

Hudson Highlands Reserve

Letters from the public

10/8/21 – 11/4/21

Note- No new letters before 10/24/21

Date: October 24, 2021

RECEIVED

OCT 24 2021

To: Neal Zuckerman, Chairperson
nzuckerman@philipstown.com
Philipstown Planning Board
Philipstown, NY

RE: Hudson Highlands Reserve 2021

Dear Chairman Zuckerman and Honorable Philipstown Planning Board Members,

Please accept these comments on behalf of the hundreds of local citizens who have signed this letter via the petition that can be found at <https://www.change.org/p/philipstown-planning-board-ask-the-philipstown-planning-board-to-vote-no-to-the-hudson-highlands-reserve-application/dashboard>

The Open Space Development code that was adopted by the Town Board in 2011 is an important guidance document for protecting the natural beauty, natural resources, and wildlife of our region. The stated goals of the code with respect to the Hudson Highlands Reserve (HHR) subdivision are:

- A-Protection of steep slopes.
- B-Protection of wetlands, water bodies, water courses.
- C-Provide public access to enjoy Ulmar Pond
- D-Protect Open Space
- E-Protect flora and fauna
- F-Protect the historic nature of the Town

As the first applicant to propose development under this code the Hudson Highlands Reserve 25-lot subdivision application is precedent-setting. Unfortunately, the applicant's plan strongly resembles a traditional subdivision that does not prioritize the protection of open space, natural resources, or wildlife habitat. While the updated FEIS plans removed the equestrian facility, the revisions pose many of the same (along with some potentially new) environmental risks. The revised plans seem to differ significantly from the original, enough to warrant enhanced review by the Conservation Board and public comment to ensure there are no new significant adverse impacts. Moreover, the extent of virgin land and habitats that will be disturbed by this project is vastly under-represented in the drawings, making it difficult for the public to understand the true scope of this project. **Therefore, we request a new public hearing for the new HHR.**

We also support the observations and requests in the 9/15/2021 letter of the HHLT which details 8 recommended actions. In the spirit of the Open Space Development Code we recommend the Planning Board reject the subdivision proposal as complete and request the following:

- 1. Updated evaluation of conservable areas, wildlife populations and other existing conditions.**
- 2. Viewshed preservation: Addition information, including renderings illustrating the view of the proposed developed property from multiple scenic viewpoints.**

3. **Independent verification of habitat types and preservation.**
4. **Independent review of earth moving and stabilization, SWPP, sewage, utilities.**
5. **Approved access by NYDOT for all access AND additional community input.**
6. **Change to site plan to remove the gated access to/from Horton Road**
7. **Revised Subdivision notes to reflect the actual number of homes on submitted plans.**
8. **Sufficient future independent monitoring and accountability.**

We list below multiple concerns with the Hudson Highlands Reserve application and FEIS. These concerns are intimately tied to the code's goals:

- A. **STEEP SLOPES**
- B. **WETLANDS, WATERBODIES, WATER COURSES, STORM WATER AND SEWAGE PLANS**
- C. **PUBLIC ACCESS**
- D. **PROTECT OPEN SPACE and NATURAL RESOURCES**
- E. **HISTORIC NATURE OF THE TOWN**
- F. **ADDITIONAL RELATED CONCERNS**

A. STEEP SLOPES CONCERNS are not adequately addressed

1. The proposed entrance off of Route 9 has construction on land exceeding 35% slopes which far exceeds what is permitted by code unless "clearly needed." A similar concern is found at the "alternate access" at East Mountain Road where there are also steep slopes.
 2. Significant earth stabilization (geotextiles) of steep slopes will be required within areas of **Medium Conservation Value**. Significant earth stabilization (geotextiles) of steep slopes will be required along the border of steep slopes of **High Conservation Value**, see Fig 2.
 3. Site disturbance during construction often equals 2x the footprint of the home. Placing building footprints and house lots up to the toe of steep slopes may require unforeseen additional steep slopes removals and earth stabilization methods. Has the proposal adequately addressed steep slopes concerns associated with construction footprints?
- **We request a revised subdivision plan that addresses the steep site access issue, reflects actual disturbed land areas, and significantly reduces the amount of steep slopes encroachment and required earth stabilization.**

B. WETLANDS, WATERBODIES, WATERCOURSES, STORM WATER AND SEWAGE are not adequately protected

1. The reconfiguration of the house lots suggests new concerns for water on the site, as some houses are now placed close to natural seeps and other water features.
2. The development's effects on aquifers and waterways have still not been sufficiently established. An up-to-date assessment of existing water conditions of this site is requested. A management plan for protecting the water features during and after construction is requested.

