

DRAFT

DRAFT

INVENTORIES  
OF  
36 RIVERFRONT PROPERTIES  
  
2007 – 2008  
(consolidated into one document 1/9/11)

WATERFRONT AND OPEN SPACE WORKING GROUP

John Allison  
Karen Doyle (Group Leader through June 2008)  
Beth Edelson  
Phil Heffernan  
Anne Impellizzeri  
Eugenie Milroy  
Tom Rolston  
Judith Rose  
Robbi Smith  
Jan Thacher  
Assisted by Rita Shaheen

SPECIAL BOARD  
COMPREHENSIVE PLAN/LOCAL WATERFRONT REVITALIZATION PLAN  
VILLAGE OF COLD SPRING

*The Village of Cold Spring has received grants from the Greenway and the New York Department of State for work on the Comprehensive Plan/Local Waterfront Revitalization Plan.*

# 1. Inlet off of Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 48.08.1.26

**Owner & Address:** Putnam County 40 Gleneida Ave, Carmel, NY 10516

**Manager:** Putnam County

## 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. Pass Mayor's Park and ball field. Property is on the left.

## 2) Property Characteristics

**a. Physical Characteristics:** Tidal inlet or mudflat, shallow in depth. Created when railroad causeway and bridge were installed, cutting off a small inlet from the river.

**b. Sensitive Natural Resources (habitat/species):** Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002. Possibly a Brackish Intertidal mudflat. Refer to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** Estimated to vary from 0' to 4' depending on tides.

**d. Size in Acres** Only part of the inlet is in Cold Spring. That portion is approximately 2.5 acres.

**Total acres:** 2.5 acres    **Upland:** All    **Submerged (patent):** All

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** No records of history of property were found as of this date.

**b. Ownership History:** Putnam County is present owner.

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No

**g. Does property contain significant historic/cultural/archeological elements:** None has been identified.

### **4) Uses and Surroundings**

**a. Current Use:** Vacant

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** N/A

**d. Open to Public:** No

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** The Mayor's Park is adjacent to the inlet. Proximal to the Hudson Highlands State Park.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Access is available from shoreline along Mayor's Park or from Fair Street. However shoreline is crowded with purple loosestrife and Phragmites in mud covered rip rap. In its current condition of maintenance it is unusable as a waterfront property.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** See above.

**c. Access from River (including submerged obstructions):** A swimmer could cross under the railroad bridge into the inlet area when tide is high enough to float but still low enough to get under the bridge. Highly unlikely any boat, unless very flat, could get under.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
N/A

**e. ADA Accessibility to the property:** N/A

**f. ADA accessibility to river's edge and water:** N/A

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes.

**b. Views of the property (including any from SASS):** Property is within the Hudson Highlands, Cold Spring Subunit (HH-25) and can be seen from the Hudson River, Storm King (HH2) and West Point (HH3-4) and from the viewpoints on Bull Hill (HH26).

**c. Views from the property (including any of SASS):** From the property one can see the Hudson River, Storm King (HH2) and Hudson Highlands State Park (HH26).

**7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** None

**c. Roads (paved/unpaved):** None

**d. Other:** None

**e. Parking (on site):** None                      **Parking (off site):** Along Fair Street

**f. River Access / Boat Launch**

**Formal (ramp, etc.):** None

**Informal (beach, river rock, etc.):** None

**g. Camping (permitted or planned):** None

**h. Trails (marked/unmarked):** None

**i. Ongoing improvements/upgrades:** None

**j. Proposed improvements/upgrades:** None

**8) Notes:**

There are no specific references of this particular property in 1987 Master Plan/WLRP.

“From Section 2.17 Planning Issues

Based upon an analysis of the assets and deficiencies of the existing Village, the following planning issues and opportunities have been identified and are illustrated on Map 17 (This property is pointed to on Map 17.)

:

- Several of the key undeveloped and/or underutilized sites within the Village are located along the waterfront, either on the riverfront or the cove. This situation yields special opportunities for incorporating publicly-beneficial features in development guidelines for these sites. “

“From Section 3.17 Open Space & Recreation

Insure public access to the waterfront at as many points as possible:

- Preserve natural features and open space wherever possible and along the waterfront and public rights-of-way in particular.
- Upgrade publicly-owned open space and recreation areas to provide appropriate facilities for use by both Village residents and tourists, various age groups and active and passive activities. ”

“From Development Policies Policy 1

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, (industrial),1 cultural, recreational and other compatible uses.

Explanation of Policy:

In effecting this policy, priority should be given to uses which are dependent on a waterfront location. The action should:

(1) enhance the existing and anticipated surrounding uses (2) lead to development which will be compatible with the Village character (3) bolster the local economy (4) promote multiple uses and public access along the waterfront and (5) preserve the scenic quality of the area and Village.

The Village of Cold Spring has several waterfront sites which are underutilized, including considerable amounts of the river edge.

## 2. Strip of Land on Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 48.08.1.25

**Owner & Address:** Putnam County 40 Gleneida Ave, Carmel, NY 10516

**Manager:** Putnam County

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. Pass Mayor's Park and ball field. Property is on the left.

### 2) Property Characteristics

**a. Physical Characteristics:** Narrow strip of land with grass, loosestrife and Phragmites.

**b. Sensitive Natural Resources (habitat/species):** Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008. Possibly a Brackish Intertidal mudflat.

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** 50ft x 550ft **Upland:** Small portion **Submerged (patent):**  
Mostly

**e. Is Property in Flood Plain:** Yes

### **3) History**

- a. General History:** No records of history of property were found as of this date.
- b. Ownership History:** Putnam County is present owner.
- c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No
- d. Is property *in* a Local, State or Federal Historic District:** No
- e. Is property *part of* a Local, State or Federal Special District:** No
- f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No
- g. Does property contain significant historic/cultural/archeological elements:** None have been identified as of this date.

### **4) Uses and Surroundings**

- a. Current Use:** Vacant
- b. Current Zoning:** I-1
- c. Does Current Use Conform to Current Zoning:** N/A
- d. Open to Public:** No
- e. Annual/Seasonal:** N/A
- f. Proximity to Other Public Lands:** Adjacent to Inlet. Proximal to Hudson Highlands State Park.

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Access is available from Mayor’s Park or from road. However shoreline is crowded with purple loosestrife and Phragmites in mud covered rip rap. In its current condition of maintenance, it is unusable as a waterfront property.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** See above.

**c. Access from River (including submerged obstructions):** A swimmer could cross under the railroad bridge into the inlet area when tide is high enough to float but still low enough to get under the bridge. Highly unlikely any boat, unless very flat, could get under.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
N/A

**e. ADA Accessibility to the property:** N/A

**6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes.

**b. Views of the property (including any from SASS):** Property is within the Hudson Highlands, Cold Spring Subunit (HH-25) and can be seen from the Hudson River, Storm King (HH2) and West Point (HH3-4) and from the viewpoints on Bull Hill (HH26).

**c. Views from the property (including any of SASS):** From the property one can see the Hudson River, Storm King (HH2) and Hudson Highlands State Park (HH26).

**7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** None

**c. Roads (paved/unpaved):** None

**d. Other:** None

**e. Parking (on site):**                    **Parking (off site):** None

**i. Proposed improvements/upgrades:** None

**f. River Access / Boat Launch**

**Formal (ramp, etc.):** None

**Informal (beach, river rock, etc.):** None

**g. Camping (permitted or planned):** None

**h. Trails (marked/unmarked):** None

**i. Ongoing improvements/upgrades:** None

**8) Notes:**

There are no specific references of this particular property in 1987 Master Plan/WLRP.

“From Section 2.17 Planning Issues

Based upon an analysis of the assets and deficiencies of the existing Village, the following planning issues and opportunities have been identified and are illustrated on Map 17 (This property is pointed to on Map 17.)

:

- Several of the key undeveloped and/or underutilized sites within the Village are located along the waterfront, either on the riverfront or the cove. This situation yields special opportunities for incorporating publicly-beneficial features in development guidelines for these sites. “

“From Section 3.17 Open Space & Recreation

Insure public access to the waterfront at as many points as possible:

- Preserve natural features and open space wherever possible and along the waterfront and public rights-of-way in particular.
- Upgrade publicly-owned open space and recreation areas to provide appropriate facilities for use by both Village residents and tourists, various age groups and active and passive activities. ”

“From Development Policies Policy 1

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, (industrial),<sup>1</sup> cultural, recreational and other compatible uses.

Explanation of Policy:

In effecting this policy, priority should be given to uses which are dependent on a waterfront location. The action should:

(1) enhance the existing and anticipated surrounding uses (2) lead to development which will be compatible with the Village character (3) bolster the local economy (4) promote multiple uses and public access along the waterfront and (5) preserve the scenic quality of the area and Village.

The Village of Cold Spring has several waterfront sites which are underutilized, including considerable amounts of the river edge

### 3. Mayor's Park- 61 Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Eugenie Milroy in 2007.

**Tax Lot #** 48.8-1-24.1

**Owner (& address if different then above):** Village of Cold Spring, 85 Main Street, Cold Spring, NY 10516

**Manager:** Cold Spring Recreation Department

#### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street Mayor's Park is on the left after the Water treatment plant.

#### 2) Property Characteristics

**a. Physical Characteristics:** The tax parcel which includes Mayor's park also includes the highway garages, the water treatment plant and brick building associated with it, grassy and blacktopped playing fields, and a pavilion with shade trees at the edge of the inlet. The Mayor's park portion is bordered with chain link metal fencing. At the south end bordering on the water treatment plant, the fencing is topped with barbed wire.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:**

**d. Size in Acres**

**Total acres:** 8.38 acres

**Upland:** 8.38 acres

**Submerged (patent):**

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** The pavilion at the north end was dedicated on the 150<sup>th</sup> birthday of the village, 1996.

**b. Ownership History:** Currently owned by the Village of Cold Spring.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No

**g. Does property contain significant historic/cultural/archeological elements:** Unknown

### **4) Uses and Surroundings**

**a. Current Use:** The southern portion of this tax lot is the site of the Cold Spring Highway Garage (49 Fair St), a municipal parking lot and a Water Treatment Plant (53 Fair St. ). Those properties have been surveyed separately. The Mayor's Park section is used for ball playing, picnicking, special events such as fireworks and outdoor movie screenings. The pavilion area of the park is used biannually for antiques show and may be used at other times for commercial purposes.

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** No

**d. Open to Public:** Village residents only, all others by permit.

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** The Inlet is adjacent to Mayor's Park. Proximal to the Hudson Highlands State Park.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Enter the Mayor's park portion through one of two gates within the metal chain link fencing along the eastern perimeter.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Metro-North Railroad tracks lies between this property and the shoreline. There is an inlet at the northern perimeter but current conditions do not enable access.

**c. Access from River (including submerged obstructions):** None

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** No

**e. ADA Accessibility to the property:** No

**f. ADA accessibility to river's edge and water:** No

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes

**b. Views of the property (including any from SASS):** Mayor's Park is visible as a grassy field with a blacktopped area and basketball hoops at the southwest quadrant, two H-shaped goalposts at opposing corners and large and small metal link baseball backstops at the other corners. At the northern end of the park is a building structure with a covered pavilion. Mature weeping trees are seen at this northern perimeter. Property is within the Hudson Highlands, Cold Spring Subunit (HH-25) and can be seen from the Hudson River, Storm King (HH2) and West Point (HH3-4) and from the viewpoints on Bull Hill (HH26).

**c. Views from the property (including any of SASS):** From the property one can see the inlet to the north, the Hudson River, Storm King (HH2) and Hudson Highlands State Park (HH26) and the and West Point (HH3-4) ski slopes.

## **7) Amenities & Utilities**

**a. Buildings:** The covered pavilion at the north end houses men's and women's restrooms within a cement block building as well as picnic facilities. There are four wooden picnic tables, and several grills for cooking food. At the northwest-most corner of the park are two sets of horseshoe pits. Two sets of portable aluminum bleachers are found in the park. The playing fields are separated from the picnic area by a single height metal link fence. The baseball backstop in the northeast corner of the fields is flanked by two dugout buildings. There is a cement block 1 story shed in the southwest corner of the playing field area, presumably housing mowing and maintenance tools and equipment.

**b. Utilities:** Water and electrical hookups are found at the pavilion. The northern dugout also has electricity.

**c. Roads (paved/unpaved):** None

**d. Other:** Small, portable skateboard ramps and rails are seen on the worn-out basketball court (with corroded hoops and dilapidated backboards).

**e. Parking (on site):** None                      **Parking (off site):** Pea-gravel/macadam parking area along Fair St perimeter of property with cement stanchions/separators appears to provide parking for approximately 60 vehicles.

### **f. River Access / Boat Launch**

**Formal (ramp, etc.):** No

**Informal (beach, river rock, etc.):** No

**g. Camping (permitted or planned):** Allowed with permit. A camping fundraising event for the Haldane School's Foundation was held here in recent years.

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:** Unknown

**j. Proposed improvements/upgrades:** Not known however property needs upgrades including: restoration of surface and structures (or relocate/remove) of basketball court;

## **8) Notes:**

There are no specific references of this particular property in 1987 Master Plan/WLRP.

Discoveries/highlights:

This tax lot contains an “incompatible site of uses” (LWRP document 1987, Negative Elements p39) industrial parcels – the highway garages and water waste treatment plant - and developed open space used for recreational purposes

-this property has exceptional views of the SASS sites mountains and river (see 1987 LWRP, Figure 15, p/38)

Sec 2.5 p.16 Map: Existing Land and Water Use (Fig 6)

#3 Mayor’s Park: Developed open space/Rec with a chunk of Industrial within

p.17 railroad at western edge of town has a 50 foot right of way paralleling tracks?

p.18 refers to “several developed open spaces exist within Village, all of them publicly owned and maintained including two waterfront parks...”

Sect 2.11 p.29 Community Facilities: #7 Mayor’s Park, Fair St

Sect 2.12 p.31 Open Space/Recreation noted as one of four publicly accessible open spaces and rec areas within the borders of the village itself p. 32 Fig 12, Community Facilities and Open Public Space: Mayor’s Park (#7), shaded black

Sect 2.14 p.35 Zoning: 4 major tracts, all in proximity to the waterfront, are zoned for industry, either I-1 for office and light industrial use... In actuality only one of these is presently utilized for light industrial (warehousing) purposes

Sect 2.15 p.38 Village Assets: views of the waterfront and mountain landscapes from certain prominent points have been identified....spectacular vistas are an important part of the special character and “sense of place” of the village. / Publicly accessible open spaces are all publicly owned and maintained. Two of them are on the riverfront and three are developed as recreational areas.

Fig 15, Visual Assets, \*\*Mayor’s Park : noted for views, particularly to the west

Sect 2.16 p.39, Fig 16 Negative Elements – incompatible site of uses: automotive housing, landfill, sewage treatment

Sect 2.17 p.40 Planning Issues: several key undeveloped/underutilized sites are located along waterfront; yields special opportunities for incorporating publicly beneficial features in development guidelines for these sites

Sect 3.1 p42 Master Plan Policies: Village Growth and Land Use Policy

-re-examine and update existing zoning regs

-pursue scenic designation/legislation to help protect impt vistas and natural resources

p.44 Open Space and Recreation

-Insure public access to the waterfront at as many points as possible

-preserve natural features and open space wherever possible and along waterfront and public rights of way in particular

-upgrade publicly owned open space and rec areas to provide appropriate facilities for use by both Village residents and tourists, various age groups and active and passive activities

-Establish a pedestrian network to connect publicly accessible open spaces throughout the village and especially on the waterfront and near Main St.

Sect 3.1 adopt a local scenic designation law to help protect impt vistas and natural resources

Mayor’s Park (DRAFT 1/9/2011)

Sect 3.2 \*\*p.46 Industrial use of other waterfront properties is deemed inconsistent with the

program's policies for scenic and historic preservation

p.49 Policy 5 "water and sewage treatment facilities are currently being upgraded"

p.52 Figure 17 Planning Issues

Note: Mayor's Park "expansion of rec area: resident's only?"

\*\*p.54 Policy 9: walkways along waterfront connecting park with Mayor's park, expansion of public access to waterfront; improvement of public park and pier to support multiple types of compatible rec activities

p.60 explanation of guidelines: NOT to reduce existing public access to proximate public lands

p.60 retain publicly owned lands near water's edge in public ownership

\*\*p.65 The village will continue to reserve the right to restrict use of ballfields at Mayor's Park to local residents

p.84 Existing open space and rec areas as well as existing institutional area are to be maintained

p.85 Fig 18: Proposed Land and Water Uses: Project Map for LWRP  
Mayor's Park: Open Space/Institutional

## Implementation

p.88

5.4 Adoption of Village Open Space Policy

-protect scenic vistas

-encourage public access

p.111 Recreation: continuous riverfront edge walkway

## 4. Cold Spring Environmental Corporation Water Treatment Facility- 53 Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Phil Heffernan made in 2007.

**Tax Lot #** 48.8-1-24.1

**Owner (& address if different then above):** Village of Cold Spring

**Manager:** Cold Spring Water and Sewer Department  
Greg Phillips, Mgr.

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. Number 53 is on the left.

### 2) Property Characteristics

**a. Physical Characteristics:** The Village garages are located to the west of tax lots 21 and 22. The plant is adjacent to Mayors Park at the southern end.

**b. Sensitive Natural Resources (habitat/species):** Discharges processed water into the Hudson River. Sensitive to storm water overload, where biological and mechanical filtration is stressed, and polluted water is discharged. NYS DEC has oversight of this problem.

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** 8.38

**Upland:** 8.38

**Submerged (patent):**

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Outlying rural area of Village center until development in the 1960's and 70's

**b. Ownership History:** Owned by Village of Cold Spring.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:**

**e. Is property *part of* a Local, State or Federal Special District:** Part of our Village Historic District, but constructed before it's designation.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Adjacent to Village Historic District and Special District – Hudson River SASS

**g. Does property contain significant historic/cultural/archeological elements:** Unknown archeological significance, no immediate historic or cultural relevance.

### **4) Uses and Surroundings**

**a. Current Use:** Processes sewage for the Village of Cold Spring only.

**b. Current Zoning:** I-1, light industrial/commercial

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** By appointment only.

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Adjacent to Mayors Park, proximal to NYS Hudson Highlands State Park

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.): .):** Entrance is sidewalk accessible from Fair St.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A
- c. Access from River (including submerged obstructions):** No
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** No
- e. ADA Accessibility to the property:** No
- f. ADA accessibility to river's edge and water:** No

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Visible from the Hudson River
- b. Views of the property (including any from SASS):** The property, buildings and wastewater settling pools are seen from Mayors Park looking south, Fair St. looking north and west at the Storm King viewshed, and is seen as a low rectangle and fence from the Hudson.
- c. Views from the property (including any of SASS):** Stunning River/mountain views to the west. Municipal parking to the south; Views of Mayors Park and the mountains beyond (Mt. Taurus) to the north; Spring Brook housing development to the east.

**7) Amenities & Utilities**

- a. Buildings:**
- b. Utilities:**
- c. Roads (paved/unpaved):**
- d. Other:**
- e. Parking (on site):**                      **Parking (off site):**
- f. River Access / Boat Launch**
  - Formal (ramp, etc.):**
  - Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):**

**h. Trails (marked/unmarked):**

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

**8) Notes:**

From 1987 Master Plan:

Sect 2.6 p.26 Sewage: the sewer treatment facility located in CS on Fair St.

p.27 Fig 11 Sewage treatment plant is indicated on map

## 5. Fair St. Municipal Parking Lot- Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Phil Heffernan made in 2007.

**Tax Lot #** 48.8-1.24.1

**Owner (& address if different then above):** Village of Cold Spring 85  
Main St, Cold Spring NY 10516

**Manager:** CS Highway Dept

**1) Location on the River** Not directly on river. North of Dockside, east of RR tracks. Behind Village of Cold Spring Highway Garage. Across the river from Crow's Nest and Storm King mountains.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. The lot is on left-hand side before Mayors Park.

