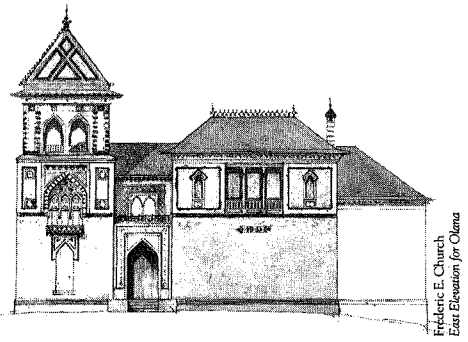


March 15th, 2010

Kevin Millington
NYS Department of State
Office of Coastal Resources
99 Washington Ave., Suite 1010
Albany, NY 12231-0001



The Olana Partnership

Dear Mr. Millington:

On behalf of The Olana Partnership, I would like to offer these comments on the draft Local Waterfront Revitalization Program (LWRP) document for the City of Hudson. As your agency is aware, Olana is an historic site of international renown, and we played a significant role as an intervenor in the St. Lawrence Cement permitting process that took place between 1998-2004. Along with Scenic Hudson and the local citizens group Friends of Hudson and other non-profit entities, The Olana Partnership took a stand against the excessive industrialization proposed by SLC, and we remain grateful to Mr. George Stafford and Coastal Resources staff for the decisive and thoughtful ruling that your agency crafted on behalf of Secretary of State Randy Daniels.

Olana is sited in the Town of Greenport, approximately two miles downriver from the Hudson waterfront, and it is our understanding that the draft LWRP contemplates an industrial corridor through South Bay, and an ambitious expansion of the industrial docks owned by the cement manufacturer Holcim. These impacts are much the same as those proposed by SLC, and we find them problematic. South Bay is a fragile biological environment, and the Hudson waterfront has an established park and great potential as both an area for recreation and commercial activity that would enhance the local tax base. We do not accept the notion that somehow heavy industrial activity as proposed by Holcim and its affiliates might be compatible with recreation and more benign economic activity. We are also deeply concerned that an industrial route through South Bay and a 400 ft. extension of the Holcim dock will set the stage for a renewed cement plant proposal.

We have been witness to the extraordinary revitalization that has taken place in Hudson in recent years, as hundreds of historic properties have been restored and new commercial energy has surfaced. Visitors and shoppers are attracted to Hudson for its charming mix of features, including its extensive inventory of historic architecture, and its ideal location on the banks of the Hudson River. The City enjoys a wonderful westward vista toward the Catskill Mountains, with a charming lighthouse and the historic village of Athens included in the viewshed. The imposition of a large industrial loading operation on the Hudson waterfront would be disruptive and a discordant feature that would be inappropriate and out of character with the surrounding visual environment.

Olana does not stand alone. The historic structure and surrounding landscape created by Hudson River school artist Frederic Church in the 19th century are part of the broader fabric of cultural amenities in the area. Our institution has an important relationship with the neighboring communities of Hudson, Athens, and Catskill. Visitors

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to Olana also take advantage of the wonderful art & antiques district in Hudson, and patronize local restaurants, hotels and B & B's. Olana is situated directly across the river from Cedar Grove, the home of artist Thomas Cole, and both enjoy designation as National Historic Sites. We hold a strong belief that cultural tourism offers economic opportunities for the entire Hudson Valley, and we support the values expressed in your Local Waterfront Revitalization Program.

It should be emphasized that the economic impact of these historic sites is significant. Olana alone has an annual economic impact of \$7.9 million in the local economy and the impact of the many other cultural resources in the area is considerably greater. Olana's plans for a fully restored site, expanded interpretation, and eventually a new museum and visitor center fit well with the plans outlined in the LWRP for Hudson's future. These plans will contribute to developing the Hudson area as a major tourist destination, and are part of a larger vision of connecting historic resources which have specific relationships to the Hudson River.

We respectfully submit that the draft LWRP for Hudson does not honor the principles or the vision established by the NY Department of State, and recommend that the document should be rejected in its present form and revised to preclude the sort of heavy industrial activity that would be a deterrent to more forward-looking development in the area.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara J. Griffen', with a long horizontal flourish extending to the right.

Sara J. Griffen
President