3. In addition to the 9/15/2021 HHLT letter recommendation 1, the vernal ponds are especially vulnerable to dogs off-leash. Protection of vernal ponds from the negative effects of public access/resident access is not sufficiently provided.
 4. As noted in 9/15/2021 HHLT letter recommendation 3, the area with homes around Ulmar Pond cuts off a portion of the natural waterbody – negatively impacting the biotic corridor. Further, while buffer less than 330’ provide flood prevention, erosion and sedimentation control, amphibians and other species often require a larger riparian buffer (330+’).
 5. Stormwater and Sewage:

The two vast Subsurface Sewage Treatment Systems proposed (SSTS) seem to make the site’s water vulnerable from any future SSTS failures. An SSTS is a fully cleared area, with no trees. One of the proposed SSTS has a perimeter that exceeds the natural boundaries and is located outside the recommended developable land. What kind of uses will be permitted on the vast SSTS areas? Will these areas be mowed grass or left natural? All SSTS areas should be placed within the “developable land area”
 6. We suggest that the design, size and placement of the SSTS systems be presented to and approved by the Conservation Board. We suggest that the Town Wetland Inspector be asked to opine on the system as well.
 7. Item 13 of the Realty Subdivision Notes on Sheet 2 suggests there may be some mechanically pumped non-gravity fed septic systems of home. These will be vulnerable during our area’s many power outages. We suggest that no wastewater pump systems be permitted for this project. See Fig 4
 8. Item 14 of the Realty Subdivision Notes on Sheet 2 states, “*The SSTS designs do not provide for the installation of garbage grinders. Such installations require additional designs and the approval of the Putnam County Health Department.*” Oversight to prevent owners from installing incinerators in their kitchen sinks may be too difficult to realistically maintain for this development. We request that the SSTS be designed to accommodate a realistic wastewater load. See Fig 4.
 9. Future vulnerability to our area’s frequent and increasing storms and flooding issues has not sufficiently considered or planned for.
 10. The use of catch basins to resolve excess storm water could be problematic. Unless they are maintained and frequently pumped out, catch basins can be subject to discharging debris during heavy rainstorms; they can attract unwanted pests; they can cause sink holes and are expensive to maintain.
 11. The severity of new storm water issues incurred by this size of a development is made clear in the numerous new bioretention areas and rain gardens that will be required. These will involve tremendous earth moving, new pipes and drainage beds. Make no mistake: almost all the virgin land within the “developable” area will be disturbed. In addition, large areas that lie outside the recommended developable area will also be disturbed in order to manage new storm water and sewage caused by the size of the development.
- **We request an independent review on the proposed Storm Water Protection Plan, sewage treatment plans, utilities and other civil engineering be conducted as a prerequisite to evaluating the proposed submission, particularly in view of the changing climate and increasing storm severity.**

- **We request all water and sewage management be contained within the recommended developable land and not within any of the land of medium conservation value.**

C. PUBLIC ACCESS is not sufficiently defined/restricted

Providing public access to the Ulmar Pond is a stated goal. Public access in the former quarry site at Glasbury Commons made use of a contaminated/brownfield site, but what about the currently natural site of Ulmar pond? Have the effects of an increased public walking around the pond and vernal pools been studied? Given the fragile nature of this small pond and the many adjacent waterways, what exactly is proposed? The 2020 end-of-season study by the New York New Jersey Trail Conference found that unleashed dogs along trails were damaging wildlife in vernal pools. They subsequently have stationed guards at those pool sites during the heavily trafficked hiking times.

