not in favor of
21 it, and I'm still looking for us to
22 consider building an economy in this
23 county, in this city. We are
24 presenting again just what we have had

32

1 SAILOR'S COVE DEIS
2 in the past.

3 Not too long ago I met with
4 a few of the wineries in the area to
5 see about going green and with a few
6 of the developers in the area to see
7 about going green. Well, yeah, you
8 know, we would consider it, but it's
9 just too expensive. Just too
10 expensive. Is that the bottom line?

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11 You know, excuse me, folks, at the AVR
12 meeting I got to see all of you really
13 up close with real lights on your
14 faces. Toxicity has really set in to
15 all of our brains, only yours much
16 more. You never took the opportunity
17 years ago to get a perspective on what
18 we were going to do with Rhinebeck.
19 when did they tear it down? when
20 planners, as yourselves, sat down and
21 decided one day everything east of
22 Broadway would come down. And no,
23 there were no historic buildings to
24 worry about. Excuse me, I keep

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1 SAILOR'S COVE DEIS
2 hearing about historic buildings. We
3 should be building environmentally
4 friendly. If you want an audience
5 with deep pockets, rich minds, well, I
6 should say wealthy minds, then we are
7 going to build environmentally green.
8 We are going to get rid of the
9 pesticides and make a statement in the
10 city. And if it is beyond the
11 economics of the developer, then
12 absolutely they should put it up for
13 sale and let someone come in here
14 that's creative. Thank you.

15 MS. CAHILL: Emily Hauser.

Page 28

101508 Sailors Cove

16 MS. EMILIE HAUSER: Hello,
17 my name is Emilie Hauser, and I live
18 at 63 Highland Avenue in Kingston.
19 Thank you for giving me the time to
20 talk tonight.

21 I will admit that I have not
22 read the Environmental Impact
23 Statement. I've had other things I've
24 been taking care of since 2004. So

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1 SAILOR'S COVE DEIS
2 but I did want to talk about the
3 visual aspects that this is, this
4 building is across from an historic
5 area, you know, and everyone will be
6 looking across at these buildings, and
7 that's really important to me to
8 mitigate -- or not build the thing in
9 the first place. And we need more
10 public access at both sites.

11 I actually couldn't believe
12 when people kept saying that the
13 developers weren't going to help with
14 the cost of the infrastructure, like
15 sewers. I just can't believe that. I
16 don't want to pay for that. And the
17 sewer system, the sewage treatment
18 plant does need to be improved. And I
19 don't know how it could -- how you

20 101508 Sailors Cove
could think that it would serve this
21 area, and this is part of it, to
22 improve the roads, whatever.

23 So I also want to say that
24 this is about the environmental

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1 SAILOR'S COVE DEIS
2 impact, and everyone is talking about,
3 and I know that economic and visual
4 and everything goes into this, but
5 also -- and as I said, I haven't read
6 it, I apologize, I'm not prepared and
7 I will try to give you some written
8 comments later. But I did want to say
9 that this is about the environment.
10 So stormwater, you know, is everything
11 pervious payment?

12 Is everything making sure
13 that nothing is running off into the
14 river? The shoreline, the picture I
15 see here is vertical concrete
16 bulkheads. That is the worst for
17 fish. Fish like a sloping service,
18 whether it is made of riprap or sand
19 or whatever, but they don't like
20 vertical.

21 Also, there does need to be
22 protection, I mean this area is
23 sensitive because of the submerged
24 aquatic vegetation, and it is nice

1 SAILOR'S COVE DEIS
2 open space.
3 Also native plants are
4 really important. Plantings period
5 are important. Anything that
6 improves, not only kind of covers up
7 so you can't see things but also
8 because, you know what, we are in
9 global climate change. We are in
10 global climate change. And you really
11 need to start thinking about this, and
12 we all -- first of all, these places
13 are right on the river. And even if
14 the predictions say six inches in the
15 next 50 years, that does not count
16 storms that are going to be much
17 stronger. You have seen Broadway -- I
18 mean the strand flooded. The City of
19 Kingston has combined sewer system.
20 That means that when it rains, the
21 rain goes into the sewer, the
22 stormwater rather goes into the sewage
23 treatment plant because they are
24 combined. And when it rains a lot,

