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July 14, 2025

Re: Colarusso Application for Dock Conditional Use Permit Review

Dear Ms. Joyner and members of the City of Hudson Planning Board:

Thank you for your work.

I was surprised that the Board did not discuss public comments received in an open forum at your July 8th monthly meeting, as the Board indicated they possibly would. I look forward to the Board addressing the public comments soon. It is also very important for the public to hear the Applicants response to the public comments and have the public hearing / comment period remain open, affording continued response and dialogue, once **all** have heard from the Applicant. Following this letter there is an attached list of letters that will assist in the Board review.

Please review the history of public comments regarding the application. **Almost 90% of the 240 dock-related public comment letters from 2019 to current want protection of our waterfront and express concerns about the threats caused by the potential for increased truck traffic.** None of these are form letters, they are passionate thoughtful letters from citizens deeply concerned the future of our waterfront.

	Number of letters from the public	Primary Focus of Letters		
		Waterfront protection, limit truck traffic, impose strict conditions and/or deny permit	Procedural concerns about planning board (e.g., request reopening of public hearing)	Support approval of permit and/or support the applicant
2025 to current (dock permit)	134	117 (87%)	15 (11%)	2 (2%)
2019-2020 (dock & haul road permit)	106	94 (89%)	-	12 ¹ (11%)
Total	240	211 (88%)	15 (6%)	14 (6%)

¹ 10 letters from public requested removing trucks from city streets, supporting the haul road alternative.

IN

2025 ALONE - Addressed to you, this current Planning Board

134 letters to the Planning Board (122 from individuals and 12 from groups), of which:

- **117 (87%) letters support protection of our waterfront**, express concerns about the threats caused by increased truck traffic at the waterfront, and/or request denial of the permit if strict limits cannot be met.
- **15 (11%) letters** do not express an opinion on the waterfront issue, and primarily address process concerns, such as **requesting reopening of the public hearing**.
- **2 (<2%) letters are supportive of the applicant** – 1 is a letter from the applicant's attorney, and 1 is a letter is supportive of the applicant's business.

Take into consideration the fact that these letters represent the residents whom YOU represent. I don't need to remind you of that, these letters are from your neighbors, your fellow residents, the tax payers; they represent the community, our children, the future. They necessitated squeezing out precious time, passion and love for this city to write.

Planning for the future requires deep consideration of the ramifications of industrial uses and appropriate restrictions for the future trajectory of this city, its' health, economy, livability and its' residents.

Attached is a list of letters in the Planning Board record that should be reread and reflected on seriously.

Thank you again for this important work,

Hilary Hillman, 1st Ward Hudson, NY

Attachment: Letters to Assist in Board Review

CC: Mayor Johnson

Council President Depietro

ATTACHMENT

IMPORTANT LETTERS TO ASSIST PLANNING BOARD IN REVIEW

The following letters contain valuable information that I believe will be particularly helpful to the Board during its review. Please take a hard look at the following letters:

- **Scope of review:**
 - Attorney Ken Dow's 7/31/19, 3/4/25, 3/11/25 (referenced as 3/5/25 on the PB webpage), and 3/11/25 letters
 - Ben Fain's 2/14/25 letter, that includes a letter from Attorney William Demarest
- **Permits:** Our Hudson Waterfront (OHW)'s 5/6/25 letter providing critical **truck traffic volume** analysis based on the 2020 Creighton Manning Truck Study, and information disclosed by Colarusso's engineers to government agencies for **permits and evaluations** which was substantially below actual levels. In other words, existing permits (e.g., NYS DEC, US Army Corp of Engineers, NYS DOT) are based on significantly understated actual and proposed truck volume, and applicant should be required to get updates based on actual and proposed volumes.

It's important to note that the 2020 Truck Study was provided by the applicant to the Board on the final day of the 2019-2020 public hearing, and has not been subject to a hard look by the Board during an open public hearing period.

- **Board's rights and ability to limit truck traffic:**
 - Valley Alliance's 2/21/20 letter includes critical information concerning the Board's well-established powers to review and limit truck traffic. The letter cites rulings by two 2001 Administrative Law Judges imposing **daily limits for truck traffic** on St Lawrence Cement (SLC) project, as well as other citations, that clearly support the Board's ability to review and limit truck traffic at the dock. Additionally, this letter addresses the Board's right to **approve, modify, or deny** Conditional Use Permit applications.
 - Attorney Ken Dow's 5/30/25 letter regarding City Code
- **Conditions:**
 - OHW's 5/27/25 letter, that includes a compilation of conditions previously sent to the Board by the Valley Alliance (William Demarest, III Esq.), OHW, and C-R District business owners, and includes input from former Board Chair, Betsy Gramkow (Planning Board member Jan 2018-Jun 2021; former Chair Feb 2020-Jun 2021). This includes the conditions listed in the following letters to the Board:
 - Attorney Demarest's 5/6/25 letter on behalf of the Valley Alliance
 - Tony Stone's 5/6/25 letter
- **Air Quality:**
 - Yves Jaques' 7/12/25 letter regarding air quality monitoring at the waterfront
 - Margaret Morris's (1st Ward Common Council representative) 5/30/25 letter regarding fugitive dust issues
 - Melissa Auf der Maur and Tony Stone's 5/30/25 letter

- **Key Stakeholders and Business Groups:** A number of letters from Hudson Core-Riverfront District and other Hudson business owners or groups:
 - **Kitty's, The Caboose, Grapefruit Wines, etc.:** Ben Fain's 2/14/25 letter with attachments
 - **Basilica Hudson:** Melissa Auf der Maur's 5/6/25 letter and attachments, and Tony Stone's 5/6/25 letter
 - **Hudson Riverfront Coalition's** 5/6/25 letter, representing several Hudson riverfront businesses
 - **Hudson Business Coalition's** 5/6/25 letter representing Hudson's diverse and vibrant business community
 - **Dunn Warehouse:** Caitlin Baiada's 5/29/25 letter representing Dunn and Done LLC and the Dunn Warehouse
- **Valley Alliance:** The following letters from the VA:
 - 9/10/19 letter regarding several issues
 - 6/22/20 and 10/13/20 letters providing important historical information
 - 9/5/23 letter regarding Colarusso Myths
- **Other key letters:**
 - OHW's 5/6/25 and 5/15/25 letters addressing various issues
 - Ron Bogle's 5/29/25 Op-Ed letter addressing economic impacts
 - Betsy Gramkow's (former Planning Board Chair) 5/9/25 letter (*referenced as 5/10/25 on the PB webpage*)