1. Public access been not sufficiently defined either by the Town or in the proposal. What areas will be/should be open to the public for passive recreation? If so, how and what impact would these have on the traffic, noise, wildlife habitat?
 2. How will public access be monitored?
 3. Are new public walking trails planned? The proposal should clearly delineate these. Currently there is information on the site plans. We are concerned about increased public access to the pond, even as the Town wishes to promote this.
 4. The plans show a public parking area next to the preserved barn, directly adjacent to a large asphalt cul-de-sac. If public parking is part of this development we recommend it become integrated into the site with pervious pavers or gravel and reduce the amount of paving added for public access.
 5. What will the existing Barn be used for, how will it be restored, who will maintain it? Details about the use of this structure are requested. Fig 3.
 6. Who could prevent owners from creating their own walking paths into the protected areas and causing irreparable disturbances?
- **We request the Town provide the Applicant with more detailed guidelines of allowable public uses and that these guidelines be developed with an independent authority, such as the NYNJTC or the New York State Office of Parks.**

D. PROTECTION OF OPEN SPACE & NATURAL RESOURCES is not met.

The findings of the draft FEIS make it clear the current proposal will still fragment and perforate wildlife habitat and perforate biotic corridors to such an extent the aims of the conservation subdivision and requisite conservation easement cannot be met:

1. Per the 9/15/2021 HHLT letter recommendation 2. The proposed footprint of the site and especially the access road from Route 9 exceeds the totality of “potentially developable land” and encroaches into many acres of land that has been identified as significant to habitat. This is a serious concern. See Fig 2. Why does the Applicant need to develop every acre of “potentially developable land” ? Why can’t the Town mandate that none of the land of Medium Conservation Value be disturbed?

2. The extent of **cutting and filling** particularly on land around the outer perimeter of the developable land has not been adequately assessed. Fig 2
 3. Maintenance of sufficient wildlife corridors is **not assured** due to fragmentation.
 4. The assurance that wildlife disturbance to the overall site **during construction** will not permanently damage populations within the protected parts of the property and beyond to the neighboring areas has not been provided.
 5. Overall, the measure of current wildlife populations and boundaries of areas of high and medium conservation value are not current enough to create a baseline. The Conservation Impact Map is from 2015, which is almost 7 years old. A new study should be conducted; as the boundaries of what is deemed land of high conservation value may have shifted.
 7. The extent of impervious paving is a concern. Removing turn-arounds where emergency access for fire trucks is already provided would reduce impervious paving. All home driveways are shown as paved, some seem to be 100 feet long. Pervious driveway materials are suggested for homes, per the historic character for many homes along Horton and East Mountain Road.
 8. There is a proposed **Haul Road** for construction materials storage outside the subdivision perimeter that will end up causing a large area of the area of Medium Conservation value to be cleared and permanently destroyed. The Haul Road area should be located within the boundary of the development/disturbed land.
 9. Protection of View Corridors The submitted viewshed analysis is completely insufficient; it cannot confirm this development will not significantly adversely affect viewsheds. The protection of views of nature from Breakneck Ridge, New York State's **most popular hiking trail** have not been established, and should be established through a more diligent analysis and presented showing the impact (both leaf on and leaf off) from multiple public scenic viewpoints. We refer to the 2018 NYNJTC article on the value of preserving the views from this trail: <https://www.nynjtc.org/news/protecting-north-americas-most-popular-hiking-destination>.
 10. Conflict of interest for the EIS The fact that the applicant paid for environmental impact reports signals a lack of independent review. This may be standard operating procedure to relieve the Town of the cost of paying for their own independent EIS, but in this case, given the sheer number and size of the concerns the Planning Board should explain their reasoning in accepting applicant's conclusions when those conclusions just so happen to coincide with the applicant's interests.
- We request the Applicant submit a new subdivision plan that provides substantial evidence the goals of protecting open space and natural resources are being met, with complete verification of these assertions by independent authorities.
 - We request updated independent assessments for the existing site, the 2015 assessment is now over 6 years old.

