

From: [Lyda Ruijter](#)
To: [Collette, Kenneth](#); [Bellantuono, Kristen](#)
Subject: 205 Magee Ave Project: Stamford CT
Date: Tuesday, February 12, 2013 1:33:27 PM
Attachments: [Army Corps 2013.docx](#)
[wetland oct 23.jpg](#)
[Channel narrow.jpg](#)

Dear Mr. Collette and Ms. Bellantuono,

Please find enclosed the letter that I have sent to the Army Corps of Engineers regarding the project mentioned in the subject line of this email. I've attached separately some pictures that show the wading birds and the narrow width of the channel.

In addition to the objections mentioned in the letter, I hope that your office will hire some sound engineers to investigate the impact of the sound pollution on the residents in the neighborhood caused by this project.

Already when a party boat passes through the channel, the conversations in our apartments need to halt, even when our doors and windows are closed; the sound travels much faster through water than through air, leading to amplification and echoing effect.

We literally can hear all of the conversations on any of the open boats passing by.

Since most of the partying and leisure boat travel only occurs intermittently, nobody has made too much of it.

If we now project what these sounds amplifications will mean when there is a full-time working boat yard, further amplified by metal boat racks, the noise will be overwhelming, and inescapable; our building will become uninhabitable for residents with normal hearing.

Will we also get the piercing beeping sounds of vehicles that operate in reverse? The garbage trucks wake us all up already, but that's only for a few minutes at the time. I can't imagine how loud and painful these sounds will be when they are amplified by the water and reach us continuously and incessantly during the whole boating season.

Sincerely,

Lyda Ruijter

Lyda Ruijter and Sean Ahearn
43 Harbor Drive 511
Stamford, CT 06902
LangExch2@yahoo.com

Ms. Diane M. Ray [diane.m.ray@usace.army.mil]
U.S. Army Corps of Engineers
New England Division
696 Virginia Road
Concord, MA 01742-2751

Re #: NAE -2001-1169 Waterfront Magee LLC; Stamford Boat Works

Dear Ms. Ray:

I'm writing to request that the permitting process for the project mentioned above will be halted and that a public hearing will be granted.

As a resident of the Harbor House condominiums at 43 Harbor Drive, Stamford, I have a direct view of the site in question, and the residents in our complex are the closest neighbors to the site.

In the PUBLIC NOTICE sent out by the US Army Corps of Engineers it states that "All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, ..., shoreline erosion,"

The proposed site will have the following consequences with respect to these enumerated cumulative effects:

1. conservation: the specific site in question is a wetland with a significant mud flat that enhances the overall ecosystem of the Long Island Sound.
2. economic: the creation of a boatyard will adversely affect the values of the homes on Harbor Drive and in the whole Shippan area due to the increase in traffic that will result from the creation of a boatyard on Magee Avenue. In addition, the value of the condominiums on Harbor Drive will lose value due to the significant noise levels due to first the dredging and hauling of the soil, and subsequently of the boat house operations which includes a noisy boat lift and a boat rack. Given that the water acts as an echo chamber for the noise, the decibel measurements further along the channel will be higher than at the site of the boat yard itself.
3. aesthetics: the site of the boatyard and the docks will destroy the view of the wetlands at the site's location from the water and the Harbor House Condos opposite the site.
4. general environmental concerns: dredging in a known area of toxic mud and soils will pollute the harbor's waters and release airborne toxins into the surrounding neighborhoods.
5. wetlands: wetlands will be destroyed in this process.

6. fish and wildlife: there is a preponderance of shore birds including egrets, heron, cormorants, and swans that wade on the mud flat that will be dredged. That same mudflat is used by osprey for fishing during mid-tides. There are also many rare species of duck that use the harbor for wintering. Fish use the mudflat and the surrounding wetland for breeding and nurturing when they are small fry. The dredging of the mud flat, the introduction of new floating docks and the noise associated with the boat yard operation will destroy these vital grounds for fish and wildlife.
7. shore erosion: dredging of the mud flats will destroy the buffering the shore provides and damage the wetlands bordering the flats.

Enclosed is a photograph to illustrate the points made above.

In addition to the factors mentioned above, the channel is too narrow for increased active two-way boat traffic for vessels larger than mid-size. Currently, the channel is used for a variety of boats, including industrial barge traffic. Given the width of the barges compared to the size of the channel, it is impossible to add further boat traffic without creating a hazardous situation. Attached please find a picture that shows insufficient width for the channel at low tide.

To provide further background on why the development of a boatyard and the proposed site is ill-conceived, consider the history. Over fourteen years ago, the citizens of Stamford initiated a fight for -- and won -- protection of 4.8 acres of the original 8.3 acre parcel of land at 205 Magee Avenue. The original intent of the creation of the peaceful waterfront park was for the benefit and enjoyment of the public. It is protected open space for passive recreation. The proposed development by Waterfront Magee, LLC for 205 Magee Avenue would negatively impact and destroy the intended use of the people's parkland.

The same issue and concerns that drove our community fourteen years ago to fight to protect the 205 Magee shoreline and to restrict the use of the inland property by deed remain. The property at 205 Magee serves as an important buffer zone between a commercial area that is zoned for light industrial use and the quiet residential neighborhoods of Shippan Point and Harbor Drive. This area is the gateway to our homes.

The proposed boatyard development will bring in additional traffic, clogging our already congested streets, and strain our resources. The boat works operation itself will introduce an additional element of noise and vibration, not only during its construction phase, but also perpetually with the hauling and launching of boats.

In light of the considerations listed above, we request that the permitting for the Waterfront Magee LLC will be denied, and that a public hearing be scheduled.

Sincerely,

Lyda Ruijter and Sean Ahearn