### **2) Property Characteristics**

**a. Physical Characteristics:** Sloping parking lot with old tarmac in poor shape of approximately 150' x 120'.

**b. Sensitive Natural Resources (habitat/species):** Unlikely.

**c. Water Depths:** N/A

**d. Size in Acres** Entire property is 8.38 acres- this is one portion.

**Total acres: :** .3 acre **Upland:** /3 acre **Submerged (patent):** 0

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:**

**b. Ownership History:** Village of Cold Spring

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** Yes, National Heritage River, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No

**g. Does property contain significant historic/cultural/archeological elements:**

Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Municipal Parking and winter off street parking for approx. 50 cars

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Annual

**f. Proximity to Other Public Lands:** Property adjoins municipal parking lot on north side. Property adjoins municipal highway garage on west side. Mayors Park, Dockside State Park

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):
- b. Character of Shoreline (cliff, rocky, beach, etc.): N/A
- c. Access from River (including submerged obstructions): N/A
- d. Does this property have deeded legal access to river (Riparian Rights, Patent): N/A
- e. ADA Accessibility to the property: Yes
- f. ADA accessibility to river's edge and water: N/A

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS): Yes: property is within the Hudson Highlands SASS (part of HH-25 Cold Spring subunit) and visible from numerous points within HH-25 and HH-26 (Hudson Highlands State Park subunit).
- b. Views of the property (including any from SASS): Property is partially visible from the river and from points within Hudson Highlands SASS on both the eastern and western shores (eg. Little Stony Point, Crow's Nest and Storm King Mountains).
- c. Views from the property (including any of SASS): Views from the property encompass aspects of SASS HH-25 (Cold Spring subunit) and HH-26 (Hudson Highlands State Park subunit) including the Hudson River, Storm King Mountain, Crow's Nest Mountain, and Bull Hill.

**7) Amenities & Utilities**

- a. Buildings: None
- b. Utilities:
- c. Roads (paved/unpaved): Paved
- d. Other:

**e. Parking (on site):** 50 spots      **Parking (off site):**

**f. River Access / Boat Launch** N/A, property is inland  
**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:** None

**j. Proposed improvements/upgrades:**

**8) Notes:**

## 6. 49 Fair Street Cold Spring Highway Garage - 49 Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Phil Heffernan made in 2007.

**Tax Lot #** 48.8-1-24.1

**Owner (& address if different then above):** Village of Cold Spring 85 Main Street, Cold Spring, NY 10516

**Manager:** Cold Spring Highway Department

**1) Location on the River** Not directly on river. North of Dockside, east of RR tracks. Across the river from Crow's Nest and Storm King mountains.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. The entrance driveway is on the left directly after Municipal Parking lot .

### **2) Property Characteristics**

#### **a. Physical Characteristics:**

This tax parcel includes from South to North: the highway garages (to the west of Riverview restaurant and two private residences (Tax lots 21 - Impellizzeri garage property - and 22, Rust), the water treatment plant and brick building associated with it, grassy and blacktopped playing fields, and a pavilion with weeping shade trees at the edge of the cove. To the South are 2 private residences, Teagle and Campbell, who in 2006 purchased the buffer property adjacent to their properties from the Village. It is a level site with a phenomenal view.

**b. Sensitive Natural Resources (habitat/species):** Unknown

**c. Water Depths:** N/A, property is inland

**d. Size in acres:** Garage Site = Approx. 2.1 acres

**Total acres:** 8.38      **Upland:** 8.38      **Submerged (patent):** 0

**e. Is Property in Flood Plain:** Yes

### **3) History**

#### **a. General History:**

**b. Ownership History:** Owned by Village, constructed in 1996.

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** In Village Historic District

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State & National Heritage River, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes- Special District – Hudson River SASS; also adjacent to CS Village Historic District, Hudson River National Heritage River

**g. Does property contain significant historic/cultural/archeological elements:** A considerable cache of historic artifacts from the Foundry property are stored there.

### **4) Uses and Surroundings**

**a. Current Use:** Parking for 2 garbage trucks, CS Hwy. Dept. trucks (3) and backhoes (2), recycling dumpsters (2), Police auto fleet, County salt shed for western Putnam and six snowplows

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes, to dispose of recyclables

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Yes, NY State Park 'Dockside' to the southwest across the RR tracks, CS Sewer treatment plant and municipal parking lot and Mayor's Park to the north and east.

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Paved road north of municipal parking lot is entrance, off of Fair St.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A

**e. ADA Accessibility to the property:** Yes

**f. ADA accessibility to river's edge and water:** N/A, property is inland

**6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Visible from the Hudson River, West Point, Storm King

ie: ): Yes: property is within the Hudson Highlands SASS (part of HH-25 Cold Spring subunit) and visible from numerous points within HH-25 and HH-26 (Hudson Highlands State Park subunit).

**b. Views of the property (including any from SASS):**

Not readily seen from Fair St, but is a blight on the viewshed FROM the Hudson River. The salt shed and white steel shed garage are seen as well as the dumpsters, garbage truck and other vehicles stored on the site.

**c. Views from the property (including any of SASS):** From the property exists a magnificent view of the Hudson Highlands from West Point to Storm King. It is a unique point of view of that stretch because of it's elevation.

**7) Amenities & Utilities**

**a. Buildings:** Salt shed for Village and County use  
55'x75' Steel shed Garage  
Mobile home office for County use

**b. Utilities.** Village water and sewer

**c. Roads (paved/unpaved):** Paved access road and fully paved site.

**d. Other:** 3 Gas Pumps and 500 gal. Gas storage, aboveground

**e. Parking (on site):** Yes, for municipal vehicles only   **Parking (off site):** No

**f. River Access / Boat Launch:** N/A, property is inland  
**Formal (ramp, etc.):**  
**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:** No

**j. Proposed improvements/upgrades:** Unknown

**8) Notes:**

Muni garage was not located here at time of past master plan, but was situated at lower Main St.

## 7. 45 Fair Street Riverview Restaurant-45 Fair Street

Unless otherwise noted the information below is based on the observations of volunteer surveyor Beth Edelson made on August 20, 2007.

**Tax Lot #** 23

**Owner (& address if different then above):** Jim Ely

**Manager:** Same

### 1) Location on the River

Northwestern portion of Cold Spring Village

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. 45 Fair Street is on left-hand side before Mayor's Park.

### 2) Property Characteristics

**a. Physical Characteristics:** Level lot is developed with one large building and a parking area. Some tree screening.

**b. Sensitive Natural Resources (habitat/species):** Unknown

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** approx .3    **Upland: :** approx .3    **Submerged (patent):** 0

**e. Is Property in Flood Plain:** No

### **3) History**

#### **a. General History:**

Restaurant operating on this site since 1941. Source: Riverview Restaurant website

#### **b. Ownership History:**

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Restaurant with indoor/outdoor seating (“drive-up” take-out available), catering & event business.

**b. Current Zoning:** I -1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Property adjoins municipal parking lot on north side. Property adjoins municipal highway garage on west side. Proximal to Mayor’s Park, Dockside State Park

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Pedestrian and vehicular access from Fair Street.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A
- c. Access from River (including submerged obstructions):** N/A
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** Yes
- f. ADA accessibility to river's edge and water:** N/A

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes
- b. Views of the property (including any from SASS):** Property is within the Hudson Highlands, Cold Spring Subunit (HH-25) and can be seen from the Hudson River, Storm King (HH2) and West Point (HH3-4) and from the viewpoints on Bull Hill (HH26).

~~c. Views from the property (including any of SASS):~~

**7) Amenities & Utilities**

- a. Buildings:** Two-story building with outdoor seating area
- b. Utilities:** Electric, water and sewer
- c. Roads (paved/unpaved):** Graveled parking area
- d. Other:**
- e. Parking (on site):** Yes      **Parking (off site):** Along Fair Street
- f. River Access / Boat Launch**    N/A
  - Formal (ramp, etc.):**
  - Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** N/A

**i. Ongoing improvements/upgrades:** Unknown

**j. Proposed improvements/upgrades:** Unknown

**8) Notes:**

No are no specific references of this particular property in 1987 Master Plan/WLRP. Page 46 (section 3.2) includes property's location in proposed designated "waterfront" area.

## 8. 41 Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.08.1.22

**Owner:** Janet Rust (Mrs. Leonard)

**Manager:** N/A

### **1) Location on the River**

Elevated above river. North of Dockside, east of RR tracks. Across the river from Crow's Nest and Storm King mountains. (From the river, appears behind the Village of Cold Spring Highway Garage).

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. Number 41 is on left-hand side, before Riverview Restaurant and across from Springbrook Condominiums.

### **2) Property Characteristics**

**a. Physical Characteristics:** Mostly level property with a single story house set above street level. Short asphalt driveway with concrete steps leading from sidewalk. Heavy tree screening on most sides of property. Elevated location gives out on river views on western (rear) perimeter.

**b. Sensitive Natural Resources (habitat/species):** Unknown

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** .23

**Upland:** .23

**Submerged (patent):** 0

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** Unknown

**b. Ownership History:** Owned by the Rust family from 1966 – present (?). [Rev. Leonard Rust was installed as pastor of Cold Spring's First Presbyterian Church in June 1966.]

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** No

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Residential

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** No. Allowed use but without required setbacks.

**d. Open to Public:** Private Residence

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Property abuts the Village of Cold Spring Highway Garage on the west/rear perimeter, Mayors Park, Dockside State Park.

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Pedestrian and vehicular access from Fair Street (steps from sidewalk; asphalt driveway).
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** N/A
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes: property is within the Hudson Highlands SASS (part of HH-25 Cold Spring subunit) and visible from numerous points within HH-25 and HH-26 (Hudson Highlands State Park subunit).
- b. Views of the property (including any from SASS):** Property is partially visible from the river and from points within Hudson Highlands SASS on both the eastern and western shores (eg. Crow's Nest and Storm King Mountains).
- c. Views from the property (including any of SASS):** Views from the property encompass aspects of SASS HH-25 (Cold Spring subunit) and HH-26 (Hudson Highlands State Park subunit) including the Hudson River, Storm King Mountain, and Crow's Nest Mountain. [Visibility may be seasonally affected by tree screening.]

**7) Amenities & Utilities**

- a. Buildings:** 1 Private single-story house
- b. Utilities:** Yes, all major utilities, Village water and sewer
- c. Roads (paved/unpaved):** Asphalt drive
- d. Other:**
- e. Parking (on site):** Private parking only                      **Parking (off site):**
- f. River Access / Boat Launch**    N/A, property is inland  
    **Formal (ramp, etc.):**  
    **Informal (beach, river rock, etc.):**
- g. Camping (permitted or planned):**    N/A
- h. Trails (marked/unmarked):**    N/A
- i. Ongoing improvements/upgrades:**    Unknown
- j. Proposed improvements/upgrades:**    Unknown

**8) Notes:**

## 9. 37 Fair Street (Impellittiere Motors garage)

Unless otherwise noted, the information below is based on the observations made by volunteer surveyor Beth Edelson on August 20, 2007.

**Tax Lot #** 48.08.1.21

**Owner (& address if different then above):** Raymond T. Impellittiere

**Manager:** Unknown

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. 37 Fair Street is on left-hand side, across from Springbrook Condominiums.

### 2) Property Characteristics

**a. Physical Characteristics:** Level lot is developed with one building and a parking area. Some tree screening. Vacant garage building has multiple vehicle bays. There are two auto fuel pumps located on Fair Street side.

**b. Sensitive Natural Resources (habitat/species):** Unknown

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** .28      **Upland:**      **Submerged (patent):** 0

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** Unknown

**b. Ownership History:** Ray Impellittiere Motors Inc. was a Ford dealership established by the late Raymond J. Impellittiere of Cold Spring (his widow Agnes now resides on West Street). His son Raymond T. Impellittiere is the current president and owner of the business and building.

Source: NY Times June 27, 1987 article called "Raymond impellittiere married to Ms. Carlson," and Putnam County News and Record February 18, 2004 "An Era of Giants."

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** Yes, adjacent to Local/ State, National Heritage River, and within SASS view sheds.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, southern border adjoins perimeter of the State/Local Historic District

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Commercial/Light industrial

**b. Current Zoning:** I-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Lot adjoins the Village of Cold Spring Highway Garage site. Proximal to Mayors Park, Dockside State Park.

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Pedestrian and vehicular access from Fair Street.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A .
- c. Access from River (including submerged obstructions):** N/A
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** No
- e. ADA Accessibility to the property:** Property appears level and accessible.

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, property is within the Hudson Highlands SASS (part of HH-25 Cold Spring subunit) and visible from numerous points within HH-25 and HH-26 (Hudson Highlands State Park subunit).
- b. Views of the property (including any from SASS):** Property is partially visible from the river and from points within Hudson Highlands SASS on both the eastern and western shores (e.g. Crow's Nest and Storm King Mountains).
- c. Views from the property (including any of SASS):** Views from the property encompass aspects of SASS HH-25 (Cold Spring subunit) and HH-26 (Hudson Highlands State Park subunit), including the Hudson River, Storm King Mountain, and Crow's Nest Mountain.

## **7) Amenities & Utilities**

- a. Buildings:** One-story garage building w/multiple vehicle bays
- b. Utilities:** Yes, all major utilities. In-ground auto fuel tanks on Fair Street side.
- c. Roads (paved/unpaved):** Paved parking area
- i. Ongoing improvements/upgrades:** Unknown
- i. Proposed improvements/upgrades:** Unknown

**d. Other:**

**e. Parking (on site):** Yes                      **Parking (off site):** Unknown

**f. River Access / Boat Launch**    N/A

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**8) Notes:**

There are no mentions of this particular property in the 1987 Master plan. Page 46 (Section 3.2) includes the location in proposed designated “waterfront” area.

## 10. 33 Fair Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Beth Edelson made on September 17, 2007.

**Tax Lot #** 48.08.1.20

**Owner (& address if different then above):** John & Melanie Teagle

**Manager:** N/A

### **1) Location on the River**

Elevated above river. North of Dockside, east of RR tracks. Across the river from Crow's Nest and Storm King mountains. (From the river, property appears behind the Village of Cold Spring Highway Garage).

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn right onto Fair Street. 33 Fair is on left-hand side, just before intersection with Northern Ave.

### **2) Property Characteristics**

**a. Physical Characteristics:** Mostly level lot with 2-story house at western end; smaller single story cottage and shed located nearer to Fair St. Both buildings accessed by gravel drive. Some tree screening.

**b. Sensitive Natural Resources (habitat/species):** Unknown

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** approx .6 acres

**Upland:** .6

**Submerged (patent):** 0

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:**

**b. Ownership History:**

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes, Local Historic District

**e. Is property *part of* a Local, State or Federal Special District:** Yes, State

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:**

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Private residence

**b. Current Zoning:** R-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Lot adjoins the Village of Cold Spring Highway Garage site. Proximal to Mayors Park, Dockside State Park.

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Gravel driveway from Fair St.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A
- c. Access from River (including submerged obstructions):** N/A
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** N/A
- f. ADA accessibility to river's edge and water:** N/A

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes: property is within the Hudson Highlands SASS (part of HH-25 Cold Spring subunit) and visible from numerous points within HH-25 and HH-26 (Hudson Highlands State Park subunit).
- b. Views of the property (including any from SASS):** Property is partially visible from the river and from points within Hudson Highlands SASS on both the eastern and western shores (eg. Crow's Nest and Storm King Mountains).
- c. Views from the property (including any of SASS):** Views from the property encompass aspects of SASS HH-25 (Cold Spring subunit) and HH-26 (Hudson Highlands State Park subunit), including the Hudson River, Storm King Mountain, and Crow's Nest Mountain.

## **7) Amenities & Utilities**

**a. Buildings:** Three total including a two story house, a single story cottage and a shed.

**b. Utilities:** Electric, Village water and sewer

**c. Roads (paved/unpaved):** Gravel drive

**d. Other:**

**e. Parking (on site):** Yes, private parking

**Parking (off site):** Fair Street

**f. River Access / Boat Launch** N/A

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** N/A

**i. Ongoing improvements/upgrades:** Unknown

**j. Proposed improvements/upgrades:** Unknown

## **8) Notes:**

There are no mentions of this particular property in the 1985 Master Plan. Page 46 (section 3.2) includes its location in proposed designated "waterfront area."

# 11. Dockside State Park- North Street

Unless otherwise noted, all information below is based on observations made by volunteer surveyor, Jan Thacher during 2007.

Tax Lot # 48.12.1.54.2

**Owner (& address if different then above):**

NYS Office of Parks, Recreation, Historic Preservation/NYS Environmental Protection

**Manager:** NYS Parks Fahnestock region & “Protected by Open Space Institute”

**1) Location on the River**

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market Street. Make 2nd left (towards River and bandstand). At bandstand, make right on West Street. Dockside is straight ahead.

**2) Property Characteristics**

**a. Physical Characteristics:** Approximately two thirds of Dockside’s acreage is submerged lands. The upland portion of the property is a flat open lawn consisting of early to mid-19<sup>th</sup> century landfill. There is a grove of mature trees centered in the lawn. Along the south eastern boundary the property slopes steeply uphill to a wooded, rocky bluff (the original shoreline) bounded by North Street and the railroad tracks to the east. The shoreline consists mostly of rocky rubble.

**b. Sensitive Natural Resources (habitat/species):** None known, possible submerged vegetation. Refer to “Ecological Communities in Philipstown” Karen Frolich Strong, Sept. 2002 and to document titled, “Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna.” Judith Rose May 2008.

**c. Water Depths:** Six feet at high tide. See addendum map # for informal measurements.

**d. Size in Acres**

**Total acres: 25 Upland: 8 Submerged (patent) : 17**

**e. Is Property in Flood Plain: Yes**

### **3) History**

**a. General History:** The area west of the railroad tracks is comprised of early 19<sup>th</sup> century landfill which created an expanded waterfront area which included the Dockside area. On the 1854 O'Connor map, this property is referred to as "Eel Point." From 1866 through 1894, Dockside was the site of an iron foundry. Most of the upland area is fill from the furnace slag. In 1894, the iron foundry was razed and The Beeks & Tower Blast Furnace, a brick furnace was built and used for production of bricks or charcoal. In the 1960's, the site was a private river/swim club and marina. A restaurant operated on this site from the mid-1970s until the fall of 2002 when the building was razed. In 2007 Open Space Institute turned Dockside over to the New York State Parks for use as a state park.

**b. Ownership History:**

1854	H. Smith (1854 O'Connor Map)
1867	Beeks and Tower Blast Furnace (1867 Beers map)
1921	General Electric (Deed 111 for village dock)
1999 - 2007	Open Space Conservancy
2007 - present	NYS ODDPD

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** : The property is on the shore of the Hudson River, an American Heritage River, within the Hudson River Valley Heritage Area. It is in the Cold Spring subunit of the Hudson Highland SASS.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Cold Spring's National Register Historic District runs along the southern property line (North Street). Along the eastern property line is the Village's Local Historic District. It is also within the Hudson River Valley Heritage Area.