E. HISTORIC NATURE OF THE TOWN

1. As proposed, the project strongly resembles a classic subdivision with tax parcels sprawled across the full extent of the developable portion of a property. Insufficient information is given as to the style, materials, colors of the new homes. To meet the town's goals of preserving the historic nature of the town, we request that the proposal **consolidate the homes and define their aesthetic look** as part of the approval process.

2. Noise and Light Pollution vs low density residential development: The impact of noise to neighbors and wildlife habitat of a spread-out subdivision plan has not been fully evaluated. Further, the impact associated light pollution resulting from the spread of the 25 homes has not been evaluated. What is to prevent this development from installing streetlights with glare issues, or owners from installing floodlights on their properties?

3. Historic nature of East Mountain Road: Has evidence been provided that the NYS Department of Transportation (NYSDOT) will indeed approve the proposed access/egress from Route 9 and/or the proposed alternate access, East Mountain Road? Where does Horton Road fit in with these approvals? The impacts on this local historic road and its residents should be studied and thoroughly reviewed before any alternate access is suggested or considered. Multiple cars and support vehicles coming in and out of a single point on East Mountain Road is unprecedented. How will this affect the character of the road, which has a robust local neighbors association? If an access/egress point along East Mountain Road is not viable, then the proposal should remove the language that suggests this.

- **We request all site access/egress resolution as a prerequisite for Planning Board consideration of the application.**
- **We request a light pollution study be provided and commitment that “dark sky” guidelines will be adopted.**

F. ADDITIONAL CONCERNS

Sitework concerns not covered above

1. **The amount of cutting and filling that will permanently change or damage the site and require extensive erosion control is a concern. Especially, the proposed site work directly adjacent to and within the protected perimeter. We are concerned they will irrevocably change the natural landscape and habitats, see Fig 2.**
- **A comparison of the extent/amount of cutting and filling of a similar development of similar size is requested.**

Treatment of Hazardous Materials

2. **Removal of structures may entail special treatment for hazardous materials. Hazmat plan is not provided.**

Use of Horton Road

3. **The plans show an uninterrupted connection between the existing dirt driveway from Horton Road to the existing barn and house on lot 20 and the new paved road of the planned development, separated from Horton Road by a “gate”. Not knowing how or if the gate will be operated, we could presume any resident of the HHR may enter or exit via Horton Road. Horton Road has a blind hairpin turn on a hill where there was an accident involving 3 cars in 2017 because one car was speeding up the hill. For safety**

reasons and to keep in character with the quiet dead-end road, this is not a viable “back door” for the development. We recommend that second means of entry from Horton Road be removed/eliminated. If that is the sole access to the existing house on lot 20, then connecting that house with the rest of the development is clearly problematic to us. **We strongly oppose connecting to Horton Road for anything outside official emergency access.**

4. Speaking of which, the plans refer to an “existing road to be used for emergency access connection” at the end of Horton Road. This road is overgrown and no longer passable even on foot. To make it accessible for emergencies, substantial road work would be involved in this area with conservation value. **We are opposed to adding more land disturbance outside the developable land boundary and ask for more details as to the appearance and materiality of this road and gate.**

Vulnerability Of Covenants

5. There is a lack of transparency in the HOA review process. Is there a draft of the current proposed HOA restrictions? How can we be assured of tree clearing restrictions? We request confidence that sufficient protections, if drafted and submitted today, remain into the future to ensure homeowner actions negatively affect the environment and surroundings.
 6. The conservation easement for a conservation subdivision must be held by a qualified conservation organization, committed to the long-term stewardship and defense of the restrictions and protection of the encumbered lands conservation values. That said, the 25 tax lots will be controlled by restrictive covenants determined by a homeowner’s association. These rules may be updated and changed based on the current board. Further, there is no guarantee that adherence to the existing rules would be monitored or defended by the HOA. We are concerned the Town may not monitor the potentially changing HOA covenants.
 7. If the HOA restrictions are going to limit the amount of lawn/landscaped area around each residence, with the remaining land being wooded, why is each parcel so large? A conservation subdivision that further consolidates development would ensure limited site disturbance, adequate open, natural space and restrictions on accessory structures, playground equipment, small hidden backyards.
 8. Applicant claims the development will be guided by sustainable principles, but specific sustainability measures, energy consumption, homeowner site management, and restrictions on use of pollutants in the new homes is not detailed enough to verify.
- **We request increased transparency on the HOA review process especially for land use, what restrictions/guidelines are proposed, and how they will be enforced.**

Value Of Independent Reviews & A Qualified, Accredited Organization

9. We note that many studies and assessments completed have been completed by the applicant without independent review. We urge the Town to enlist an independent ecological consultant to confirm the information presented.