1 SAILOR'S COVE DEIS

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2 the sewage treatment plant can't
3 handle that, and then it overflows and
4 raw sewage goes into the Rondout
5 Creek. So what's happening with
6 climate change is there's going to be
7 stronger, more intense rain in a
8 shorter period of time. That means
9 that there will be more rain flooding
10 out, going through that sewer system,
11 so you're going to have more
12 overflows, raw sewage going into the
13 system. Also, all the rain coming
14 down, if you get the right tide and
15 everything like that, you can flood
16 it. And the sewage treatment plant is
17 for a reason on the shore. So you
18 know, everything is creeping up. You
19 just need -- we really need to think
20 about that.

21 And so for me, when you talk
22 about traffic, you know, one of the
23 reasons why I live in the City of
24 Kingston is because it is a walkable

38

1 SAILOR'S COVE DEIS
2 city, and there are -- you know, you
3 can do most of your -- if you live
4 along Broadway and in uptown, you can
5 actually, you know, walk to go get
6 your groceries and stuff like that.

Page 32

101508 Sailors Cove

7 So you know what, I don't really care
8 about traffic, because I hope that we
9 don't drive so much and that we use
10 public transportation. But that
11 public transportation has to be -- the
12 developer needs to help pay that and
13 provide that.

14 And that includes, you know,
15 as I said before, all the public
16 amenities, whether it is sewers,
17 roads, everything. But it should
18 include a public enhancement to the
19 public transportation system. One of
20 the --

21 CHAIRMAN MOLYNEAUX: 30
22 seconds.

23 MS. HAUSER: Okay, so one of
24 the things about most of these kind of

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1 SAILOR'S COVE DEIS
2 developments is the overpowering look
3 of something that has the garage door
4 as the front. That is the all
5 powerful automobile. And the
6 automobile has caused global climate
7 change for a large percent, and we
8 really need to consider that and not
9 worry too much about the traffic in
10 that sense. Because hopefully people

11 101508 Sailors Cove
will be walking or using their
12 bicycles most of the year. Thank you.

13 CHAIRMAN MOLYNEAUX: Thank
14 you.

15 MS. CAHILL: Louise
16 Ferrante.

17 MS. LOUISE FERRANTE: Good
18 evening. My name is Louise Ferrante.
19 I'm an associate broker with Weichert
20 Realtors. I'm also a member of the
21 Esopus Environmental Advisory Board.
22 In a recent e-mail I received from
23 Scenic Hudson, they urged Kingston
24 residents to show up at this public

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1 SAILOR'S COVE DEIS
2 hearing and let Saylor's Cove and the
3 city officials know loud and clear
4 that the current plans are
5 unacceptable. Unacceptable to whom?
6 Not to me and not to the majority of
7 the residents at the City of Kingston
8 and the surrounding area. While the
9 need to protect our environment is
10 most important, doing nothing to
11 promote decent housing for the general
12 population defeats the
13 environmentalist's claims to protect
14 the land. We don't have to protect
15 all the land. Some can be sited for

Page 34

101508 Sailors Cove

16 housing, some for commercial
17 development, some for sports and
18 leisure and others for keeping
19 everything in its natural state. This
20 is the balance we seek -- or we should
21 seek.

22 What Saylor's Cove is giving
23 us is great housing, an opportunity
24 for local citizens who avail

41

1 SAILOR'S COVE DEIS
2 themselves of the commercial aspects
3 of the development. Don't forget
4 there will be pizza places, office
5 space for rent, various retail shops
6 opening up. The local people will
7 operate these businesses and have an
8 opportunity to increase their income.
9 And it will also provide leisure and
10 recreation for the entire community.
11 All the wetlands will be preserved,
12 and 50 percent of the land will be set
13 aside for open space.