**g. Does property contain significant historic/cultural/archeological elements:** Yes  
Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8, 1991

### **4) Uses and Surroundings**

**a. Current Use:** State Park

**b. Current Zoning:** R1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:**

**f. Proximity to Other Public Lands:** Dockside is approximately 100 yards north of Cold Spring's Riverfront Park.

Dockside State Park (DRAFT 1/9/2011)

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** A level gravel driveway starting at West Street and North Street, enters the park in the northeasterly direction. The drive terminates in a large circular parking lot.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Relatively flat, open shoreline with an uneven mix of broken concrete slabs, gravel and river rock/boulders, but no beach.

**c. Access from River (including submerged obstructions):** One can access the property from the river via gravel and rock boat launch at the northern end. Presently, only canoes/kayaks, etc., can land.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Yes

**e. ADA Accessibility to the property:** Level terrain is pedestrian-friendly and accessible to visitors with special needs.

**f. ADA accessibility to river's edge and water:** Limited; the shoreline is currently rocky and uneven, making access very difficult.

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** The site is within the Hudson Highlands SASS (HH-25 Cold Spring Subunit), and it is visible from and has views to the Hudson Highlands SASS (HH-26 Hudson Highlands State Park Subunit). It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b Views of the property (including any from SASS):** Entire site is visible from the River and western shore, including West Point Military Academy, Rock Forest State Preserve, Crow's Nest Mt., and Storm King Mt., and from some northern and southern points on the eastern shore, e.g., Breakneck Ridge, Little Stony Point and Bull Hill (the Hudson Highlands State Park), and Constitution Island to the south.

**c. Views from the property (including any of SASS):** One can see West Point Military Academy and Storm King Mt. on the western shore of the river. One can see Breakneck Ridge, Little Stony Point, Bull Hill (The Highlands State Park), and Constitution Island, on the eastern shore of the River. On a clear day, one can see north to the Shawangunk Ridge.

## **7) Amenities & Utilities**

**a. Buildings:** None (restaurant structure demolished 10/31/03)

**b. Utilities:** Village sewer and water lines, electric

**c. Roads (paved/unpaved):** Gravel entrance road (new in 2006)

**d. Other:** N/A

**e. Parking (on site):** Gravel surface lot

**Parking (off site):** Village of Cold Spring street parking along West Street (20 spaces), approx. 200 yards from entrance

**f. River Access / Boat Launch**

**Formal (ramp, etc.):** Remnants of an old launch ramp

**Informal (beach, river rock, etc.):** No

**g. Camping (permitted or planned):** Yes, by permission

**h. Trails (marked/unmarked):** TBA

**i. Ongoing improvements/upgrades:** TBA

**j. Proposed improvements/upgrades:** TBA

**8) Notes:**

2003: Restaurant structure on site was demolished.

2006: Blacktop drive and parking lot removed; replaced with gravel drive, parking area.

## 12. 1-3 North Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.12-1-54.1

**Owner (& address if different then above):** Richard Siskind, PO Box 126 Cold Spring NY 10516

**Manager:**

### 1) Location on the River

On the Village of Cold Spring's riverfront at the intersection of North St. and West St.; just north of the Riverfront Park and across the river from Crow's Nest and Storm King Mts.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market Street. Make 2nd left (towards River and bandstand). At bandstand, make right on West Street. 1 – 3 North St. is directly ahead at the next intersection.

### 2) Property Characteristics

**a. Physical Characteristics:** Empty lot on waterfront west of the "Dockside" access road. Two residential buildings are east of that access road and along North St. Waterfront section is tree and shrub-lined with a 3 & 1/2' block wall on south property line.

**b. Sensitive Natural Resources (habitat/species):** Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:**

**d. Size in Acres** Boundary dimensions 174' x110' x120' x272'

**Total acres:** 0.8224 **Upland:** **Submerged:** approximately 25' of property depth is underwater.

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** From 1866 through 1894, This property and Dockside were the site of a Large iron foundry. Most of the upland area is fill from the furnace slag. In 1894 the iron foundry was razed and The Beeks & Tower Blast Furnace, a brick furnace built. The chimney was approx. 50 feet high. In the 1960s, the site was a private river/swim club and marina. A restaurant operated on this site from the mid-1970s until the fall of 2002

**b. Ownership History:**

(3/03/86) Richard Siskind, PO Box 126 Cold Spring NY 10516  
(5/24/72) Del-Rose Properties, Inc. c/o Richard Siskind  
David Small Industries, 1372 Broadway NY NY 10018

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:**

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District** Yes, to the North is Dockside State Park and adjacent on the southern boundary is the Village of Cold Springs National Register Historic District runs along the southern property line (North Street). It is also within the Hudson River Valley Heritage Area.

**g. Does property contain significant historic/cultural/archeological elements:** Yes  
[see: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991 ]

### **4) Uses and Surroundings**

**a. Current Use:** Empty lot at waterfront. Two residential buildings north of North Street at West Street.

**b. Current Zoning:** R -1

**c. Does Current Use Conform to Current Zoning:** No- non-conforming structures

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Yes, adjacent on the North is “Dockside State Park”  
To the south west is Cold Spring’s Riverfront Park  
I-3 North Street (DRAFT 1/9/2011)

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Access from North Street and from Dockside access road.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** rock and stone at shoreline

**c. Access from River (including submerged obstructions):** Yes

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** Yes

**e. ADA Accessibility to the property:** N/A

**f. ADA accessibility to river's edge and water:** N/A

**6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** The site is within the Hudson Highlands SASS (HH-25 Cold Spring Subunit), and it is visible from and has views to the Hudson Highlands SASS (HH-26 Hudson Highlands State Park Subunit). It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b. Views of the property (including any from SASS):** Entire site is visible from the River and western shore, including West Point Military Academy, Rock Forest State Preserve, Crow's Nest Mt., and Storm King Mt., and from some northern and southern points on the eastern shore, e.g., Breakneck Ridge, Little Stony Point and Bull Hill (the Hudson Highlands State Park), and Constitution Island to the south.

**c. Views from the property (including any of SASS):** One can see West Point Military Academy and Storm King Mt. on the western shore of the river. One can see Breakneck Ridge, Little Stony Point, Bull Hill (The Highlands State Park), and Constitution Island, on the eastern shore of the River. On a clear day, one can see north to the Shawangunk Ridge.

**7) Amenities & Utilities**

- a. Buildings:** Two residential buildings north of North Street at West Street.
- b. Utilities:** Full.
- c. Roads (paved/unpaved):** None on property. "Dockside" access road extends across property from West Street.
- d. Other:**
- e. Parking (on site):** Off North Street  
**Parking (off site):** Street parking available
- f. River Access / Boat Launch** No  
**Formal (ramp, etc.):** None  
**Informal (beach, river rock, etc.):** river rock
- g. Camping (permitted or planned):** No
- h. Trails (marked/unmarked):** No
- i. Ongoing improvements/upgrades:** No
- j. Proposed improvements/upgrades:**

**8) Notes:**

From Assessor's information card, 12/94:

- "48.12-1-54 split into 54.1 (Siskind) and 54.2 Dockside Harbor Assoc, per letter from Tax Map Dept + B&R survey. Lot 54.1 was exception in deed 993/96 to Dockside Harbor."

[

## 13. 3 West St

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.12-1-53

**Owner (& address if different then above):** Impellittere Family

**Manager:**

**1) Location on the River** On east side of West Street, at corner of North and West Streets, directly north of the Village's waterfront park.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market Street. Make 2nd left (towards River and bandstand). At bandstand, make right on West Street. 1 – 3 North St. is directly ahead at the next intersection.

### **2) Property Characteristics**

**a. Physical Characteristics:** Empty lot with waterfront on south and west. Also tree and shrub-lined on south and west sides, 3 & 1/2' block wall on north property line, borders West Street on north. Property shows evidence of high-tide or flood waters having reached well on to the normally upland section.

**b. Sensitive Natural Resources (habitat/species):** Natural habitat on river. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:**

**d. Size in Acres**

Boundary dimensions: 87'x124'x97'x77'

**Total acres:            Upland:            Submerged (patent):**

25' of property depth is underwater - approximately 20% of property

**3) History**

**a. General History** Docks and Storage

**b. Ownership History:** Raymond Impellittere

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes, State, Local and Federal Historic District

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local and Federal

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, to the North is Dockside State Park and adjacent on the southern boundary is the Village of Cold Springs National Register Historic District runs along the southern property line (North Street). It is also within the Hudson River Valley Heritage Area.

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8, 1991*

**4) Uses and Surroundings**

**a. Current Use:** Empty lot

**b. Current Zoning:** B1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Directly north of Cold Spring's river park. 0.1 mile south of Dockside State Park.

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Access from West Street
- b. Character of Shoreline (cliff, rocky, beach, etc.):** Rock, concrete and bluestone at shoreline
- c. Access from River (including submerged obstructions):** Yes
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** Yes
- e. ADA Accessibility to the property:** None apparent , property is level with curb
- f. ADA accessibility to river's edge and water:** None apparent

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** The site is within the Hudson Highlands SASS (HH-25 Cold Spring Subunit), and it is visible from and has views to the Hudson Highlands SASS (HH-26 Hudson Highlands State Park Subunit). It is in the view shed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.
- b. Views of the property (including any from SASS):** Entire site is visible from the River and western shore, including West Point Military Academy, Rock Forest State Preserve, Crow's Nest Mt., and Storm King Mt., and from some northern and southern points on the eastern shore, e.g., Breakneck Ridge, Little Stony Point and Bull Hill (the Hudson Highlands State Park), and Constitution Island to the south.
- c. Views from the property (including any of SASS):** One can see West Point Military Academy and Storm King Mt. on the western shore of the river. One can see Breakneck Ridge, Little Stony Point, Bull Hill (The Highlands State Park), and Constitution Island, on the eastern shore of the River. On a clear day, one can see north to the Shawangunk Ridge.

## **7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** None

**c. Roads (paved/unpaved):** None on property.

**d. Other:** None

**e. Parking (on site):** None      **Parking (off site):** Street parking available

**f. River Access / Boat.** No boat launch

**Formal (ramp, etc.):** None

**Informal (beach, river rock, etc.):** None

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

## **8) Notes:**

From Assessors Complaint Review, 4/22/86

- 25' depth is underwater – to reclaim underwater section would be excessive”
- “Property in floodplains”

## 14. 34 West Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.12-1-61 and 62 (2 lots)

**Owner (& address if different then above):** Henry E. and Vera Keil, 75 Trout Brook Rd, Cold Spring NY 10516

**Manager:**

**1) Location on the** along the east side of West street, at the southeast corner of West and North streets., directly across from the northern section of the Village's Riverfront park.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then a right turn onto Market St. Make 2nd left (towards River and Bandstand); at Bandstand, make right (north) on West St., 34 West is the third building in the block.

### **2) Property Characteristics**

**a. Physical Characteristics:** Lots are level and at grade with street. The Main 3-story brick (painted) Federal style multi-residence building with metal awning extending out the front at first level. There is a side yard of some size on the north side of the structure, grass with shrubs and large spruce trees along perimeter. 3' block wall topped with 3' chain link fencing separates the yard from the streets.

**b. Sensitive Natural Resources (habitat/species):** None apparent

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** 0.22 combined **Upland:** N/A **Submerged (patent):** N/A

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Built circa 1858, Used as office/shop for the Cold Spring Foundry

**b. Ownership History:** (4-28-05) Henry E. and Vera Keil  
(12-18-67) Agnes M. Impellittere

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** Unknown

**d. Is property *in* a Local, State or Federal Historic District:** Yes, Both , local and Federal

**e. Is property *part of* a Local, State or Federal Special District:** Yes

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, to the North is Dockside State Park and adjacent on the southern boundry is the Village of Cold Springs National Register Historic District runs along the southern property line (North Street). It is also within the Hudson River Valley Heritage Area.

**g. Does property contain significant historic/cultural/archeological elements:**

Was office for The Cold Spring Iron Works [see sanborne maps pre 1890

see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991* ]

### **4) Uses and Surroundings**

**a. Current Use:** Apartment Building multi Residences: 2 – 1 BR apartments, 1 – 2BR apartment in main building

**b. Current Zoning:** B-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** N/A

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Village Riverfront Park is adjacent, across West St. Dock Side State Park is .5 blocks to the north.

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Access from West Street via a (shared w/2 west) paved Driveway on north side of building.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** N/A
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** The site is within the Hudson Highlands SASS (HH-25 Cold Spring Subunit), and it is visible from and has views to the Hudson Highlands SASS (HH-26 Hudson Highlands State Park Subunit). It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.
- b. Describe views of the property (including any from SASS):** Entire site is visible from the River and western shore, including West Point Military Academy, Rock Forest State Preserve, Crow's Nest Mt., and Storm King Mt., and from some northern and southern points on the eastern shore, e.g., Breakneck Ridge, Little Stony Point and Bull Hill (the Hudson Highlands State Park), and Constitution Island to the south.
- c. Describe views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring's, National Register / State, Local Historic Districts. On a clear day, one can see north to the Shawangunk Ridge.

## **7) Amenities & Utilities**

**a. Buildings:** : 3-story brick (painted) multi-residence building with metal awning extending out the front at first level.

**b. Utilities:** Village sewer & water, electricity, telephone & cable.

**c. Roads (paved/unpaved):** Blacktop drive way from West St

**d. Other:**

**e. Parking (on site): Yes          Parking (off site):** On street

**f. River Access / Boat Launch**    N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** N/A

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

## **8) Notes:**

Assessment review notes form 4/22/96 indicate the following: House in flood plain, Shared driveway, Extreme stress crack in rear of building, Has aquaduct running under house.

## 15. 32 West Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.12-1-57.2

**Owner (& address if different then above):** RAS4 LLC, c/o Robert Rhodes 275 Central Park West, NY, NY 10024

**Manager:**

### **1) Location on the River**

On Cold springs river front: along the east side of West street, mid block between North and Main streets, directly across from the northern section of the Village's Riverfront park.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then a right turn onto Market St. Make 2nd left (towards River and Bandstand); at Bandstand, make right on West St., 32 West is the center building in the block

### **2) Property Characteristics**

#### **a. Physical Characteristics:**

Lot is level and at grade with street. The Main Federal style: 3 & ½ -story building is now a multi-residence building with a modern 3-story porch along the front, wrapping on north side of building. Detached building (1987c.) behind main building is 3-story; garages on first level and residences on levels 2 and 3.

**b. Sensitive Natural Resources (habitat/species):** None apparent.

**c. Water Depths:**

**d. Size in Acres**

**Total acres:** 0.22      **Upland:** 0.22      **Submerged (patent):** N/A

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** : In the 1830-30s, most of the area west of what is now Market St. was filled in to provide services, docking and storage facilities for goods and supplies entering and leaving the community. 2 West a Federal style 3 story brick structure was originally a Hotel.

#### **b. Ownership History:**

1854 Hiluail Hotel (O'Connor map)

1876 A.W. Colman (Reed Map)

1887 Vacant (Camborne Map)

1927 & 1937 Bella Vista Hotel (Sanborne Map)

(10-10-49) Thomas Impellittiere

(5-21-71) Gerard Impellittiere

(9-10-87) 2 West St. ?

(12-29-87) 220 E 6<sup>th</sup> St NY NY 10021

PO Box 361 Cold Spring NY 10516

c/o Wayne Gordon,

332 Hudson Terrace Piermont NY 10968,

c/o Jonathan Feldman,

Ginsburg, Feldman & Bress, 1250 Connecticut Ave NW, Wash DC 20036

(7-29-96) RAS4 LLC, c/o Robert Rhodes, 275 Central Park West, NY NY 10024

Rhodes, Robert and Sonya, 275 Central Park West, NY NY 10024

Fujita Corp, Connecticut Ave NW, Wash DC 20036

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes, Both State & Federal Historic districts

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, it is adjacent to the Hudson River, a National Heritage River

**g. Does property contain significant historic/cultural/archeological elements:**

Refer to: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991*

Site of office for the Cold Spring Iron Works

#### **4) Uses and Surroundings**

**a. Current Use:** Bldg #1 (2 West): 6 – 1 BR apartments, Bldg #2: 2 – 1BR apartments & Garages

**b. Current Zoning:** B-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** N/A

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Village Riverfront Park is adjacent, across West St. Dock Side State Park is .5 blocks to the north.

#### **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Access from West Street via a (shared w/4 west) paved Driveway on north side of building.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A

**e. ADA Accessibility to the property:** Yes

**f. ADA accessibility to river's edge and water:** N/A, property is inland

#### **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, Village of Cold Spring's, National Register / State, Local Historic Districts

**b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring's, National Register / State, Local Historic Districts.

**c. Views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring's, National Register / State, Local Historic Districts.

## **7) Amenities & Utilities**

**a. Buildings:** One 3 story brick structure (1840c) and 3 story framed structure 1980c. Garages for both buildings ground floor rental units on subsequent 2 upper floors.

**b. Utilities:** Village sewer & water, electricity, telephone & cable

**c. Roads (paved/unpaved):** Paved driveway & parking area

**d. Other:**

**e. Parking (on site):** Yes, Garages under building 2 **Parking (off site):** Street

**f. River Access / Boat Launch** N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** N/A

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

## **8) Notes:**

Assessors file, 10/29/87: Application to convert apartments to condominiums – no action noted.

## 16. Hudson House - 2 Main Street

Unless otherwise noted, all information below is based on observations made by volunteer surveyor, Jan Thacher during 2007.

**Tax Lot #** 48.12.1.64

**Owner (& address if different then above):** First Rosemont Realty

**Manager:**

### 1) Location on the River

On Cold springs river front: at the North west corner of the intersection of Main and West Streets. Adjacent along West is the Village's Riverfront Park.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then a right turn onto Market St. Make 2nd left on Main St. (towards River and Bandstand) at Bandstand, this property is on right at the North west corner of the intersection of Main and West Sts

### 2) Property Characteristics

**a. Physical Characteristics:**

**b. Sensitive Natural Resources (habitat/species):** None likely.

**c. Water Depths:** N/A

**d. Size in Acres** 156' x 50'

**Total acres:**            **Upland:**            **Submerged (patent):** 0

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Built in 1832 and operated as a hotel since then, Hudson House is part of Hudson River history. Originally named the Pacific Hotel and later the Hudson View Inn, the building is located on the waterfront and has undergone several transformations, though many original details remain. The building in its current form was placed on the National Register of Historic Places in 1982. It has the distinction of being the second-oldest continuously operating inn in New York State.

**b. Ownership History:**

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:**

**d. Is property *in* a Local, State or Federal Historic District:** Yes, Local, State & Federal Historic districts

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State & Federal Historic district, National Heritage Water way, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, it is adjacent to the Hudson River a National Heritage River

**g. Does property contain significant historic/cultural/archeological elements:**

### **4) Uses and Surroundings**

**a. Current Use:** A Village Inn since 1833

**b. Current Zoning:** B - 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Annually

**f. Proximity to Other Public Lands:** Riverfront Park is adjacent, across West St. Dock Side State Park is .5 blocks to the north. Foundry Dock Park and the West Point Foundry Preserve is approximately 3 blocks to the south

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):**
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** Yes
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, Village of Cold Spring's, National Register / State, Local Historic Districts
- b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring's, National Register / State, Local Historic Districts.
- c. Views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring's, National Register / State, Local Historic Districts.