10. In addition, we especially support the detailed concerns of the easement itself, listed in the September 15, 2021 letter from the HHLT recommendation 7, ensuring that the holder of the conservation easement has the resources and determination to stewards/defend the conservation easement now and well in to the future. This is of paramount concern.

Inconsistency in Maximum Number of Units / Lot size/ Lot use

11. The plans show 25 homes, one existing and 24 new, plus an existing barn to remain. Item 15. of the Realty Subdivision Notes on sheet 2 states "Approval is herewith granted for a total of 28 lots only." **Correction on Sheet 2 is requested. See Fig 4**

- **We request a correction in the Realty Subdivision Notes to reflect the actual final number of approved parcels.**

Signed,
Concerned Citizens for Philipstown

Date October 24, 2021

Please refer to images below.

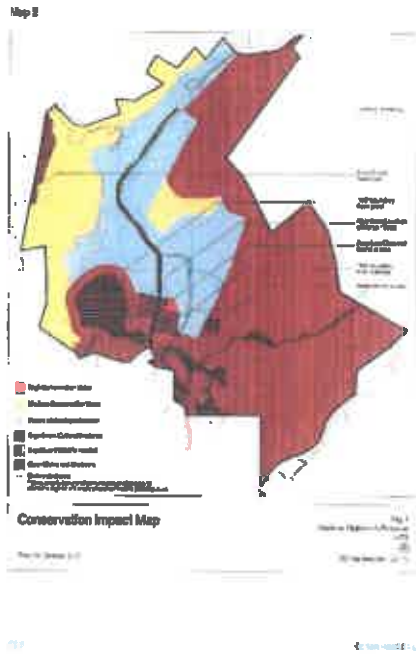


Fig 1. Conservation Impact areas



Fig 2. ORANGE = Recommended developable footprint (max'd out)
 YELLOW = proposed development that is on land that has "conservation value"



Fig 3. Details of treatments of the existing barn, future use, and public access in general is requested.

On:

Closed by:

Drawn by:

1. The Putnam County Department of Health requires a Construction Permit Application be submitted for approval for each individual subsurface sewage treatment system (SSTS) prior to the issuance of building permits by the local municipality.
2. All individual water supplies shall be drilled wells.
3. All drilled wells shall be constructed in accordance with the New York State Health Department 10NYCRR Appendix 3B, Standards for water wells.
4. All wells shall be pump tested for a minimum of 5 hours and have a minimum safe yield of 5 gallons per minute.
5. The Putnam County Department of Health approval is based on locations of SSTS, wells, house and driveway locations being maintained as shown. All modifications to this plan require Putnam County Department of Health approval.
6. Unauthorized modifications made to this drawing after the date of Putnam County Health Department approval voids said approval.
7. No soil or fill is permitted in the SSTS area, except if so specified on the approved plan.
8. All stone walls in and within 10 feet of the SSTS area shall be removed to their entire depth and the resulting void replaced with similar on site soil.
9. Purchasers of lots to be furnished with a true copy of this plan as approved by the Putnam County Department of Health together with a copy of this Certificate of Approval.
10. The conditions noted on the Putnam County Department of Health Certificate of Approval are an integral part of this subdivision approval and compliance is required.
11. The areas designated for primary and reserve SSTS areas are to be physically marked on the ground with no other marking or construction equipment, building equipment or excavated earth to be allowed in these areas except as required for construction of the system.
12. It is the intention of this plan that wells to be a minimum of 100 feet from absorption trenches, except when a well is shown on a direct line or parallel with the SSTS, then the minimum distance shall be 200 feet.
13. Flow from all proposed dwellings to the SSTS areas to be by gravity except if so noted in the SSTS schedule.
14. The SSTS designs do not provide for the installation of garbage enclosures. Such installations require additional design and the approval of the Putnam County Health Department.
15. Approval is herewith granted for a total of 28 lots, including existing lots and 2888 lots.

