

*John Clarkson*  
Town Supervisor

# TOWN OF BETHLEHEM

*Albany County - New York*

## Local Waterfront Revitalization Advisory Group

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*Robert Leslie, AICP*  
Chairman

## Local Waterfront Revitalization Advisory Group

### Meeting Summary

September 3, 2015

Town Hall, Room 101, 3:30 PM

**Members:** Charlotte Buchanan, Maureen Cunningham, Joann Dawson, Lisa Evans, Joan Gavrilik, John Sherman, Peter Thomas

**Town Staff:** Robert Leslie, Liz Staubach, John Clarkson, Kathleen Reid

Rob Leslie opened the meeting by informing the group that the funding application has been submitted through the CFA process to New York State Department of State. The Town should find out about funding in December.

The Town will develop a request for proposal (RFP) to send out to consultants. Mr. Leslie has reached out to the Department of State to ensure that the RFP is drafted to their program standards. Members of the group inquired about the original RFP from 2006 and as a result the previous RFP will be distributed to group of members that will participate in the consultant selection process. The final RFP is anticipated to be released by mid-October and will be sent to all Advisory Group members.

Peter Thomas, Charlotte Buchanan and Joan Gavrilik have volunteered to help with the interview process to hire a consultant who will assist the committee on updating the LWRP.

Mr. Leslie also mentioned that staff has reached out to several representatives of the businesses located on the waterfront about their participation in the Group. William Clancy of PSEG and Ann Marie Morin of the Glenmont Job Corps have agreed to participate on the Group. Liz will reach out to Don Horan of Innovative Solutions to request his participation on the Group.

In anticipation of the waterfront tour scheduled for September 10, 2015, Mr. Leslie displayed a map identifying the bus tour stops, which will include the following:

- Bohl Excavation Site (Retreat House Road)
- North Riverfront Industrial Area (PSEG, Innovative Solutions)
- Van Weis Point Neighborhood
- Glenmont Job Corps
- Henry Hudson Park
- Town Wells- Dinmore Road
- Clapper/Wemple/Weisheit Road View shed

There was general discussion about waterfront properties:

- The group will reach out to property owners to gather information regarding the history of some of the historic parcels along the riverfront.
- There was interest in the current activity at the Bohl site, which appears to be used as a contractor's yard for construction equipment and temporary stockpiling.
- Access to the Glenmont Job Corps site was discussed and several questions were raised about the federal government's ownership of the site and the land adjacent to the Mo He Con Nuck Preserve.

- Lisa and Charlotte stated there is a consistent odor from the sewage treatment plant at Henry Hudson Park and adjacent residential properties to the treatment plant. It was mentioned that this odor may detract visitors (tourism) from visiting Henry Hudson Park and waterfront. The Group discussed possible natural treatments that could help to control the odor. The treatment facility at the Darrow School was identified as an example. All agreed that the DPW Commissioner and Engineering Department Staff should be invited to a future meeting to discuss possible solutions.
- Lisa mentioned some property owners may be interested in trails on their property along the river.
- At Clapper/Weisheit and Wemple/Weisheit Road intersections there are views of the Taconic Mountains and Berkshires to the east and views of the Helderberg Escarpment to the west.
- Lisa mentioned that Scenic Hudson now owns the former Waste Management Property (150 acres) across from Exit 22. It was also mentioned that Scenic Hudson owns property (103 acres) off of Peltz Road and maintains a conservation easement on the Newton parcel (105 acres) and former Jennings parcel (166 acres) at the Town's southern border. The Group identified when connecting these parcels with the Henry Hudson Park it represents 2 miles of waterfront property in conservation ownership/protection.
- Liz began review of Schodack's LWRP, which was adopted on December 30, 1991 and approved by NYSDOS on March 17, 1995. Since it has been several years since approval Schodack may no longer follow the plan. Schodack includes 8 miles of Hudson River waterfront with 4 miles owned by New York State.
- Maureen is working on the development of the Hudson River Comprehensive Restoration Plan. Working with the Nature Conservancy, the Hudson Watershed Alliance is creating a database of projects to restore and revitalize the Hudson River. Bethlehem has participated in identifying projects along the Town's waterfront that are in need of funding.
- The Group mentioned that the current LWRP provided very broad recommendations. For example, a Bethlehem Venture Center to be located along the riverfront would provide for secondary education opportunities was recommended yet no specific location for the Center had been identified. Also, the Bohl site was identified as a potentially eligible as a Brownfield Opportunity Area without any further investigation into its eligibility. It was agreed the LWRP Update should be specific in its recommendations so that implementation of the recommendations can be achieved.

Action Items:

- Town to follow-up with NYSDOS to confirm RFP consultant selection process.
- Town to learn more about the current activity at the Bohl site.
- Peter to contact Hawley, former property owner of 71 Simmons Road, to find out history of property and any information on federal ownership of adjacent riverfront land.
- Town to keep an eye on Tonko's Mighty Waters Conference – perhaps opportunity to bring awareness to the need for Henry Hudson Shoreline stabilization and other waterfront issues/opportunities.
- Town to invite DPW Commissioner and Engineering Department to a future meeting to discuss possible odor solutions.
- Maureen will keep Town informed of the status of the Hudson River Comprehensive Restoration Plan.

**Next Meeting to be determined – will be posted on the website**

Respectfully Submitted,  
Kathleen Reid, Secretary