## **7) Amenities & Utilities**

### **a. Buildings:**

**b. Utilities:** Village sewer & water, electricity, telephone & cable

**c. Roads (paved/unpaved):**

**d. Other:**

**e. Parking (on site):**                      **Parking (off site):** see 16a

**f. River Access / Boat Launch** N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** N/A

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

## **8) Notes:**

Refer to addendums: 87 MP Comments  
                            Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr. Jole Grossman Ph.D Feb.8,1991*

# 17. Riverfront Park - Main & West Streets

Unless otherwise noted, the information below is based on observations made by volunteer surveyor, Jan Thacher in 2007.

**Tax Lot #** 48.12.1.52

**Owner (& address if different then above):** Village of Cold Spring 85 Main Street  
Cold Spring N.Y. 10516

**Manager:**

## 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then a right turn onto Market St. Make 2nd left on to (lower) Main St., towards River and Bandstand. The Park extends North and south along West Street with the Bandstand at the center.

## 2) Property Characteristics

**a. Physical Characteristics:** Consisting of 19th century, man-made fill, the parcel is at level grade with the street . The Bandstand and Dock are located at the approximate center. The non submerged upland area of the park is 70 feet deep and runs for approximately 475 feet north to south along West Street. The dock extends out into the river about 110 feet and is 100 feet wide. The shoreline has been reinforced with a corrugated steel sea wall and large rip rap along the shore lines north and south of the dock. The property is at an elevation of approx. 2ft to 3ft above high tide.

**b. Sensitive Natural Resources (habitat/species):** Refer to “Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna.” Judith Rose May 2008.

**c. Water Depths:** An informal survey taken 11.9.02 between 12:55 & 2:10 pm (High tide at 3:00) ; In the bay along the north shore (rip rock) water depth is 4.5 feet. In front of the dock at the north and south end the depth was 6 feet. Depths along the south shore (towards boat club) 5 feet.

## **d. Size in Acres**

**Total acres:** 3 **Upland:** **Submerged (patent):** \_As per deed 111 dated April 1928 the property extends “to the bank of the channel.”

### **3) History**

**a. General History:** The original shoreline was where the Metro-North railroad tracks now exist.

Cold Spring was known throughout the 17<sup>th</sup> and 18<sup>th</sup> centuries (1600 and 1700) as a popular stop over for sloops running between New York and Albany to refresh the water supplies from what was considered to be one of the best springs along the way. The start of Cold Spring's active commercial waterfront came with the construction of the turnpike east towards Connecticut.

In the 1830s, most of the area west of what is now Market St. was filled in to provide docking space and storage facility for goods and supplies entering and leaving the community. The area currently occupied by the park held a series of docks and storage sheds for a lumber and coal company owned by Mr. A. O. Baxter. The dock was used by the Dayline as well as other steamship companies. The famous Hudson River steamer "Mary Powell" was a regular at our dock.

**b. Ownership History:** 1867-1897 O.M. Baxter and Ferris  
1918 Village of Cold Spring

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property in a Local, State or Federal Historic District:** National Register Historic District as well as The State and Local Historic District.

**e. Is property part of a Local, State or Federal Special District:** The property is on the shore of the Hudson River, an American Heritage River. The property is within the Hudson River Valley Heritage Area. It is within the Cold Spring subunit of the Hudson Highlands SASS as well as Cold Spring's National Register, State and Local Historic Districts.

**f. Is property adjacent to a Local, State or National Historic District, Landmark or Special District:** To the West it is adjacent to the Hudson River, an American Heritage River, is within the Hudson River Valley Heritage Area and the Cold Spring subunit of the Hudson Highlands SASS. Along the south it is bordered by the Cold Spring Boat Club which is in the State and Local Historic District.

**g. Does property contain significant historic/cultural/archeological elements:** Yes, see: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold

#### **4) Uses and Surroundings**

**a. Current Use:** Village Park

**b. Current Zoning:** Recreation

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Year round

**f. Proximity to Other Public Lands:** 100 yards north on West Street is Dockside State Park which offers additional open lawn space and river access. Adjacent and to the south, is the Cold Spring Boat Club a public boat launch for the Philipstown community.

#### **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** There is no vehicular entry to the park other than the "traffic circle" around the Bandstand. The primary pedestrian access to the park is down the side walks on Main St. They lead to the walkways on either side of the Band stand, Dock and grassy areas along the north and south. There is a picket fence that runs the length of West St. with the largest opening at the Bandstand and another smaller one to the south at the intersection of West and New Sts. (near the Boat Club)

**b. Character of Shoreline (cliff, rocky, beach, etc.):** .): In the early 1990's the old sea wall on the north of the derelict dock and the beach and boat launch to the south were redone with a corrugated steel sea wall and rip rock along the north and south shores.

**c. Access from River (including submerged obstructions):** None, shore line on north and south inaccessible due to rip rock. Main Dock is not equipped nor was it engineered to allow docking. [see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb. 8, 1991* ]

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Yes

**e. ADA Accessibility to the property:** Yes

**f. ADA accessibility to river's edge and water:** Yes, to the rivers edge, but not to the water. There is no safe water access for anyone in this park.

## **6) Viewshed**

### **a. Is property within or visible from any Scenic Areas of Statewide Significance**

**(SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring's, National Register / State, Local Historic Districts, and West Foundry Cove.

**b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring's, National Register / State, Local Historic

**c. Views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring's, National Register / State, Local Historic Districts.

## **7) Amenities & Utilities**

**a. Buildings:**1. The 1928 Bandstand

**b. Utilities:** Power and water at the Bandstand

**c. Roads (paved/unpaved):** The traffic circle that goes around the Bandstand, the park entrance. Dock and pathways along the north and south shores are paving stones.

**d. Other:** At the south east corner of the park is a pumping for the village's septic system

**e. Parking (on site):** None      **Parking (off site):** local street parking

**f. River Access / Boat Launch** None

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** Walkway along riverfront

**i. Ongoing improvements/upgrades:** N/A

**8) Notes:**

Refer to addendums: 87 MP Comments  
Maps; Historic, Current

Refer to: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991*

## 18. Cold Spring Landing Condominiums - 12-22 West Street

Unless otherwise noted, the information below is based on observations of volunteer surveyor Judith Rose on April 22, 2008.

**Tax Lot #** 48-12-1-75 201,202,301,302,401,402

**Owner (& address if different then above):** New homes are for sale at time of this survey.

**1) Location on the River** On the Village of Cold Spring's riverfront, occupying a parcel that borders on Main, New St. and West St. Directly opposite of the Village's Riverfront Park.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market St. Make 2nd left (towards River and Bandstand); at Bandstand, make left on West St..

### **2) Property Characteristics**

**a. Physical Characteristics:** Entirely built parcel. Two story homes and paved parking lot. Flat. Based on flooding observations, may also be slightly below sea level.

**b. Sensitive Natural Resources (habitat/species):** None

**c. Water Depths:** N/A

**d. Size in Acres** Entire property is approx 150 x 200

**Total acres:**      **Upland:**      **Submerged (patent):**

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Prior to current construction, this property was a non-functioning lumberyard. The property changed hands several times as various developers failed to meet planning and zoning board requirements. Early in the 21<sup>st</sup> century, the Village Board rezoned the waterfront from Industrial to B-1 allowing for a reduced number of variances. The current developers made compromises on their plans and the current plans were approved.

**b. Ownership History:**

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** It is in the state & Local Historic District.

**e. Is property *part of* a Local, State or Federal Special District:** It is in the state & Local Historic District.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** It is in the state & Local Historic District.

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Multifamily Condominium

**b. Current Zoning:** B1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Directly opposite Riverfront Park and proximal to Dockside Park.

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** There are driveways from both Main and West.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A

**c. Access from River (including submerged obstructions):** N/A

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
N/A

**e. ADA Accessibility to the property:** N/A

**f. ADA accessibility to river's edge and water:** N/A

**6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Storm King Subunit (HH2), and the West Point Military Academy (HH4),

**b. Describe views of the property (including any from SASS):** Site visible from River and Storm King Subunit (HH2), and the West Point Military Academy (HH4),

**c. Describe views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy (H4), Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt (HH2).; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand.

**7) Amenities & Utilities**

**a. Buildings:** There is a series of 2 ½ story buildings facing three streets with the rears of the building facing an interior parking lot. The buildings combine elements found in Cold Spring albeit in a creative style found no where else in the Village.

**b. Utilities:** On site

**c. Roads (paved/unpaved):** Parking lot

**d. Other:**

**e. Parking (on site):** Yes      **Parking (off site):** Street parking on West, Main and New.

**f. River Access / Boat Launch**      N/A  
**Formal (ramp, etc.):**  
**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):**      N/A

**h. Trails (marked/unmarked):**      N/A

**i. Ongoing improvements/upgrades:**      N/A

**8) Notes:**

From Page 54 of 1987 Master plan

Policy 22

Development, when located adjacent to the shore, will provide for water-related recreation, as a multiple use, whenever such recreational use is appropriate in light of reasonable anticipated demand for such activities and the primary purpose of the development.

Explanation of Policy:

Many developments present practical opportunities for providing recreation facilities as an additional use of the site or facility. Therefore, whenever developments are located near the shore they should to the fullest extent permitted by existing law provide for some form of water-related recreation use unless there are compelling reasons why any form of such recreation would not be compatible with the development, or a reasonable demand for public use cannot be foreseen.

Properties known as "Dockside," "the old lumber yard" and the former coal yard and dock are critical areas for review under this policy.

## 19. Cold Spring Boat Club - 5 New Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor John Allison made in 2007.

**Tax Lot #** 48.12.1.51

**Owner (& address if different than above):**

Village of Cold Spring 85 Main St, Cold Spring NY 10516

**Manager:**

**1) Location on the River**

On the Village of Cold Spring's riverfront, at the corner of New St. and West St. Adjacent to and directly south of the Village's Riverfront Park.

**a. Directions:** : From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market Street. Make 2nd left (towards River and Bandstand); at Bandstand, make left on West St., and Boat Club is straight ahead, at intersection of West St. and New St.

**2) Property Characteristics**

**a. Physical Characteristics:** Consisting of 19th century, man-made fill, the rectangular parcel is at level grade with the street and Cold Spring Riverfront park on the north. It is bordered by a steep rock (granite) outcrop (the original shore line) along the south. The river fronts the southwest corner and western edges, and the boat launch is situated in the southwest corner. The property is at an elevation of approx. 2ft to 3ft above high tide.

**b. Sensitive Natural Resources (habitat/species):**

**c. Water Depths:** At high tide, 4.5ft at bottom of launch. With an average depth of 4.5ft to 6ft from the seawall to the end of "Downey Dock" .

**d. Size in Acres** approx 624' x132' (Less approx 100' x80' )

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** In the 1800s, most of the area west of what is now Market St. was filled in to provide docking space and storage facility for goods and supplies entering and leaving the community. The area currently occupied by the Boat Club held a dock and storage sheds; for a lumber company (see Bandstand & RF Park) From 1850-1890 it also was the site of a Manufactured Gas Plant and is now a potential DEC superfund site. The Cold Spring Boat Club leased the property in 1955 from the Cold Spring Lumber Co The Boat Club continued the lease when the property was sold in 1967 to the Village and to the present time.

**b. Ownership History:** Village of Cold Spring 1967 to present.

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** It is in the state & Local Historic District.

**e. Is property *part of* a Local, State or Federal Special District:** The property is on the shore of the Hudson River, an American Heritage River. The property is within the Hudson River Valley Heritage Area. It is within the Cold Spring subunit of the Hudson Highlands SASS.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** It is contiguous to the Village of Cold Spring's National Register Historic District on the north and east property lines. Contiguous to The Hudson National Haratage River

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Marina and public boat launch

**b. Current Zoning:** B1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Membership is open, but limited to Philipstown residents. The launch is open to the general public; Philipstown residents may launch free, and there is a fee for nonresidents.

**e. Annual/Seasonal:** Seasonal use only (summer). During the season, limited dockage is provided for transient boaters. In the 2001 boating season, 1,048 boats logged in, bringing 3,528 visitors to local shops and restaurants.

**f. Proximity to Other Public Lands:** Adjacent to Cold Spring's Riverfront Park  
Cold Spring Boat Club (DRAFT 1/9/2011)

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** The entrance is at the intersection of West St. and New St. At level grade with street and surrounding properties, it opens onto a level, gravel general purpose area primarily used for parking, special events and access to the docks.

**b. Character of Shore line (cliff, rocky, beach, etc.):** A corrugated steel seawall with macadam ramp

**c. Access from River (including submerged obstructions):** It is via the launch ramp and the docks, when the are in (seasonally) ; at other times, seawall makes access difficult.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** Property includes a patent of approximately one acre.

**e. ADA Accessibility to the property:** Yes

**f. ADA accessibility to river's edge and water:** Yes, the property is accessible.

**f. ADA accessibility to the River's edge and water:** No, seawall and floating docks

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b. Describe views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand.

**c. Describe views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand. View south towards West Point From dock looking at Village Dock & Hudson House

## **7) Amenities & Utilities**

**a. Buildings:**One, approx. 2,800 sq. ft., for members' use

**b. Utilities:** Village sewer and water lines, electricity, telephone and cable

**c. Roads (paved/unpaved):** No roads

**d. Other:** Gravel Parking lot

**e. Parking (on site):** approx. 15 spaces for members only

**Parking (off site):** Visitors use Village streets or Metro North lot to south

### **f. River Access / Boat Launch**

**Formal (ramp, etc.):** Yes, public launch 14' wide by 51' long; concrete base with macadam surface

**Informal (beach, river rock, etc.):** None

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:** See notes Improvements to Club House and expansion of visitor docking

**j. Proposed improvements/upgrades:** see notes

**8) Notes:**

Part of site was a Manufactured gas plant in the mid to late 19th century now a DEC Super fund site

See addendums: 87 MP Comments  
Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991 ]

## 20. 5 New Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Jan Thacher made in 2007.

**Tax Lot #** 48.12.1.51

**Owner (& address if different than above):**  
Village of Cold Spring 85 Main St, Cold Spring NY 10516

**Manager:**

### **1) Location on the River**

On the Village of Cold Spring's riverfront, at the corner of New St. and West St. Adjacent to and directly south of the Village's Riverfront Park.

**a. Directions:** : From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, then right onto Market Street. Make 2nd left (towards River and Bandstand); at Bandstand, make left on West St., and Boat Club is straight ahead, at intersection of West St. and New St.

### **2) Property Characteristics**

**a. Physical Characteristics:** This is the portion at the rear of the tax map lot.

**b. Sensitive Natural Resources (habitat/species):** None Expected.

**c. Water Depths:**

**d. Size in Acres** The entire tax lot parcel is approx 625' x 132'

**Total acres:**            **Upland:**            **Submerged (patent):** 0

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Land fill, Docks . Coal-Lumber Yard (Baxter), 1850 - 90 Manufactured Gas Plant, New St inlet etc

**b. Ownership History:**

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes, west end of property is in State/ Local, the East (Market St) end is in the National register Historic districts

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State & Federal Historic district, adjacent to National Heritage River, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, west end of property is in State/ Local, the East (Market St) end is in the National register Historic district

**g. Does property contain significant historic/cultural/archeological elements:** see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb. 8, 1991*

### **4) Uses and Surroundings**

**a. Current Use:** Open Space

**b. Current Zoning:** B - 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:**

**e. Annual/Seasonal:**

**f. Proximity to Other Public Lands:** Adjacent to the West is the Cold Spring Boat Club and the Public Boat Launch. To the northwest down New St is the, Village "Riverfront Park" and Dockside State Park. Approximately 2 blocks to the south on Market Street is Scenic Hudson's Foundry Dock Park and the West Point Foundry Preserve.

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):**
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland.
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** Yes - Could be
- f. ADA accessibility to river's edge and water:** N/A, property is inland

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt, Bull Hill
- b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including. Black Rock Forest State Preserve, Crow's Nest Mt, Hudson Highlands State Park ( Bull Hill, Village of Cold Spring's, National Register / State, Local Historic Districts.
- c. Views from the property (including any of SASS):** Across the Hudson River on the west shore is; Crow's Nest Mt., Black Rock Forest State Preserve and Hudson Highlands State Park ( Bull Hill, Village of Cold Spring's, National Register / State, Local Historic Districts.

**7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** None, village water and sewer available at street

**c. Roads (paved/unpaved):** None

**d. Other:**

**e. Parking (on site): Yes      Parking (off site): On Street**

**f. River Access / Boat Launch** N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):**

**h. Trails (marked/unmarked):**

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

**8) Notes:**

MGP,

Refer to: addendums: 87 MP Comments

Maps; Historic, Current

Refer to: 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re:  
Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and  
Comprehensive Plan

Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove  
& the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991

## 21. 11 Market Street

Unless otherwise noted, all information below is based on observations made by volunteer surveyor, Jan Thacher during 2007.

**Tax Lot #** 48.12.1.79

**Owner (& address if different then above):** Village of Cold Spring, 85 Main Street  
Cold Spring N.Y. 10516

**Manager:** Village of Cold Spring 85 Main Street Cold Spring N.Y. 10516

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace. At the intersection of Lunn & Market St, make a right on Market. The lot is 200 ft ahead, at the intersection of Market and New Streets (north west corner).

### 2) Property Characteristics

**a. Physical Characteristics:** Small grass covered plot of land at the north west corner of the intersection Market and New streets, along what was the pre 1830 shore line. Site is flat and level with Market St . It contains numerous traffic control signs and a fire hydrant.,

**b. Sensitive Natural Resources (habitat/species):** None noted.

**c. Water Depths:** N/A

**d. Size in Acres** Approx 40' x 40'

**Total acres:**            **Upland:**            **Submerged (patent):** N/A

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:**

**b. Ownership History:**

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** It wholly within the National Register Historic District as well as The State and Local Historic District

**e. Is property *part of* a Local, State or Federal Special District:** The property is within the Hudson River Valley Heritage Area. It is within the Cold Spring subunit of the Hudson Highlands SASS. And both Cold Springs National Register, State and Local Historic Districts.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Property is within the Hudson River Valley Heritage Area and the Cold Spring subunit of the Hudson Highlands SASS. And both Cold Springs National Register, State and Local Historic Districts.

**g. Does property contain significant historic/cultural/archeological elements:**

### **4) Uses and Surroundings**

**a. Current Use:** Vacant (except signs and hydrant)

**b. Current Zoning:** B-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Directly across New Street (to the south) is # 20 Vacant parcel owned by the village. To the west 300ft down New St is the Villages "Riverfront Park". Approx 2 blocks to the south on Market St is Scenic Hudson's Foundry Dock Park and West Point Foundry Preserve .

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Entry is obtained from either the Market St (east side) or New St (on south side). No drive, trail, etc (not large enough)
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:** N/A
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt, Bull Hill
- b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including., Black Rock Forest State Preserve, Crow's Nest Mt, Hudson Highlands State Park ( Bull Hill, Village of Cold Spring's, National Register / State, Local Historic Districts.
- c. Views from the property (including any of SASS):** Across the Hudson River on the west shore is; Crow's Nest Mt., Black Rock Forest State Preserve and Hudson Highlands State Park ( Bull Hill, Village of Cold Spring's, National Register / State, Local Historic Districts..