ADDITIONAL NOTES

Fig 4. Points 13 and 14 demonstrate vulnerability of proposed sewage treatment plans. Point 15 Gives permission for a total of 28 lots, not 25.



I'd like to request a new public hearing for the new 2021 Hudson Highlands Reserve application

3 messages

Vreni Hommes <vrenihommes@gmail.com>
To: crockett@phillpstown.com

Mon, Oct 25, 2021 at 10:37 PM

To the Secretary of the Planning Board, Cheryl Rockett:

I am a resident on Esselborne Road and will be impacted by the proposed Hudson Highlands Reserve. For the reasons cited below, I'd like to request a new public hearing for the new Hudson Highlands Reserve application.

As you know, Hudson Highlands Reserve has applied for permission to develop 25 new homes under the Open Space Development Code, adopted in 2011. However, the DOT-approved access into the development hasn't been established and me and my neighbors have not been given a public hearing opportunity to voice our concerns of the proposed alternate access on East Mountain Road. My concerns are as follows:

There hasn't been a proper traffic study to determine impact of proposed site access from East Mountain Road, nor a study of the impact of 25 large residences on route 9 traffic. East Mountain Road is steep, windy, has many blind-spots, and is regularly damaged by heavy storms. It's a tricky road to drive on and it's all too easy to have an accident if not careful. This is not the type of road that can easily handle a large increase of road traffic. It already takes many minutes to get out onto Rt 9, and Rt 9 is regularly backed up by the traffic light. The developer seems to think that they don't need a traffic study but, as someone who drives East Mountain Road daily, I can tell you that they are wrong. I'd like to request a proper traffic study to determine the impact of proposed site access to East Mountain Road and a study of the impact of 25 large residences on route 9 traffic.

My other big concern is that the proposed entrance off of Route 9 shows that there will be construction on land that has more than a 35-degree slope. That is far in excess of what's permitted by code. The same concern applies for the "alternate access" at East Mountain Road. The building footprints and house lots are up to the toe of steep slopes and may require additional steep slopes removal and earth stabilization. I'd like to request a revised plan that addresses the steep site access issue, reflects actual disturbed land areas, and significantly reduces the amount of steep slopes encroachment and required earth stabilization.

Lastly, I wish to voice my support for the concerns listed in the Hudson Highlands Land Trust's letter to the letter to the Planning Board dated Sept. 15, 2021. (Here's a link -- <https://philipstown.com/pb/2021-09-15-HHR-HHLT-Letter-To-PB.pdf?fbclid=IwAR1kcUV7rXz8KTDUlnCl6Ckiyj1OiepZxLDIYmoEaHXZIO5fEY1RDNagM5k>).

Thank you.

Vreni Hommes

RECEIVED

OCT 25 2021



Fwd: HHR Development

1 message

Neal Zuckerman <nzuckerman@phillipstown.com>

Tue, Oct 26, 2021 at 12:59 PM

To: Kim Conner <kconner@phillipstown.com>, Dennis Gagnon <dgagnon@phillipstown.com>, Peter Lewis <plewis@phillipstown.com>, HEIDI WENDEL <hwendel@phillipstown.com>, LAURA MA OCONNELL <loconnell@phillipstown.com>, CHERYL ROCKETT <crockett@phillipstown.com>, Stephen Gaba <sgaba@drakeloeb.com>, Ron Gainer <rjgainer@comcast.net>, "rflaherty@phillipstown.com" <rflaherty@phillipstown.com>

FYI

Sent from my iPhone

Begin forwarded message:

From: Alison Landy <alisonlandy@hotmail.com>
Date: October 26, 2021 at 7:45:37 AM EDT
To: nzuckerman@phillipstown.com
Subject: HHR Development

Mr. Zuckerman,

Please take the time to think about the HHR development on Horton Road. Many of us have escaped the busy city life to live in peace and quiet in beautiful Putnam Co. We value this environment- less traffic, people, noise and have moved here for these exact reasons. A housing development in the area is not appropriate and not what we want to see begin in our beautiful backyard - we cherish the quiet area, wildlife and overall quality of life we have made for ourselves. Please reject the building of numerous homes in this area and think about what we are fighting for- Horton Road is not set up for heavy traffic flow and our children would have too much vehicular movement to be able to hike, walk, bike ride along the streets like they do now. This is not the area for further development. Please take this into serious consideration for those of us who live here and value what we currently have -

Many thanks to you for taking the time to listen.