14 Why, I ask Scenic Hudson, is
15 this unacceptable?

16 The other thing I wanted to
17 make is a note that I know many
18 contractors in the area, since I work
19 primarily with land sales. And they

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20 Look to me, they call me and let me
21 know when are these developments going
22 to be approved. I'm talking about
23 sailor's Cove and I'm also talking
24 about The Landing. They are waiting

42

1 SAILOR'S COVE DEIS
2 for work. They get a job, then they
3 get laid off two, three weeks; there's
4 no work, then they get another job.
5 They are dying for work, particularly
6 the building trades. C'mon, let's get
7 some employment going. And needless
8 to say a lot of realtors also would
9 appreciate the development and the
10 sales that it would generate.

11 So that's what I had to say.
12 Thank you, I hope we can go forward
13 and move quickly. Thank you.

14 CHAIRMAN MOLYNEAUX: Thank
15 you.

16 MS. CAHILL: Johannes Sayre.

17 MR. JOHANNES SAYRE: Good
18 evening. My name is Johannes Sayre.
19 I live at 275 Main Street. So thank
20 you for giving us the opportunity for
21 input.

22 I've come a little late to
23 this issue and many have discussed
24 questions of environmental impact,

1 SAILOR'S COVE DEIS
2 community effects and fiscal costs and
3 benefits and in detail far better than
4 I can.

5 One subject I have not heard
6 discussed much is the current business
7 viability of this project just as the
8 other larger one on the Hudson. I
9 don't have business expertise, aside
10 from 17 years in the corporate
11 environment. But I watch the news. I
12 think the question must be asked and
13 clearly answered, given the current
14 economic conditions, including the
15 reversal of the trend towards
16 escalating real estate values, in
17 other words, declining real estate
18 values, tightened and more highly
19 scrutinized credit, a general decrease
20 in affluence, including among the
21 wealthy, is this project still viable
22 as of now? And given reasonable
23 economic projections for the next few
24 years, will there be buyers at the

1 SAILOR'S COVE DEIS

2 101508 Sailors Cove
volume projected?
3 Historically, the small
4 towns with marginal tax bases
5 traditionally look with wanting
6 developers revenue and affluent
7 clientele and general economic
8 rejuvenation of the community.
9 Historically, these promises are
10 frequently not met. Ignoring the
11 question of whether housing is what
12 will attract affluent business people
13 to set up operations here, we must ask
14 does the market for this development
15 at this price point and scale exist,
16 or was it conceived of in the flow of
17 a flush real estate market, fueled by
18 migration from downstate. And that
19 flow is to or already has fluttered
20 out. Thank you.

21 CHAIRMAN MOLYNEAUX: Thank
22 you. That concludes the speakers for
23 this evening. I would like to thank
24 you all for attending. I will now

45

1 SAILOR'S COVE DEIS
2 close the public hearing. I want to
3 remind the participants that written
4 comments and statements submitted to
5 the Kingston Planning Office up until
6 4:00 p.m., 30 days after the final

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7 public hearing and that will be
8 entered as part of the official record
9 on public comment of the June 2008
10 DEIS for Sailor's Cove on the Hudson,
11 Kingston.

12 Also, a reminder for the
13 audience that the June 2008 DEIS is
14 available at the following locations
15 for public review: The Planning
16 Office at Kingston City Hall, copies
17 are also provided to the following
18 libraries who have been requested to
19 make them available to the public:
20 Kingston Library, Ulster County;
21 Ulster County Community Library
22 College, Ulster County; Morton
23 Library, Dutchess County; Star
24 Library, Dutchess County. The DEIS is

46

1 SAILOR'S COVE DEIS
2 also accessible at www.Kingston-NY.us
3 and also on the developers's site,
4 www.SailorsCoveontheHudson.com. The
5 DEIS is also available to any party on
6 CD for a cost.

7 Thank you.

8
9 (Whereupon, the
10 above-captioned proceedings concluded

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KAREN SCHMIEDER, CSR, RMR
Registered Diplomat Reporter

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