## **7) Amenities & Utilities**

- a. Buildings:** None
- b. Utilities:** Fire Hydrant /Village Water
- c. Roads (paved/unpaved):** None
- d. Other:** Traffic control signs
- e. Parking (on site):** N/A **Parking (off site):**
- f. River Access / Boat Launch** N/A, property is inland
  - Formal (ramp, etc.):**
  - Informal (beach, river rock, etc.):**
- g. Camping (permitted or planned):** N/A
- h. Trails (marked/unmarked):** N/A
- i. Ongoing improvements/upgrades:**
- j. Proposed improvements/upgrades:**

## **8) Notes:**

Refer to addendums: 87 MP Comments

Maps; Historic, Current

Refer to: 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991]

## 22. 23 Market Street

Unless otherwise noted, all information below is based on observations made by volunteer surveyor, Jan Thacher during 2007.

**Tax Lot #** 48.12.1.48

**Owner (& address if different then above):** Al & Candy Zgolinski

**Manager:**

**1) Location on the River** On Village of Cold Spring river front. West of the RR tracks and, north the Metro North Station. On a rock bluff overlooking the river (at river mile 53).

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace. At the intersection of Lunn & Marker St make a right on Market, driveway is approximately 75 ft ahead on the west side (river) of Market St.

### **2) Property Characteristics**

**a. Physical Characteristics:** From Market St property slopes up hill towards river. House is set back at crest of rise about 2/3s of the way back (towards river) on bedrock. 2006 a new garage/ studio auxiliary building was constructed on the Market St. side. Along the river edge a steep bedrock bluff/cliff about 30' in height drops down to the river.

**b. Sensitive Natural Resources (habitat/species):** No

**c. Water Depths:** NA

**d. Size in Acres**

**Total acres:**                      **Upland:**                      **Submerged (patent):**                      None

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History** 23-25 Market Sts were the original site for the “Old Union Church” 1825cc. the first church in Cold Spring. The building was shared by the various congregations in the village until they out grew it and were able to sustain congregations of their own. The church was then, some time in the mid 1800s converted to a “Pickle Factory”. which it remained until the turn of the 20<sup>th</sup> century. In approx. 1945 the property was purchased by Joseph & Rose Pensero who razed the old church and built the two residences now standing. 25 was built 1<sup>st</sup> 1946c. and then 23 1950c.

**b. Ownership History:**

“Old Union Church” 1825cc

Presbyterian Church

mid 1800s converted to a “Pickle Factory

Joseph & Rose Pensero from the 1940s until 1975 when they sold it to the current owners

Al & Candy Zgolinski

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes State / Local

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State districts & National Haratage Water way, with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes properties on 3 sides are in Local/State & Adj. to National Heritage Water way.

**g. Does property contain significant historic/cultural/archeological elements:**

Very possibly, given history of early Church

Refer to: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr. Jole Grossman Ph.D Feb.8,1991*

### **4) Uses and Surroundings**

**a. Current Use:** Residence.

**b. Current Zoning:** B - 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** N/A

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** At southern end of Market St (aprox. one block) is Scenic Hudson’s Foundry Dock Park and West Point Foundry Preserve. Adjacent along the west side is the public launch at the Cold Spring Boat Club, adjacent to the north of the Boat Club is Cold spring’s Riverfront Park.

23 Market Street (DRAFT 1/9/2011)

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Via an unpaved driveway on the N/E corner of the property

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Along the rivers edge is a steep bedrock bluff/cliff about 30' in height.

**c. Access from River (including submerged obstructions):** None

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Yes, Riparian Rights

**e. ADA Accessibility to the property:** NA

**f. ADA accessibility to river's edge and water:** NA

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand

**c. Describe views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park ( Bull Hill, Little Stony Point), Village of Cold Spring National Register Historic District, Village Riverfront Park and

## **7) Amenities & Utilities**

**a. Buildings:** Brick residence, 2 bay garage/studio & small shed

**b. Utilities:** Power & cable, phone (underground), Village water / sewer

**c. Roads (paved/unpaved):** Unpaved driveway

**d. Other:**

**e. Parking (on site):** 5            **Parking (off site):** NA

**f. River Access / Boat Launch** NA

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** NA

**h. Trails (marked/unmarked):** NA

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

## **8) Notes:**

## 23. 25 Market Street

Unless otherwise noted, the information below is based on observations of volunteer surveyor Jan Thacher in 2007.

**Tax Lot #** 48.12.1.47

**Owner (& address if different then above):** Tom & Melisa Ptacek Garrison NY

**Manager:**

**1) Location on the River** On Village of Cold Spring river front. West of the RR tracks and north the Metro North Station. On a rock bluff overlooking the river (at river mile 53).

**a. Directions:** From Rte. 9D and Rte. 301 in Cold Spring, proceed down Rte. 301 (Main St.), make a left turn onto Lunn Terrace At the intersection of Lunn & Marker St : after yielding to traffic, do not make either a left or right on Market, driveway is straight ahead.

### **2) Property Characteristics**

**a. Physical Characteristics:** From Market St property slopes up hill towards river. House is set back at crest of rise about 2/3s of the way back (towards river) on bedrock. Along the river edge a steep bedrock bluff/cliff about 30' in height drops down to the river. At the S/W corner of the property there is a small sandy beach.

**b. Sensitive Natural Resources (habitat/species):** No, Skunks. Woodchucks & poison ivy is about it.

**c. Water Depths:** NA

**d. Size in Acres**

**Total acres:** Just under .5    **Upland:** Just under .5    **Submerged (patent):** 0

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** 25-23 Market Sts were the original site for the “Old Union Church” 1825cc. the 1<sup>st</sup> Church in Cold Spring. The building was shared by the various congregations in the village. 1 until they out grew it and were able to sustain congregations of their own & 2 differences arose.

The Church was then, some time in the mid 1800s converted to a “Pickle Factory”. Which it remained until the turn of the 20<sup>th</sup> cent.

In 1945 or 6 the property was purchased by Joseph & Rose Pensero who rased the old church and built the two residents now standing. 25 was built 1<sup>st</sup> 1946c. and then 23 1950c.

**b. Ownership History:** The Penseros sold 25 to Albert & Ethel Araldi some time in the mid 1960s. The Araldis sold it to Doris & Jan Thacher in the late 60s.

Jan Thacher sold it to the present owners (Ptacek) in the mid 1990s.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes Local/ State

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State districts & National Heritage Water way, with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes properties on 3 sides are in Local/State & Adj. to nat. Heritage Water way.

**g. Does property contain significant historic/cultural/archeological elements:**

Very possibly, given history of early Church. Refer to: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D*

*Feb 8 1001*

### **4) Uses and Surroundings**

**a. Current Use:** Residence.

**b. Current Zoning:** B - 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** N/A

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** At southern end of Market St (aprox. 1block) is Scenic Hudson’s Foundry Dock Park. Adjacent along the west side is the public launch at the Cold Spring Boat Club, adjacent to the north of the Boat Club is Cold spring’s

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Via a paved driveway on the S/E corner of the property

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Along the river edge a steep granite bedrock bluff/cliff about 30' in height drops down to the river. At the S/W corner of the property there is a small sandy beach.

**c. Access from River (including submerged obstructions):** Access is obtained from the river via the small sandy beach on the S/W corner and a terraced path leading up to the house on the bluff above

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Yes, riparian rights.

**e. ADA Accessibility to the property:** NA

**f. ADA accessibility to river's edge and water:** NA

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b. Describe views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Chapel of Our Lady, Village of Cold Spring Local Architectural and Historic District, Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand.

**c. Describe views from the property (including any of SASS):** Across the Hudson River on the west shore is West Point Military Academy, Crow's Nest Mt., Black Rock Forest State Preserve and Storm King Mt.; to the south is Constitution Island, to the north on the east shore is Breakneck Mt., Hudson Highlands State Park (Bull Hill, Little Stony Point), Village of Cold Spring National Register Historic District, Village Riverfront Park and Bandstand.

## **7) Amenities & Utilities**

**a. Buildings:** Brick residence, 2 small shed type structures, small summer house on bluff over looking river

**b. Utilities:** Power & cable, phone (underground), Village water / sewer

**c. Roads (paved/unpaved):** Blacktop driveway and parking area for 2 cars

**d. Other:**

**e. Parking (on site): 3          Parking (off site): NA**

**f. River Access / Boat Launch NA**

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned): NA**

**h. Trails (marked/unmarked): NA**

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

**8) Notes:**

This property is about the same size as the lumber yard and recently rezoned, the same (B-1).

Refer to: addendums: 87 MP Comments  
Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991

## 24. and 25. 33-39 Market Street

Unless otherwise noted, the information below is based on observations made by volunteer surveyor Judith Rose on April 22, 2008.

**Tax Lot #** 48.12.1.46

**Owner (& address if different then above):** Lawrence J. Downey

**Manager:**

**1) Location on the River** On Village of Cold Spring riverfront. West of the RR tracks and the Metro North Station, directly north of Chapel of Our Lady, Restoration.

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Turn left onto Lunn Terrace, left onto Market St.; property is on the right.

### **2) Property Characteristics**

**a. Physical Characteristics:** Shoreline property with steep slope down to water. Long spit of landfill into river which was at one time used for docking.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:**

**d. Size in Acres**

**Total acres:** 4.15      **Upland:**      **Submerged (patent):** partial -this is a rare residential property which has submerged property.

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** Prior to being developed as a single family home, this property was the office and shipping facility for Downey Oil. The property includes a spit of land where oil transport boats were docked in the past.

**b. Ownership History:**

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:**

**d. Is property *in* a Local, State or Federal Historic District:** Yes; it is within the Village of Cold Spring Local Architectural and Historic District.

**e. Is property *part of* a Local, State or Federal Special District:** Yes; it is within the Village of Cold Spring Local Architectural and Historic District.

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes; it is within the Village of Cold Spring Local Architectural and Historic District.

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** Private residence and rental units

**b. Current Zoning:** B – 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** No.

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Frontage on public street. Driveway.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Sandy beach as well as spit into river.

**c. Access from River (including submerged obstructions):** There is a sandy beach and ample docking area.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Yes

**e. ADA Accessibility to the property:** N/A

**f. ADA accessibility to river's edge and water:** N/A

**6) Viewshed**

**a. . Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes; Site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove.

**b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove. It is visible from the Chapel of our Lady, Restoration.

**c. Views from the property (including any of SASS):**  
The residence faces to the West and has spectacular views across the Hudson River to the west shore: Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, and Kidd's Plug. To the south and west is The Chapel of our Lady, Restoration and the Foundry Dock Park, West Foundry Cove and Constitution Island. To the east is the Metro-North R.R. Station and parking lot.

## **7) Amenities & Utilities**

**a. Buildings:** One newly constructed home, one office converted to rental, one garage converted to rental.

**b. Utilities:** Electric

**c. Roads (paved/unpaved):** There are three paved driveways.

**d. Other:**

**e. Parking (on site):** Yes                      **Parking (off site):** On street.

**f. River Access / Boat Launch**

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):** Private

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** No

**i. Ongoing improvements/upgrades:** No

## **8) Notes:**

In the description of the waterfront on page 15 “A riverfront pier is partially used for an oil storage and distribution business.”

## 26. Chapel of Our Lady, Restoration- 45 Market St

Unless otherwise noted, all information below is based on observations made by volunteer surveyor, Jan Thacher during 2007.

**Tax Lot #** 48.12.1.45

**Owner (& address if different then above):**

Chapel of Our Lady Restoration, Inc.  
PO Box 43  
Cold Spring, NY 10516

**Manager:** Chapel of Our Lady Restoration, Inc. Board of Trustees a nonprofit trust.

**1) Location on the River:** On Village of Cold Spring river front. West of the RR tracks and the Metro North Station, directly north of Foundry Dock Park

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed down Route 301/Main St., make a left turn onto Lunn Terrace, then a left turn onto Market St.; property is on the right, across from the Metro-North parking lot.

**2) Property Characteristics**

**a. Physical Characteristics:** From Market St., a level drive extends approx. 75 ft. towards the River. The Chapel sits atop a rocky bluff approx. 25 ft. above the River on the western half of the property. Vegetation consists primarily of trees and bushes, including, a large stand of more than 100-year-old lilacs along the southwest corner of the property. Foundations from the 1870s additions are evident.

**b. Sensitive Natural Resources (habitat/species):** Large stand of 100-year-old lilacs. Refer to "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** Approx. 3.5 ft at high tide

**d. Size in Acres** 154' x167' x67' x110' x100' 100' is waterfront footage.  
**Total acres:** 0.62 **Upland:** 0.62 **Submerged (patent):** 0

**e. Is Property in Flood Plain:**

### **3) History**

**a. General History:** Constructed in the 1830's by the West Point Foundry owners for their Irish Catholic workers. It was the first Catholic Church in the New York Archdiocese built north of lower Manhattan. In the 1870's, as a result of the vibrations from test firing of cannon at the Foundry the Chapel underwent some major repairs and (Victorian) additions. In 1906 the congregation built a new and larger church on Fair St. and the Chapel was abandoned. By the 1960's it had become a total ruin. A group of concerned citizens gathered and the Chapel was restored to its original 1830's Greek revival design. It was designated a National Historic Landmark in 1973.

**b. Ownership History:** Built by Gouvenour Kemble in 1834 for his Irish Catholic workers at the West Point Foundry. Held by the Catholic Church until 1970, when it was transferred to the present owners, the Chapel of Our Lady Restoration, Inc., a nonprofit trust.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** Yes; 4.11.73 it was designated as a National Historic Landmark

**d. Is property in a Local, State or Federal Historic District:** Yes; it is wholly within the Village of Cold Spring Local Architectural and Historic District.

**e. Is property part of a Local, State or Federal Special District:** Yes; this property is on the shore of the Hudson River, an American Heritage River. The property is within the Hudson River Valley Heritage Area, and it is within the Cold Spring subunit of the Hudson Highland SASS

**f. Is property adjacent to a Local, State or National Historic District, Landmark or Special District:** Yes; it is within the Village of Cold Spring's Local Architectural and Historic District. It is close to the West Point Foundry Historic Preserve, which is on the National Register.

**g. Does property contain significant historic/cultural/archeological elements:**  
see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991*

### **4) Uses and Surroundings**

**a. Current Use:** Non-denominational Chapel used for weddings, concerts, special events.

**b. Current Zoning:** B – 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes, via special events, concerts and by appointment.

**e. Annual/Seasonal:** Seasonally, presently May to Dec

**f. Proximity to Other Public Lands:** Yes; adjacent to the south is Scenic Hudson's Foundry Dock Park, West Foundry Cove, West Point Foundry Historic Preserve. Along the western boundary is the Hudson River. To the east are Market St. and the Metro-North R.R. Station.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Enter through two stone pillars on Market St. across from the Cold Spring Metro-North Station. Up a short gravel drive, property is level with Market St. but rises quite sharply to Chapel. There are stairs on the north side of the Chapel and a winding path with stairs on the south.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Western end of property consists of a rocky bluff with steep rock faces and terrain approx. 15 to 25 ft. above the water. There is no direct water level access to the river.

**c. Access from River (including submerged obstructions):** There is no direct water level access from the river. One could land a small boat on the beach just to the south of the Chapel property, in Scenic Hudson's FDP, and walk up. In the 1800s, there was a dock at FDP for the parishioners arriving by boat (see etching by Weir).

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
Riparian Rights

**e. ADA Accessibility to the property:** Yes

**f. ADA accessibility to river's edge and water:** No shoreline access, see 5b.

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes; the Chapel is located on a bluff in a dramatic, beautiful, highly visible setting. Site is within the Hudson Highlands SASS: HH-25 Cold Spring Subunit. It is in the viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove

**b. Views of the property (including any from SASS):** Site visible from River and Hudson Highlands SASS, including, Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River, Village of Cold Spring Local Architectural and Historic District, and West Foundry Cove

**c. Describe views from the property (including any of SASS):** The Chapel's four-columned Greek Revival facade faces to the West and has spectacular views across the Hudson River to the west shore: Storm King Mt., Black Rock Forest State Preserve, Crow's Nest Mt., West Point Military Academy, and Kidd's Plug. To the south and west are Foundry Dock Park, West Foundry Cove and Constitution Island. To the north is a large dock (formerly an oil company receiving and storage facility). To the east is the Metro-North R.R. Station and parking lot.

## **7) Amenities & Utilities**

**a. Buildings:**Chapel

**b. Utilities:** Electricity and telephone/cable. There is no water or sewer at this time. Utilities are in Market St..

**c. Roads (paved/unpaved):** Service driveway unpaved

**d. Other:** The Chapel provided a "Porta Potty" for the use of its visitors since 2002. The front steps of the Chapel are frequently used by visitors as a quiet place to admire the views, read books, picnic, and for quiet contemplation.

**e. Parking (on site):** 5      **Parking (off site):** On weekends and evenings, the adjacent Metro-North lot is used

**f. River Access / Boat Launch**    N/A

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** N/A

**h. Trails (marked/unmarked):** The Chapel is connected to the adjacent Foundry Dock Park via informal walk ways

**i. Ongoing improvements/upgrades:** New steps and walk way in 2005

**j. Proposed improvements/upgrades:** Chancellery Building construction in 2008

**8) Notes:**

Refer to: addendums: 87 MP Comments  
Maps; Historic, Current

Refer to: 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re:  
Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and  
Comprehensive Plan

Refer to:: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove  
& the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991

## 27. Foundry Dock Park - 47 Market Street

Unless otherwise noted, the information below is based on previous report of the Putnam Riverfront Alliance in 2004 by Rita Shaheen of Scenic Hudson and updated by her August 30, 2007, with minor edits by Anne Impellizzeri on October 1, 2007.

**Tax Lot #** 48.12.1. 44.1

**Owner (& address if different then above):** The Scenic Hudson Land Trust, Inc. One Civic Center Plaza Suite 200, Poughkeepsie, NY 12601

**Manager:** The Scenic Hudson Land Trust, Inc.

**1) Location on the River** North of Constitution Island and west of railroad tracks. Forms the northwest shore of West Foundry Cove. Bordered on north by Chapel of Our Lady Restoration property, on the east and south by Metro-North railroad.

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River. Left on Lunn Terrace (over railroad tracks), at end make left on Market Street, park is on right across from Metro-North parking lot.

### **2) Property Characteristics**

**a. Physical Characteristics:** Flat lowland peninsula, 430 ft of shoreline. Mature trees and new plantings of native trees, shrubs and perennials, central lawn area; stabilized shoreline, gravel boat launch for small boats; parking area for 3 cars (one is a handicapped space), 30-minute loading area, gravel path, two viewing decks with benches, park benches, information kiosk and signs, two pedestrian-scale lights and portable toilet (from May to Oct).

### **b. Sensitive Natural Resources (habitat/species):**

Site is in NYD DOS Hudson River Significant Tidal Habitat Hudson River Miles 44-56. Shoreline is sensitive to erosion; submerged aquatic vegetation (SAVs) as determined by NYS DEC: 1) Water celery is native to the freshwaters of the Hudson Estuary and 2) Eurasian water milfoil is a non-native plant, which is also found in the Hudson. Refer to "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** Shallow, approx 1.5' to 4' within West Foundry Cove.

### **d. Size in Acres**

**Total acres:** approx 0.87 acres      **Upland:** 0.87 acres      **Submerged (patent):** 0

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** In 1848 when construction of the NY Central Railroad cut off river access to West Point Foundry's dock further southeast, this site became the foundry's busy industrial wharf and main shipping dock and played a critical role in the foundry's success. The 600-foot Long Dock reached from shoreline to river's main channel. A rail spur connected the WPF with the dock. Essential foundry materials were brought in via the dock and cannons and other foundry products were shipped out. Today, remains of the dock platform can be viewed at low tide as a mound of ruins the local residents call "Cupcake Island."

**b. Ownership History:** West Point Foundry Assoc, approx 1818-1884; Cornell Brothers, approx 1884 – 1911; Old Foundry Corp, approx 1911 -1936; Astoria Silk & Dye Works, approx 1936-1996; The Scenic Hudson Land Trust, November 1996-present.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** on National Register of Historic Places, as part of West Point Foundry District (1973)

**d. Is property *in* a Local, State or Federal Historic District:** Yes, as part of West Point Foundry District (1973), Cold Spring Historic District

**e. Is property *part of* a Local, State or Federal Special District:** yes, part of, as part of West Point Foundry District (1973), Cold Spring Historic District

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** yes, the West Point Foundry District (1973)

**g. Does property contain significant historic/cultural/archeological elements:** yes, related to history of West Point Foundry, a Phase 1A archeological survey was completed in 2003. see: *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991*  
Note large "Sloop" rudder off south shore line of Park]

### **4) Uses and Surroundings**

**a. Current Use:** park and river access

**b. Current Zoning:** B-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Annual

**f. Proximity to Other Public Lands:** West Point Foundry Preserve across railroad tracks and Constitution Marsh Audubon Sanctuary accessible by boat from the park. Riverfront Park, Dockside to the north.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Market Street to driveway/parking area of the park

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Stabilized shoreline with boulders, coir rolls, plants; gravel “beach”

**c. Access from River (including submerged obstructions):** Accessible by small shallow boats only due to shallow waters and rules established by Scenic Hudson and Village as part of SEQRA and site plan approval.

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** land owned in fee to high water mark

**e. ADA Accessibility to the property:** Yes, one handicap parking space, gravel flat path, one viewing deck has ramp.

**f. ADA accessibility to river’s edge and water:** Yes, along path, on deck and at launch area which has natural gentle slope to water.

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):**

Yes, within Hudson Highlands SASS:HH25 Cold Spring Subunit. In viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mountain, Black Rock Forest Preserve, Crow’s Nest Mt, West Point Military Academy, Constitution Island, Hudson River, Chapel of our Lady Restoration

**b. Views of the property (including any from SASS):** Across the Hudson River to the west shore, Black Rock Forest Preserve, Crow’s Nest Mt., West Point Military Academy, north to the Chapel of Our Lady, south to Constitution Island and the West Point Foundry Preserve.

**c. Views from the property (including any of SASS):** Sweeping views of Hudson River, Hudson Highlands, and Constitution Island, US Military Academy at West Point, views to north of Chapel of Our Lady, Metro-North parking area and Cold Spring train platform, Campbell/W. Kemble property across railroad tracks.

## **7) Amenities & Utilities**

**a. Buildings:** none

**b. Utilities:** electricity

**c. Roads (paved/unpaved):** Turf-block entryway, loading area and parking area, gravel drive to launch for emergency access and vehicles with permit to launch motorboat

**d. Other:** Central lawn area, stabilized shoreline, gravel boat launch for small boats; 30-minute loading area, gravel path, two viewing decks with benches, one with ramp; park benches; information kiosk and signs; two pedestrian-scale lights, and one handicapped accessible portable toilet (from May to Oct).

**e. Parking (on site):** parking area for 3 cars (one is a handicapped space)

**Parking (off site):** Metro-North parking lot, reserved spaces as per agreement with Metro-North

### **f. River Access / Boat Launch**

**Formal (ramp, etc.):** gravel launch for hand carried boats (kayaks, canoes) and motorboats with valid permit from Village (only registered motorboats 18 feet in length or less, only outboards motors 20 HP or less are permitted)

**Informal (beach, river rock, etc.):** secondary native stone launch for hand-carried non-motorized boats

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** yes, gravel path, no need for marking due to small park

**i. Ongoing improvements/upgrades:** routine maintenance of grounds and infrastructure

**j. Proposed improvements/upgrades:** none

## **8) Notes:**

Current note: Although site was used by public for many years, Foundry Dock Park officially opened June 2006 after site improvements were complete.

1987 Plan/LWRP: many references to the site, especially as waterfront:

Map # 6, Existing Land and Water Use, shows site as Undev. Open Space/Woodlands

Map #7, p.20, site is shallow soil

Map #8, p. 21, in Flood Plain

Map #13, p. 34, site is in National Register Historic District

Map #15, p. 37, Visual Assets, site is Landmark/Significant Feature, has Views

Map #17, p. 52, Planning Issues, site is among Likely Development Sites

Map #18, p. 87, Proposed uses, shows Waterfront Walkway crossing the site

Pp. 41-98 are well worth re-visiting:

3.1 Master Plan policies, pp. 41-44

3.2 State Coastal Policies, pp. 46-83, similar to today's 13 basic LWRP policies as4 adapted to Cold Spring

4.0 Master Plan Proposed Uses and Projects, pp. 84-87

5.0 Implementation, pp. 88-98, techniques recommended, etc.

Refer to: addendums: 87 MP Comments

Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991

## 28. Metro North Station and Tracks-46 Market Street

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 48.12.27, 38, 89

**Owner (& address if different then above):** MTA Metro-North Railroad, 347  
Madison Avenue, New York, NY 10017-3739

**Manager:** Same

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed southwest on Main Street/Route 301. Make a left onto Lunn Terrace and a left onto Market Street. There is no numbered building. The address refers to the open air train station.

### 2) Property Characteristics

**a. Physical Characteristics:** Mostly flat property where tracks were placed along what historically was a shoreline area (which got filled in and added to over the years.)

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** 8.45 acres    **Upland:** 8.45 acres    **Submerged (patent):**  
None

**e. Is Property in Flood Plain:** All

### **3) History**

**a. General History:** See below.

**b. Ownership History:**

Excerpted from Wikipedia: “Before the Metro-North service was running as it is today, most of the same trackage was under the control of the large New York Central Railroad. Among the multiple rail branches the group eventually controlled was the New York & Harlem Railroad, which is where a fair portion of Metro-North trains serve today. The railroad had blossomed into multiple rail lines by 1852 that provided connecting service to Albany, Boston, Vermont, and even to Canada. In the 1870s, the New York & Harlem Railroad was bought by Commodore Vanderbilt, which added more railroad lines to his complex empire of railroads, which were run by the New York Central Railroad. However, a century later, around 1968, the northern section of rail in New York State was then owned by Penn Central Transportation because of a merger between the New York Central Railroad and the Pennsylvania Railroad. However, this merger eventually failed, due to large financial costs and government regulations, and the group would eventually be folded into the government created Conrail. The MTA assumed responsibilities of all commuter rail from New York City in 1972, which has led to some success. By 1983, Metro-North, as it is today, was founded, and began to serve various regions in New York State. “ The 1987 master plan places the date the tracks were built in Cold Spring as 1848.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** State

**e. Is property *part of* a Local, State or Federal Special District:** State

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

#### **4) Uses and Surroundings**

- a. Current Use:** Railroad station, parking lot and tracks
- b. Current Zoning:** Zoning of track area matches adjacent zoning- includes B-1, R-1, R-3
- c. Does Current Use Conform to Current Zoning:** No.
- d. Open to Public:** Only station area and parking lot. Tracks are fenced off.
- e. Annual/Seasonal:** N/A
- f. Proximity to Other Public Lands:** Tracks abut properties owned by Scenic Hudson which are open for public use, the Mayor's Park, and the Dockside portion of the Hudson Highlands State Park.

#### **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** This property runs the entire width of Cold Spring, but tracks are fenced off. Station is accessible from multiple egresses including a parking lot off of Market Street, and two paved walkways from Main Street on both the southwest and northeast sides of the tracks, and a dirt path at the end of the northern platform which enters onto both Scenic Hudson property and property owned by Forge Gate Condominiums. Parking lot is accessible from Market Street.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** For the most part the shoreline areas of the metro North property are rip rap or other rocky fill. Along the most southwestern part of the property, along the parking lot, there is also some vegetation.
- c. Access from River (including submerged obstructions):** There are places along the northern part of the tracks where a boater could pull up to the shoreline however unwelcoming. The shoreline along the parking lot is most welcoming however with the Foundary Dock Park immediately adjacent there is no need to access the Metro North property directly from the river.
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** No
- e. ADA Accessibility to the property:** Station has ramps in three places.

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes.

**b. Views of the property (including any from SASS):** As the property runs the entire width of Cold Spring it can be viewed from Constitution Marsh and Island (HH 23, 24) west Point (HH 3 and 4) Storm King (hh2) and the Hudson Highlands State Park. (HH26).

**c. Views from the property (including any of SASS):** As the property runs the entire width of Cold Spring it has views of Constitution Marsh and island (HH 23, 24) West Point (HH 3 and 4) Storm King (hh2) and the Hudson Highlands State Park. (HH26).

## **7) Amenities & Utilities**

**a. Buildings:** Towards the southern end of the property there are two train platforms with open roofs with an enclosed walkway passage that goes over the tracks. There is an open parking ticket kiosk. In the middle section of the property there is an underpass that has matching brick structures covering the stairs on both side of the tracks.

**b. Utilities:** There is electric service that runs the lights and heat in the overpass.

**c. Roads (paved/unpaved):** The parking lot is paved.

**d. Other:**

**e. Parking (on site):** Yes. According to Alright Parking on this date there are 134 permit spots and 82 metered spots. **Parking (off site):** Along Market street.

**f. River Access / Boat Launch**

**Formal (ramp, etc.):** None. Boaters may use the adjacent Foundry Dock park.

**Informal (beach, river rock, etc.):** None

**g. Camping (permitted or planned):** None

**h. Trails (marked/unmarked):** Unmarked path joins the platform on the northeast side of tracks with both the Scenic Hudson properties and the Forge Gate property.

**i. Ongoing improvements/upgrades:** None at this time per MTA website on this date.

**j. Proposed improvements/upgrades:** None planned at this time per MTA website on this date.

## **8) Notes:**

- Page 34 The railroad track which runs through the Village acts as a barrier between the upland areas and the waterfront and also divides the commercial main street into two separate sections. The railroad crossing on Main Street is both inconvenient to pedestrian and vehicular circulation and a negative factor in Main Street's design. The crossing is also very dangerous since pedestrians tend to cross at grade level over an unpaved area of open tracks, rather than using the existing underground passage. The subway is perceived negatively, generally as being old, dangerous, damp and dirty.
- Page 36 Opportunities for strengthening the Main Street commercial district include options for expanding the commercial zone, developing signage laws, redesigning the railroad crossing area, implementing an overall landscaping and streetscape plan. Above all attention must be given to providing more parking in the future.
- Page 39 Improve (or coordinate improvements for) railroad facilities in the Village, including the parking lot, passenger waiting areas and the design and security of pedestrian crossing points.
- Page 52 Development of safer, easier measures to cross the railroad line which separates the riverfront from the rest of the Village

Page 53 In Cold Spring, the railroad line parallels the riverfront and is a significant physical barrier which may discourage access to one of the region's major waterfront parks. However rail transportation to the Village also significantly increases public access to Cold Spring's waterfront because many tourists to the Village come by train. Coordination with railroad officials in designing and maintaining safe and compatible local facilities is a Village priority for improving public access to the waterfront.

Page 54 Cold Spring is in a unique position to encourage recreational use of its waterfront because it is accessible by car, rail and foot. Any further highway or major rail development would restrict use of the waterfront park and detract from its recreational suitability. In the future, should the railroad electrify service through Cold Spring, attention should be given to pedestrian crossing safety. An above grade crossing would be a safety asset and make the waterfront more accessible to recreational strollers. Consistent with this, long range plans include Village development of a pedestrian walkway along the shore and into the foundry Cove area. A pedestrian bridge over the railroad tracks is essential for implementation of the Cove walkway.

- Provide an, alternative site for a bridge in the future.
- Page 64 A publicly accessible border of land will be developed along the entire length of the river's edge in the area west of the railroad line and along Foundry Cove

Page 64 Long range planning will consider construction of a pedestrian walkway along the waterfront and an additional pedestrian and/or vehicular bridge over the railroad tracks. (In 1985, members of the Village Board met informally with representatives of the rail road. At that time, a pedestrian overpass was guesstimated at \$300,000 and "not likely to be built by the railroad." The privately owned easement over the tracks and adjacent to the Old Foundry Property may provide an, alternative site for a bridge in the future.)

- Page 64 A publicly accessible border of land will be developed along the entire length of the river's edge in the area west of the railroad line and along Foundry Cove

#### Page 78 Residential Survey

In order of frequency, residents wrote the worst thing about Cold Spring is: parking, railroad areas (station, tunnel, barrier, yard), and water supply problems.

# 29. Campbell/William Kemble Property- 20 The Boulevard

Unless otherwise noted, this information was provided by Rita Shaheen of Scenic Hudson on August 27, 2007 with minor editing by Anne Impellizeri on October 2, 2007.

**Tax Lot #** #: 48.12-1-13

**Owner (& address if different then above):**

Archibald Campbell

Expected to transfer in 2008 to:  
The Scenic Hudson Land Trust, Inc.  
One Civic Center Plaza, Suite 200  
Poughkeepsie, NY 12601

**Manager:** Same

**1) Location on the River**

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River, Make a left on Rock Street, right on Kemble one block, right on the Boulevard ca. 2 blocks to entrance on the left

**2) Property Characteristics**

**a. Physical Characteristics:** The property sits on a hillside/bluff overlooking Foundry Cove, the Hudson River and directly abuts West Point Foundry Preserve. It is prominently visible from Metro North and Amtrak trains at Cold Spring station. Mature hardwood and evergreen trees surround a large expansive lawn. There is a densely wooded area toward the eastern end of the property. A two-story wooden house sits atop the bluff; a stone retaining wall marks the boundary along the West Point Foundry Preserve property and trail from the train platform to the West Point Foundry Preserve site.

**b. Sensitive Natural Resources (habitat/species):** Large specimen hardwood trees, oaks, sycamores. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** NA

**d. Size in Acres**

**Total acres:** 14.54 acres

**Upland:** 14.54 acres

**Submerged (patent):** 0

**e. Is Property in Flood Plain:** No  
Campbell/William Kemble Property (DRAFT 1/9/2011)

### **3) History**

**a. General History:** The house and property appears on the 1854 Cold Spring map with "W. Kemble" as owner. William Kemble (1795-1881) was a co-founder of West Point Foundry Association and superintendent of the West Point Foundry. He is the brother of Gouverneur Kemble, also a co-founder and superintendent of WPF. It is the only remaining house of a high level WPFA person.

**b. Ownership History:** William Kemble, members of the Campbell family, The Scenic Hudson Land Trust (pending, November 1, 2007)

**c. Is property or any portion thereof listed in the National or State Register of Historic Landmarks or Places:** no

**d. Is property *in* a Local, State or Federal Historic District:** Local Historic District

**e. Is property *part of* a Local, State or Federal Special District:** in local architectural district

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** yes, National Register Historic District, West Point Foundry Preserve

**g. Does property contain significant historic/cultural/archeological elements:** yes, specifically about the social aspect of the West Point Foundry history; prehistoric and historic archeology. Refer to *Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr. Jole Grossman Ph.D Feb. 8, 1991*

### **4) Uses and Surroundings**

**a. Current Use:** Single residence

**b. Current Zoning:** R-3

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** Year-round residence

**f. Proximity to Other Public Lands:** adjacent to Scenic Hudson's West Point Foundry Preserve; across railroad tracks from Scenic Hudson's Foundry Dock Park

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** driveway from The Boulevard
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** NA
- e. ADA Accessibility to the property:** NA
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** yes, within the Hudson Highlands SASS: HH-25 Cold Spring Subunit.
- b. Views of the property (including any from SASS):** grounds are prominently visible on the bluff overlooking the marsh and visible from the train.
- c. Views from the property (including any of SASS):** Sweeping views of Foundry Cove, Hudson River, Constitution Marsh & Island, and U.S. West Point Military Academy.

## **7) Amenities & Utilities**

- a. Buildings:** one mid 19<sup>th</sup>-century residential structure built in symmetrical vernacular adaptation of the Georgian style with a 20<sup>th</sup>-century addition; two small sheds
- b. Utilities:** Electricity
- c. Roads (paved/unpaved):** gravel driveway
- d. Other:** NA
- e. Parking (on site):** Yes      **Parking (off site):** Street
- f. River Access / Boat Launch**
  - Formal (ramp, etc.):** NA

**Informal (beach, river rock, etc.):** NA

**h. Trails (marked/unmarked):** (marked/unmarked): none on site; trail to West Point Foundry Preserve below retaining wall along Foundry Cove.

**i. Ongoing improvements/upgrades:** typical maintenance and upkeep on the grounds

**j. Proposed improvements/upgrades:** to be determined as part of Scenic Hudson's West Point Foundry Preserve

**8) Notes:**

*(In particular, please include any comments on this property found in the 1987 Master Plan/WLRP. Note page & paragraph # of reference).*

Map #6, identifies Campbell as Undev. Open Space/Woodlands

Map #7, shows shallow soil on the northwestern end and steep slopes along the south and west sides.

Map #13, Campbell is not within National Register Historic District, .

Map #14, Zoning shows it as R-3. multi-family residential, within local Architectural District

Map #15, among Visual Assets, Campbell is "Major Public Open Space"

Map #17, Planning Issues, shows a small area at the northwest corner as Potential future RR Parking

Refer to addendums: 87 MP Comments  
Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan

Refer to: Stage 1 archaeological & Historical Sensitivity Evaluation of Foundry Cove & the Cold Spring Waterfront, Dr, Jole Grossman Ph.D Feb.8,1991 ]

## 30. 34 Constitution Drive

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 49.9-1-5

**Owner (& address if different then above):** Margaret Carano

**Manager:** Same

### 1) Location on the River

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River. Make third left on Rock Street, at end turn right on Kemble Ave, make next right on to The Boulevard and the next left on to Constitution Drive . Go to end of Constitution.

### 2) Property Characteristics

**a. Physical Characteristics:** Single family home

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to “Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna.” Judith Rose May 2008.

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:** 118 feet x 137 feet **Upland:** 118 feet x 137 feet **Submerged (patent):** NA

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** : Part of small development built in the early fifties on land owned at one time by the Kemble family.

**b. Ownership History:**

Recent history: Sgro was original owner of house, then Carano  
Historical ownership- Kemble Estate

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** No

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District** West Point Foundry District (1973), Cold Spring Historic District

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown.

### **4) Uses and Surroundings**

**a. Current Use:** Residential

**b. Current Zoning:** R1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Immediately adjacent to West Point Foundry property owned by Scenic Hudson which is open to the public.

**5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Paved road
- b. Character of Shoreline (cliff, rocky, beach, etc.):** Level lot then steep slope down to old road
- c. Access from River (including submerged obstructions):** N/A
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):**  
N/A
- e. ADA Accessibility to the property:** N/A

**6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, within Hudson Highlands SASS: HH25 Cold Spring Subunit. In viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mountain, Black Rock Forest Preserve, Crow's Nest Mt., West Point Military Academy, Constitution Island, Hudson River.
- b. Views of the property (including any from SASS):** Residential house as interruption in woodland. Viewed from Hudson River, Constitution Island and Marsh (HH 23, 24), West Point Military Academy (HH4).
- c. Views from the property (including any of SASS):** Views of Hudson River, Constitution Island and Marsh (HH 23, 24), West Point Military Academy (HH4).

**7) Amenities & Utilities**

**a. Buildings:** Single family ranch 2628 sqft

**b. Utilities:** Village water and sewer

**c. Roads (paved/unpaved):** to property

**d. Other:**

**e. Parking (on site):** driveway      **Parking (off site):** Constitution Ave.

**f. River Access / Boat Launch** NA

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** NA

**h. Trails (marked/unmarked):** NA

**i. Ongoing improvements/upgrades:** NA

**j. Proposed improvements/upgrades:** NA

**8) Notes:**

# 31. 53 Kemble Ave (Marathon Battery) -53 Kemble Ave

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 48.12-2- 63

**Owner (& address if different then above):** Kearney Property Inc. aka Nozzelman 60, LLC 61 Oak Street, Brewster NY 10506

**Manager:**

## 1) Location on the River .

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River. Make third left on Rock Street, at end turn right on Kemble Ave. The site is on the west side after the intersection of Kemble Ave and The Boulevard.

## 2) Property Characteristics

**a. Physical Characteristics:** Fairly level grassy meadow.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** NA

**d. Size in Acres**

**Total acres:** 6.64\_      **Upland:** 6.64      **Submerged (patent):** NA

**e. Is Property in Flood Plain:** No

### **3) History**

#### **a. General History:**

For more detail refer to "Stage IB Archeological Presence or Absence Test Results. Marathon battery Sitem Area II, The Kemble Property, Cold Spring NY prepared by Joel W. Grossman, Phd. Dated February 13, 1992

And <http://www.epa.gov/region02/superfund/npl/0201491c.pdf> document entitled: Marathon Battery Co. New York EPA ID#: NYD010959757  
EPA REGION 2 Congressional District(s): 19 Putnam Cold Spring

#### **b. Ownership History:**

1820 – 50's Property of Kemble.

The battery facility was designed and constructed in 1952 by the U.S. Army Corps of Engineers. Initial operation of the facility was contracted by the Signal Corps to Sonotone Corporation (Sonotone). The first batteries manufactured were used in the NIKE Missile Program, which constructed the fail-safe system on warheads for the Atomic Energy Commission, and other missile programs. In 1957, the facility began production of aircraft batteries for military jet fighters. In September 1962, Sonotone purchased the plant and its equipment from the United States. In December 1967, Sonotone became a wholly-owned subsidiary of Clevite, Incorporated (Clevite) which operated the facility for slightly over 18 months. In July 1969, Clevite, Incorporated merged with Gould Incorporated (Gould), however, Gould was required to divest itself of the plant due to its ownership of other battery facilities. In July 1969, the plant was sold to Business Funds, Incorporated, which subsequently changed its name to Marathon Battery Company (Marathon). In 1980, Marathon transferred its base of operations and moved its equipment to Waco, Texas. The facility, with the equipment removed, was purchased in November 1980 by Merchandise Dynamics, Incorporated and used as a book storage and distribution facility until 1986. On September 7, 1992, the trustee in bankruptcy under Chapter 7 abandoned the facility and equipment to the debtor, Merchandise Dynamics, Bankruptcy Case No. 83 B 11306 (BRL) (S.D.N.Y). Sold to Ken Kearny for \$10,000 after superfund cleanup.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** Yes, Local District

**e. Is property *part of* a Local, State or Federal Special District:**  
Yes

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes, the West Point Foundry District, (added 1973), Located in the Village of Cold Spring Historic District, listed on the National Register of Historic Places (Cold Spring Historic District #00001005, 11/1/1980)

**g. Does property contain significant historic/cultural/archeological elements:** No longer.

**4) Uses and Surroundings**

**a. Current Use:** Vacant

**b. Current Zoning:** I - 1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** N/A

**f. Proximity to Other Public Lands:** Adjacent to the southeast and southern border is the West Point Foundry Preserve and the Foundry Cove.

**5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Property is fenced.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** NA

**e. ADA Accessibility to the property:** N/A

**f. ADA accessibility to river's edge and water:** N/A, property is inland

**6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Yes, within Hudson Highlands SASS:HH23 Constitution Marsh Subunit. In viewshed of the Hudson Highlands (HH26), Storm King Mountain HH2.

**b. Views of the property (including any from SASS):** In viewshed of the Hudson Highlands (HH26) and Storm King Mountain HH2.

**c. Views from the property (including any of SASS):** Property is low but has views of the Hudson Highlands (HH26) and Storm King Mountain HH2.

**7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** Village Water and sewer to site

**c. Roads (paved/unpaved):** None

**d. Other:**

**e. Parking (on site):** NA      **Parking (off site):**

**f. River Access / Boat Launch**      NA

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** NA

**h. Trails (marked/unmarked):**              None

**i. Ongoing improvements/upgrades:** None

**j. Proposed improvements/upgrades:** Developer considering options of housing or self storage.

**8) Notes:**

Some of these entries refer to directly what is called the Ridge property but are in fact applicable here since the properties tend to be viewed as one.

From 2.16 Negative Elements

“The possibility and extent of contamination of the soil, sand wetlands in proximity to the former Marathon Battery site is still under study. It is considered a serious threat to the quality of soils, ground water and wetlands; especially those near the original industrial dumping areas.”

From Section 2.17 Planning Issues

Based upon an analysis of the assets and deficiencies of the existing Village, the following planning issues and opportunities have been identified and are illustrated on Map 17: Planning for future use of the existing industrially.....”

For more information involving the cleanup of cadmium contamination of this site this property refer to EPA Superfund, Explanation of Significant Differences:MARATHON BATTERY CORP. EPA ID: NYD010959757 OU 03COLD SPRINGS, NY 08/31/1993 found at <http://www.epa.gov/superfund/sites/rods/fulltext/e0293504.pdf>

And

Marathon Battery Co.

New York

EPA ID#: NYD010959757

EPA REGION 2

Congressional District(s): 19

Putnam

Cold Spring

NPL LISTING HISTORY

Proposed Date: 10/1/1981

Final Date: 9/1/1983

Deletion Date: 10/18/1996

<http://www.epa.gov/region02/superfund/npl/0201491c.pdf>

Marathon Battery Co.  
New York  
EPA ID#: NYD010959757  
EPA REGION 2  
Congressional District(s): 19  
Putnam  
Cold Spring  
NPL LISTING HISTORY  
Proposed Date: 10/1/1981  
Final Date: 9/1/1983  
Deletion Date: 10/18/1996

Excerpt:

The 70-acre Marathon Battery Co. site includes a now-demolished nickel-cadmium battery plant and 11 surrounding acres, the Hudson River in the vicinity of the Cold Spring pier, and a series of river backwater areas known as Foundry Cove and Constitution Marsh. The battery facility operated from 1952 to 1979, producing military and commercial batteries. During this time, the plant changed ownership several times, finally operating as the Marathon Battery Co. from 1969 to 1979. Before 1965, the plant's wastewater treatment system discharged into the Hudson River at the Cold Spring pier through the use of the municipal sewer system, except during periods of overload or system shutdowns, when the wastewater was discharged directly into East Foundry Cove. In 1965, the New York State Department of Health concluded that a new sewage treatment plant being designed for Cold Spring could not handle the battery plant's industrial discharge. The battery plant operators, therefore, constructed a wastewater treatment plant and began channeling the treated discharge into East Foundry Cove. The treatment plant operated with limited success. Although the potentially responsible parties (PRPs) dredged parts of Foundry Cove and surrounding areas in 1972 and 1973, studies of the sediments and the wetlands still revealed high levels of cadmium and nickel in the late 1970s. A total of 189,000 tons of contaminated sediment and soils were excavated and/or dredged from the site, treated and disposed of off-site. The former battery facility site is now ready for redevelopment and East Foundry Marsh and East Foundry Cove have been acquired by Scenic Hudson, a conservatory organization.

## 32. Kemble Ridge- Kemble Avenue

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Judith Rose made on April 22, 2008.

**Tax Lot #** 49.9-1-12 - or 49.09.1.41 through 49.09.1.62

**Owner (& address if different then above):** Accord Realty and Development, or Kearney Realty and Development (all Ken Kearney) 61 Oak Street, Brewster NY 10506

**Manager:** Same

### 1) Location on the River

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River. Make third left on Rock Street, at end turn right on Kemble Ave. The site is on the west side after the intersection of Kemble Ave and The Boulevard.

### 2) Property Characteristics

**a. Physical Characteristics:** Rocky wooded hillside overlooking the Foundry Cove. This property is second growth trees, mostly maple and locust. Undergrowth is minimal due to shade and deer browsing.

**b. Sensitive Natural Resources (habitat/species):** This property abuts Foundry Cove, habitat and nesting/breeding area for many species. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** 4.74

**Upland:** 4.74

**Submerged (patent):** NA

**e. Is Property in Flood Plain:** No.

### **3) History**

**a. General History:** 1820 – 50's Kemble family property.

For more detail refer to "Stage IB Archeological Presence or Absence Test Results. Marathon battery Sitem Area II, The Kemble Property, Cold Spring NY prepared by Joel W. Grossman, Phd. Dated Feburary 13, 1992.

Adjacent to but not part of Marathon Battery factory property. This property was never made part of superfund site but was used as a staging area.

Was purportedly subdivided in the early 1950's into 21 small lots with an extension of Constitution Drive and the addition of Clark Road. Subdivision plan available with Cold Spring Planning Board.

#### **b. Ownership History:**

The battery facility was designed and constructed in 1952 by the U.S. Army Corps of Engineers. Initial operation of the facility was contracted by the Signal Corps to Sonotone Corporation (Sonotone). The first batteries manufactured were used in the NIKE Missile Program, which constructed the fail-safe system on warheads for the Atomic Energy Commission, and other missile programs. In 1957, the facility began production of aircraft batteries for military jet fighters. In September 1962, Sonotone purchased the plant and its equipment from the United States. In December 1967, Sonotone became a wholly-owned subsidiary of Clevite, Incorporated (Clevite) which operated the facility for slightly over 18 months. In July 1969, Clevite, Incorporated merged with Gould Incorporated (Gould), however, Gould was required to divest itself of the plant due to its ownership of other battery facilities. In July 1969, the plant was sold to Business Funds, Incorporated, which subsequently changed its name to Marathon Battery Company (Marathon). In 1980, Marathon transferred its base of operations and moved its equipment to Waco, Texas. The facility, with the equipment removed, was purchased in November 1980 by Merchandise Dynamics, Incorporated and used as a book storage and distribution facility until 1986. On September 7, 1992, the trustee in bankruptcy under Chapter 7 abandoned the facility and equipment to the

### **4) Uses and Surroundings**

**a. Current Use:** Vacant

**b. Current Zoning:** I -1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** it's in a State-Local District

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State & Federal Historic district, National Heritage Water way, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** yes, the West Point Foundry District, (added 1973), Located in the Village of Cold Spring Historic District, listed on the National Register of Historic Places (Cold Spring Historic District, #82001235, added 1982) yes, part of as part of West Point Foundry District (1973), Cold Spring Historic District Special District:

**g. Does property contain significant historic/cultural/archeological elements:** yes, related to history of West Point Foundry, Site of former Kemble home and outbuildings (org. partner in Foundry). See Grossman & Mich Tech studies

The report talks about 4 test units 3 feet by 3 feet two of which were located to have historic material relating to Gouv. Kemble's in the first 18" of dirt. There wasn't enough excavated that could definitively demonstrate when the house was constructed, it is believed based on my history of the area & company that it was built in the 1820s. The foundation definitively dates to the significant period of the WPF and resembles his brother W. Kemble's house, and many foundations and walls in the foundry proper.

Native American deposits/remnants of a site at W. Kemble's house just next door, and artifacts from 7,000-1,000 were also found at foundry hill on the other side of Kemble Ave. so the likelihood that they occupied this bluff is very high.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Kemble Ave- paved public road.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** Steep wooded slope

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** NA

**e. ADA Accessibility to the property:** NA

**f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

### **a. Is property within or visible from any Scenic Areas of Statewide Significance**

**(SASS):** yes, within Hudson Highlands SASS: HH25 Cold Spring Subunit. In viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mountain, Black Rock Forest Preserve, Crow's Nest Mt, West Point Military Academy, Constitution Island, Hudson River.

**b. Views of the property (including any from SASS):** Viewed from Hudson River, Constitution Island and Marsh (HH 23, 24) West Point Military Academy (HH4).

**c. Views from the property (including any of SASS):** Views of Hudson River, Constitution Island and Marsh (HH 23, 24) West Point Military Academy (HH4).

## **7) Amenities & Utilities**

**a. Buildings:** None

**b. Utilities:** Municipal Water and Sewer to site.

**c. Roads (paved/unpaved):** None developed, Remnants of old road leading to foundations.

**d. Other:** Ruins (foundation) G. Kemble Estate. Remains of asphalt parking lot

**e. Parking (on site):** None      **Parking (off site):** NA

**f. River Access / Boat Launch** N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** NA

**h. Trails (marked/unmarked):** Various deer trails.

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:** Development of luxury houses with views of the Cove.

## **8) Notes:**

This property is under intense development pressure. Application in works for residential construction utilizing 1950's subdivision.

Some of these entries refer technically only to the parcel called the Marathon site, but are in fact applicable here since the properties tend to be viewed as one.

From 2.16 Negative Elements

"The possibility and extent of contamination of the soil, sand wetlands in proximity to the former Marathon Battery site is still under study. It is considered a serious threat to the quality of soils, ground water and wetlands; especially those near the original industrial dumping areas."

From Section 2.17 Planning Issues

Based upon an analysis of the assets and deficiencies of the existing Village, the following planning issues and opportunities have been identified and are illustrated on Map 17:

Planning for future use of the existing industrially zoned areas include consideration of rezoning for "high tech" or clean industrial uses such as research and development or commercial office space.

### 33. West Point Foundry Preserve - Kemble Avenue

Unless otherwise noted, this information is based on the previous report for the Putnam Riverfront Alliance in 2004 as updated by Rita Shaheen on August 30, 2007 with minor editing by Anne Impellizzeri on October 1, 2007.

**Tax Lot #** 49.1.10

**Owner (& address if different then above):** The Scenic Hudson Land Trust, Inc., One Civic Center Plaza, Suite 200, Poughkeepsie, NY 12601

**Manager:** The Scenic Hudson Land Trust, Inc.

#### 1) Location on the River

**a. Directions:** From intersection of Route 9D and Route 301 at traffic light, proceed west on 301/Main Street toward Hudson River. Make third left on Rock Street, at end turn right on Kemble Ave. Preserve gate at end. From railroad platform on east of tracks, follow ramp to mowed path along Foundry Cove.

#### 2) Property Characteristics

**a. Physical Characteristics:** Mix of forested upland, streambank and tidal marsh. Changing topography ranging in elevation from 0 to 150' above mean sea level. Area on west side of brook is where most West Point Foundry operations took place.

**b. Sensitive Natural Resources (habitat/species):** The western third of the preserve consists of East Foundry Cove, a freshwater tidal bay and marshes impounded by the Hudson River Line railway. Property includes both steep slopes and a floodplain. Preserve is in NYS DOS Hudson River Significant Tidal Habitat: Constitution Marsh and NYS Significant Coast Fish and Wildlife Habitat. Foundry Cove was part of a U.S. EPA Superfund remediation which resulted in a large capped area along northeast coast of East Foundry Cove. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** Tide averages; High 3 feet to 4 feet , Low 0 inches to 6 inches

#### **d. Size in Acres**

**Total acres:** 87 **Upland:** approx 30 **Submerged:** approx 57 (East Foundry Cove)

**e. Is Property in Flood Plain:** Yes

### **3) History**

**a. General History:** : Begun in 1817 by orders from President Madison and operating from 1818 to 1884, the West Point Foundry grew to employ hundreds of workers who made the steam engines, water wheels, mill equipment and other items that sparked the country's economic transformation. Innovative Parrott guns that helped turn the tide of the Civil War and massive pipes for New York City's water system came from this site. The foundry's prominent owners also were business pioneers, among the first to apply vertical integration, controlling every aspect of manufacturing from raw materials to marketing their finished products. A virtual village with homes, shops, schools and churches for workers and their families, the West Point Foundry was immortalized by Jules Verne in his novel *From the Earth to the Moon*.

Since acquiring the 87-acre foundry site in 1996, Scenic Hudson has been committed to creating exciting ways to tell its history and preserving the ruins for interpretation. Since 2000, it has sponsored research by graduate students in Michigan Technological University's industrial archaeology program. Their ongoing excavations have uncovered a wealth of information about foundry buildings, from the casting mill where Parrott guns were produced to worker housing. International experts in industrial heritage consider the foundry site unique.

**b. Ownership History:** West Point Foundry Assoc, approx 1818-1884; Cornell Brothers, e. Is property part of a Local, State or Federal Special District: approx 1884 – 1911; Old Foundry Corp, approx 1911 -1936; Astoria Silk & Dye Works, approx. 1936-1996; The Scenic Hudson Land Trust, 1996-present.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** on National Register of Historic Places, as part of West Point Foundry District (1973)

**d. Is property in a Local, State or Federal Historic District:** yes, as part of West Point Foundry District, (added 1973), Located in the Village of Cold Spring Historic District, listed on the National Register of Historic Places (Cold Spring Historic District, #82001235, added 1982) yes, part of as part of West Point Foundry District (1973), Cold Spring Historic District Special District:

**e. Is property part of a Local, State or Federal Special District:** yes, part of West Point Foundry District (1973), Cold Spring Historic District

**f. Is property adjacent to a Local, State or National Historic District, Landmark or Special District:** yes, Cold Spring Historic District.

**g. Does property contain significant historic/cultural/archeological elements:** yes, related to history of West Point Foundry, ongoing archeology research by Michigan Tech University.

**h. Other:** designated a significant site through the Preserve America Community initiative, Putnam County; a Heritage Site of Special Interest in the Hudson River Valley National Heritage Area  
West Point Foundry Preserve (DRAFT 1/9/2011)

#### **4) Uses and Surroundings**

**a. Current Use:** Passive recreation (bird watching, hiking), tours led by Scenic Hudson, Michigan Tech archeologists and Putnam County Historical Society & Foundry School Museum for public and school groups.

**b. Current Zoning:** I-1 & I-2

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Annual

**f. Proximity to Other Public Lands:** Foundry Dock Park across RR tracks, Constitution Marsh Audubon Sanctuary at southeast end of site.

#### **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** via Kemble Ave gate. Follow gravel path (pedestrians only), also trail at southeast corner of Route 9D bridge intersection Platform at Metro – North; old rail bed trail under Kemble Ridge.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** restored marsh

**c. Access from River (including submerged obstructions):** accessible by small boat due to sensitive marsh habitat, no formal access from River

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):**

**e. ADA Accessibility to the property:** no improvements made for access at this time, although marsh trail is flat.

**f. ADA accessibility to river's edge and water:** no improvements at this time.

## **6) Viewshed**

### **a. Is property within or visible from any Scenic Areas of Statewide Significance**

**(SASS):** yes, within Hudson Highlands SASS:HH25 Cold Spring Subunit. In viewshed of the Hudson Highlands SASS, consisting in part or fully of Storm King Mountain, Black Rock Forest Preserve, Crow's Nest Mt, West Point Military Academy, Constitution Island, Hudson River, Chapel of our Lady.

**b. Views of the property (including any from SASS):** Across the Hudson River to the west shore, Black Rock Forest Preserve. Crow's Nest Mt. West Point Military Academy, north to the Chapel of Our Lady, south to Constitution Island and the West Point Foundry Preserve.

**c. Views from the property (including any of SASS):** Hudson Highlands SASS:HH25 Cold Spring Subunit, Hudson Highlands SASS, Crow's Nest Mt, West Point Military Academy, Constitution Island, Hudson River, Chapel of our Lady.

## **7) Amenities & Utilities**

**a. Buildings:** one 2-story brick historic building (1865 Office) which has been stabilized and is not a functional building, it remains closed to the public; one small concrete block shed that serves non-profit Building Bridges Building Boats for storage and boat building.

**b. Utilities:** electricity

**c. Roads (paved/unpaved):** gravel drive that runs from ramp on east side platform of RR tracks to end near Foundry Brook, for Scenic Hudson use, emergency and others by permission of Scenic Hudson. "Haul road" is a private drive connecting Chestnut St and Kemble Ave within the property, was used during Superfund cleanup; it is closed to vehicular traffic.

**d. Other:** valley floor contains masonry ruins of West Point Foundry

**e. Parking (on site):** no formal parking; public can park outside of gate at Kemble Ave

**Parking (off site):** no formal parking arrangement. Public can park at Metro-North train

**f. River Access / Boat Launch**

**Formal (ramp, etc.):** none

**Informal (beach, river rock, etc.):** none

**g. Camping (permitted or planned):** no

**h. Trails (marked/unmarked):** informal trails that were once rail system used during foundry operations.

**i. Ongoing improvements/upgrades:** stabilization of ruins, routine mowing along marsh path, tree clearing on an as-needed basis.

**j. Proposed improvements/upgrades:** The preserve will become a dynamic education-heritage resource for the public and an important link to other Preserve America sites in Cold Spring and throughout the Hudson River Valley National Heritage Area. Pedestrian gateways, gathering areas, thematic trails and innovative interpretive elements will tell the stories of this important industrial landscape while maintaining its quiet scenic beauty. Scenic Hudson has contracted a design team led by Mathews Nielsen Landscape Architects to design a public access and interpretation plan for the preserve that balances the site's ecological, historical and archaeological resources in the context of the small, historic village in which it is situated. [In anticipation of the SEQRA/site plan review, Scenic Hudson is preparing a Historic Properties Management Plan for the preserve for review by the NYS Office of Parks, Recreation and Historic Preservation office.] Three interpretive themes will present the visitor with place-based stories that have national importance: 1) the West Point Foundry's role in the Civil War, 2) the West Point Foundry's role in advancing commerce and industry in America, 3) nature reclaimed after degradation and pollution.

## 8)Notes:

Scenic Hudson hopes to come before the Planning Board with an introductory schematic plan in late 2007/early 2008. A local advisory group has been formed and Scenic Hudson and the design team have met with the group two times.

See 3) h. above, Designations: designated a significant site through the Preserve America Community initiative, Putnam County; a Heritage Site of Special Interest in the Hudson River Valley National Heritage Area.

In 1987 Master Plan: Many references, both specific to foundry and more general to waterfront

Existing Land and Water Use, map #6, p. 16, shows foundry site as “Undev. Open Space/Woodland” and junk yard at end of Kemble as “Industrial” and p. 17 as “light industrial”. Environmental conditions, 2.6, p. 18, re: “industrial wastes in . . Foundry Cove.”

Wetlands, p. 19, “wetland fringe along the southern border of Cold Spring is one of the most fragile environment areas in the Village. . . . connects with 270 acre Constitution Marsh Sanctuary . . . marsh is only one of five tidal marshes on the Hudson and is under consideration for designation as a significant Fish and Wildlife Habitat under the Coastal Management Program.” [Now described above in 2) b. as “in” DOS Significant Tidal Habitat.] Page 19 and Map #8, p. 21 Flood Plain: waterfront edge and length of Foundry Brook. Flood Hazard Plan L.L. 1984 adopted by Village February 2, 1984.

## 34. Ronald A. Mc Conville Park- Morris Ave and Haldane Streets

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Eugenie Milroy in 2007.

**Tax Lot #** 48.8-5-26

**Owner (& address if different then above):** Village of Cold Spring 85 Main Street  
Cold Spring N.Y. 10516

**Manager:**

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed north on Route 9D/Morris Ave. Property is located along Route 9D/Morris Ave. Turn left onto Haldane Street. Park is on Morris Ave between Haldane Street and Northern Avenue.

### 2) Property Characteristics

**a. Physical Characteristics:** Park is grassy with privet style hedges along southern (Haldane St.) and eastern (Route 9D) perimeter, mature shade trees (tree-lined) along west (High St.) and north (Northern Ave) sides. Mature shade and ornamental trees throughout park. Grade is generally level except along northern side where it drops several feet to meet the street/gutter. Brick paver pathways lead to wood fenced tiny tots playground and Patriot (9/11) gardens.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** 1.05      **Upland:** 1.05      **Submerged (patent):** N/A

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** This area was the site of the Old Union Free Haldane School. The cornerstone laid on August 3, 1889 and the building was dedicated on August 7, 1890. The school was in operation until 1936 when the district outgrew the building. The building was torn down in 1956. There is a dedication sign on a large boulder in the park that reads "Ronald A. Mc Conville Park, July 4, 1986). The tiny tots play park was moved here in the mid 1990's. It was originally set close to the 9D side of the park but was later moved near the High Street side. The patriot garden has a piece of steel from the WTC and memorializes Sept 11, 2001. The garden was dedicated in 2006.

**b. Ownership History:**

1. Haldane Family
2. Haldane Union Free School District (1889-1936)
3. Ada Chambers and Mrs Rizzo (of Bear Mountain Bridge Rd, Cold Spring) mid 1930's (but Town Hall Records say 1946)
4. Village of Cold Spring (1973-present)

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** yes, State/local Historic District

**e. Is property *part of* a Local, State or Federal Special District:** Yes, Local/ State Historic district and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes adjacent to the south; Morris Ave South of Haldane Street, Haldane St and Craigside Drive are in the National Historic District

**g. Does property contain significant historic/cultural/archeological elements:** Yes – foundation of the old Haldane school

In Figure 13 of the 1987 LWRP document it appears that McConville park is bisected by the National Register Historic District

### **4) Uses and Surroundings**

**a. Current Use:** Open space park with playground "Tiny tots play park" and September 11, 2001 memorial.

**b. Current Zoning:** R-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** Yes

**e. Annual/Seasonal:** Annual

**f. Proximity to Other Public Lands:** Across Northern Avenue are the Perkins/Haldane/Little League ball fields.

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Three entrances lead to the tiny tots playground; red paver pathways from east and south sides, dirt path from west side. Paver pathway leads directly to 9/11 memorial garden from west. Wood picket fence 24" from curb on south and west sides. Openings in fence provide entranceways.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A

**e. ADA Accessibility to the property:** Yes, for the park itself – level grade path to park and 9/11 memorial. Probably no for the tiny tots play park.

**f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** Seasonal? From Crow's Nest, West Point ski slope, Storm King?

**b. Views of the property (including any from SASS):** From Haldane St., high privet hedge with trees beyond. From Morris Ave (9D) trees, hedge, view into round flagpole/memorial area, tots park across park. From Northern Ave, park is higher than street, can see a bit into playground, over top of fence. From High Street you see a low fence, row of mature trees and the fenced in play area beyond with brightly colored play structures (no roofs).

**c. Views from the property (including any of SASS):** Mountain views to north, E, W and possibly seasonal river views to the NW (in the direction of the ball fields).

## **7) Amenities & Utilities**

- a. Buildings:** Play equipment for designed for 2-5 year olds.
- b. Utilities:** Village water and electrical hook-ups
- c. Roads (paved/unpaved):** Three paver pathways and one dirt trail
- d. Other:** Flagpole, paved circular memorial park with landscaping around, 7 wood and cement benches outside the enclosed play area.
- e. Parking (on site):** None      **Parking (off site):** Nearest parking is on Haldane and High Streets at perimeter of park.
- f. River Access / Boat Launch** N/A, property is inland  
**Formal (ramp, etc.):**  
**Informal (beach, river rock, etc.):**
- g. Camping (permitted or planned):** No
- h. Trails (marked/unmarked):** No
- i. Ongoing improvements/upgrades:** Maintenance of play area, plantings in memorial
- j. Proposed improvements/upgrades:**  
  
Playground needs regular maintenance and updating

## **8) Notes:**

Refer to addendums: 87 MP Comments  
Maps; Historic, Current

Refer to 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan]

Sect 2.5 p.16, Fig 6, McConville park is seen on Map as “developed open space/recreation”

Sect 2.12 p.31 ”...Tree-shaded park on Rt. 9D between Haldane St and Northern Ave... .Village owned or owned by the local school district and primarily serve local residents as active recreation space.””

Sect 2.15  
p. 37 Fig 15 (Visual Assets) McConville Park noted for views

Sect 3.1 p42 Master Plan Policies: Village Growth and Land Use Policy  
-pursue scenic designation/legislation to help protect impt vistas and natural resources

p.44 Open Space and Recreation

-preserve natural features and open space wherever possible and along waterfront and public rights of way in particular

-upgrade publicly owned open space and rec areas to provide appropriate facilities for use by both Village residents and tourists, various age groups and active and passive activities

-Establish a pedestrian network to connect publicly accessible open spaces throughout the village and especially on the waterfront and near Main St.

Sect 3.1 adopt a local scenic designation law to help protect impt vistas and natural resources

5.4 Adoption of Village Open Space Policy

-protect scenic vistas

## 35. Perkins Memorial Field - 37 Morris Ave.

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Eugenie Milroy in 2007.

**Tax Lot #** 48.8-3-9

**Owner (& address if different then above):** Trustees of Haldane Central School District

**Manager:** Haldane Central School District  
15 Craigside Dr

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed north on Route 9D/Morris Ave. After second left (Northern Avenue), property is located along Route 9D/Morris Ave. Sign reads "Perkins Memorial Field".

### 2) Property Characteristics

**a. Physical Characteristics:** Open fields, several feet below grade of Route 9D, property slopes more sharply along south end to meet Northern Avenue; the property steps down at the west end with approximately 2/3 of the total parcel situated higher (along the Route 9D side) and the other third of the lot sitting lower (that is the portion adjacent to the Springbrook condominium property). The property is wooded along the south and west perimeters and most of the remaining area is cleared for use as sports fields.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** N/A

**d. Size in Acres**

**Total acres:** 5.25    **Upland:** 5.25    **Submerged (patent):** N/A

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:**

**b. Ownership History:**

Owned by Haldane Schools for some time – no records of sale in Town Hall

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** Yes adjacent to Local/ State Historic district, and with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:** Yes adjacent to Local/ State Historic district, along Northern Ave. border.

**g. Does property contain significant historic/cultural/archeological elements:** Unknown

### **4) Uses and Surroundings**

**a. Current Use:** baseball/softball fields, practice fields for football, little league baseball fields

**b. Current Zoning:** R-1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** For Games

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** McConville / Tots Park, across Northern Ave. to the south

## **5) Access**

- a. Describe entrance to property (road/drive, trail, etc.):** Dirt path at SW and to lower field. Open along upper field section of Northern Ave. Split rail (double rail) wooden fencing along Route 9D adjacent to parking area.
- b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland
- c. Access from River (including submerged obstructions):** N/A, property is inland
- d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A
- e. ADA Accessibility to the property:**
- f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

- a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** crow's nest, West Point ski slopes
- b. Views of the property (including any from SASS):** open field with several small one story buildings, wood frame and cement block frame; chain link metal fencing in several areas, double height backstops and fencing around foul ball areas.
- c. Views from the property (including any of SASS):** Mountain views in all directions (W, N/W, E, N/E, S, S/W. Seasonal views to the W, N/W. Seasonal (distant glistening) river views to the N/W.

## **7) Amenities & Utilities**

- a. Buildings:** Upper field has double garage building and barn door shed . Lower field area has cement block "concession stand" building with viewing stand on roof. Lower field has one dugout beside concession stand.
- b. Utilities:** Water, electric, very few lights
- c. Roads (paved/unpaved):** As you enter property from 9D at NE corner a short paved driveway broken up macadam/pea gravel runs in front of shed and garage. Two (approx 12'x12') squares of blacktop near football practice area. Steep dirt pathway leads to lower field section of property from Northern Ave at SW corner
- d. Other:** Two wooden picnic tables at lower field. Three wooden benches adjacent to football practice area. One aluminum 3 tier bleacher along Northern Ave side of baseball backstop. This unit is portable. Several wood/cement benches along 9D side of upper field.

**e. Parking (on site):** Macadam/gravel area for parallel parking on 9D side  
**Parking (off site):** streets adjacent to McConville park are used for spillover parking

**f. River Access / Boat Launch** N/A, property is inland

**Formal (ramp, etc.):**

**Informal (beach, river rock, etc.):**

**h. Trails (marked/unmarked):** yes - unmarked

**g. Camping (permitted or planned):** No

**i. Ongoing improvements/upgrades:** Unknown

**j. Proposed improvements/upgrades:**

**8) Notes:**

See addendums: 87 MP Comments

Maps; Historic, Current

see 6.18.07 Hudson River Estuary Biodiversity Outreach Program Re: Biodiversity and Habitat Considerations for Village of Cold Spring LWRP and Comprehensive Plan]

Sect 2.5 p.16, Fig 6, Haldane Ball fields are seen on Map as “developed open space/recreation”  
p.18 mentioned in the text as “developed open space...playing fields near the public school”  
p.20 Fig. 7 (Shallow Soil and Steep Slopes) Westernmost portion of the ball field property is indicated as “steep slopes”

Sect. 2.11 p.29 Community Facilities (listed) #8 Haldane Little League Field, Route 9D

Sect 2.12 p.31. Open Space/Recreation “There are four publicly accessible open space and recreation areas within the border of the Village itself.....The playing fields around Haldane School...are all Village owned or owned by the local school district and primarily serve local residents as active recreation space.”  
p.32 Fig 12 (Community Facilities and Open Public Space)  
#8 Haldane Little League Ball Field is shaded black

Sect 2.15 p.38 “Publicly accessible open space are all publicly owned and maintained. ...three are developed s active recreation areas.”

p. 37 Fig 15 (Visual Assets)  
Ball fields are noted for their views

Policy section

p.84 Existing open space and rec areas as well as existing institutional areas are to be maintained

p.85 Fig 18 (Proposed Land and Water Uses & Project Map)

## 36. Vacant Property behind Haldane High School building

Unless otherwise noted, the information below is based on the observations of volunteer surveyor Eugenie Milroy in 2007.

**Tax Lot #** 37.20-2-28 15 Craigside Dr. (Haldane general campus address)  
This lot number includes a large part of the Haldane property, not just the undeveloped land. At one time this portion of the property was 10 Craigside Dr.

**Owner (& address if different then above):** Haldane Central School District  
15 Craigside Dr

**Manager:** Same

### 1) Location on the River

**a. Directions:** From the intersection of Route 9D and Route 301 at traffic light, proceed east on Rt. 301 to Cedar St. (the fifth street on the left (N) side). Turn left onto Cedar St. Continue north on Cedar, cross Mountain Avenue. Enter Haldane School campus, pass Mabel Merritt building on left. This property begins at end of driveway where parking lot for high school building is located.

### 2) Property Characteristics

**a. Physical Characteristics:** The portion of the property adjacent to the main school campus is cleared and has been developed with a building (2001), parking area, and grassy knoll in front of the building. The majority of the property is wooded.

**b. Sensitive Natural Resources (habitat/species):** Unknown. Refer to "Ecological Communities in Philipstown" Karen Frolich Strong, Sept. 2002 and to document titled, "Addendum to WOSWG Surveys- Notes on Open Space, Hudson River, Flora, Fauna." Judith Rose May 2008.

**c. Water Depths:** N/A

#### **d. Size in Acres**

**Total acres:**                      **Upland:**                      **Submerged (patent):**

**e. Is Property in Flood Plain:** No

### **3) History**

**a. General History:** Originally part of Butterfield's Craigside Estate. This property was more recently owned by the Fathers of Mercy (St. Joseph's Novitiate). There was a three-story building there in which the 1st story had 10rms and a chapel, the 2nd story had 10 rooms and the 3rd had 2 rooms. In later years, a portion of the building was used for a youth recreation center (as per Mr. Rizzi in Philipstown tax assessor's office). The building was removed (in 1983?)

**b. Ownership History:** 1931 Fathers of Mercy

Note on Card: Purchased by Fathers of Mercy, in 1936 and renovated in 1954.

7-18-74 Cold Spring-Nelsonville Intersection, Inc.

Sold to Haldane by Dr. Jayant H. Gandhi, NY, NY in 2001

2001 (12/12/01) purchased by the Haldane Central School District. New High School Building opened for the 2005-2006 school year.

**c. Is property or any portion there of listed in the National or State Register of Historic Landmarks or Places:** No

**d. Is property *in* a Local, State or Federal Historic District:** No

**e. Is property *part of* a Local, State or Federal Special District:** Yes, with in SASS view sheds

**f. Is property *adjacent to* a Local, State or National Historic District, Landmark or Special District:**

**g. Does property contain significant historic/cultural/archeological elements:**  
Unknown

### **4) Uses and Surroundings**

**a. Current Use:** school campus, cross-country running course, wooded trails

**b. Current Zoning:** R1

**c. Does Current Use Conform to Current Zoning:** Yes

**d. Open to Public:** No

**e. Annual/Seasonal:** No

**f. Proximity to Other Public Lands:** Yes. Hudson Highlands State Park

## **5) Access**

**a. Describe entrance to property (road/drive, trail, etc.):** Cedar Street becomes a narrow one-way driveway used daily by school buses to enter the campus. The blacktop road leads to a parking area and student drop off and roadway below that exits onto Mountain Avenue.

The majority of the property is the wooded area accessed by existing dirt trails.

**b. Character of Shoreline (cliff, rocky, beach, etc.):** N/A, property is inland

**c. Access from River (including submerged obstructions):** N/A, property is inland

**d. Does this property have deeded legal access to river (Riparian Rights, Patent):** N/A

**e. ADA Accessibility to the property:** None

**f. ADA accessibility to river's edge and water:** N/A, property is inland

## **6) Viewshed**

**a. Is property within or visible from any Scenic Areas of Statewide Significance (SASS):** yes visible from Crow's nest, West Point Ski Slope

**b. Views of the property (including any from SASS):** cleared developed area with grass and institutional building, woodland

**c. Views from the property (including any of SASS):** exceptional river and mountain views to the West (Northwest and Southwest as well) from the built up section. Presumed similar views from undeveloped, densely shaded area.

**7) Amenities & Utilities**

**a. Buildings:** new Haldane High School

**b. Utilities:** not outside of developed area

**c. Roads (paved/unpaved):** paved parking lot and driveway, paved walkways/sidewalks to and around building, dirt trails through woods

**d. Other:**

**e. Parking (on site):** lot                    **Parking (off site):** adjacent side streets (those where parking is allowed) to the East (Cedar), and South are dense with spillover student parking when school is in session

**f. River Access / Boat Launch** N/A, property is inland  
**Formal (ramp, etc.):**  
**Informal (beach, river rock, etc.):**

**g. Camping (permitted or planned):** No

**h. Trails (marked/unmarked):** Marked and unmarked.

**i. Ongoing improvements/upgrades:**

**j. Proposed improvements/upgrades:**

**8) Notes:**

The correct tax lot number for this property is 37.20-2.28. However, the Philipstown Town hall had previously recorded the lot as 37.20.2-30. The latter lot is a small, irregular (roughly triangular in shape) parcel which sits on Village of Cold Spring/Nelsonville border.

**VISUAL ASSET:**

Not mentioned specifically in the 1987 document as this property was acquired subsequent to the report. It should be noted that mountain and river views from this property are and asset.