Sincerely,
Alison Cavallaro
Horton Court resident

Sent from my iPhone

RECEIVED

OCT 26 2021



Regarding the HHR development

5 messages

Bidu Tashjian <biduceleste@gmail.com>
To: crockett@phillipstown.com

Tue, Oct 26, 2021 at 10:35 AM

This is regarding the development of 25 new Million Dollar Plus homes that is coming for our neighborhood.

What does this mean? Years of noisy and dangerous speeding construction trucks exiting and entering onto Route 9 from East Mountain road North which is the proposed access road. The road on EMRN for the access to the development is a very steep driveway, certainly a hazard in the winter with ice!

Route 9 is a very dangerous road, I was in a bad accident involving 3 cars on route 9 where someone made an illegal left turn in front of me and I was going the stated speed of 55mph. This was not far from EMRN. The cars that line up to get on route 9 in the morning is no picnic. Now add 25 houses to the mix, plus all the delivery trucks, construction vehicles and others on the road and it is going to be unbearable. This is a recipe for disaster. I hope you will join me in opposing this development.

Frightened for our future, Ms Bidu Tashjian (21 year resident North Highlands)

RECEIVED

OCT 26 2021

Madeleine McGinley
534 East Mountain Road North
Cold Spring NY 10516

October 26, 2021

Philipstown Planning Board
Cold Spring, NY 10516
RE: Hudson Highlands Reserve Project

Dear Honorable Board Members:

Please see below additional comments to my previous letter (attached). In response to the discussion at the September Planning Board meeting about possibly changing the primary access point from Route 9 to East Mountain Road North (EMRN), I wish to point out that this location on EMRN is not suitable as an entry to the development.

1. The prior traffic study was done for prime entry from Route 9. A change in access point has not been studied and a new study should be required from the applicant.
2. A representative for the applicant indicated that the Route 9 entry could possibly be eliminated since the absence of the equestrian center reduced the traffic and types of trucks into the development. While this could be true, it has not been shown that EMRN can handle the additional traffic, which would include large trucks for construction and maintenance, nor if they could make the turning radius onto the narrow entry onto EMRN.
3. The existing driveway, which would be the access point off of EMRN, is on a steep slope. If widened and paved, there would be considerable water run-off onto EMRN. This would result in ice build-up in the winter, additional flooding to the homes at the bottom of EMRN and sediment into Clove Creek.
4. Upon making a site visit at this juncture in the road, one can see that it would be difficult to pull out of the development as there is a curve in EMRN prior to the access point. It would also be a hazard to anyone driving down the mountain as the access point comes up suddenly after the curve. This needs to be studied.
5. The nature of the project has changed with a possible different access point. Using EMRN as a prime entry was not in the original plan, therefore a second public hearing should take place so the community can weigh in on its effects.
6. EMRN is a country road, and making it an entry point to a large development would considerably change its character.

Thank you for your consideration,

Madeleine McGinley
Madeleine McGinley

RECEIVED
OCT 26 2021

Madeleine McGinley
534 East Mountain Road North
Cold Spring NY 10516

September 23, 2021

Philipstown Planning Board
Cold Spring, NY 10516
RE: Hudson Highlands Reserve Project

Dear Board Members:

I am writing with deep concern over what was suggested by the applicant at the July 15, 2021 Planning Board meeting, which was that East Mountain Road North (EMRN) is being considered as the sole entry point for the development, since the access from Route 9 would be over a steep grade. Please confirm that you have made a site visit to see that the current driveway off of EMRN the applicant proposes as the alternate access point also has a very steep grade.

As someone who lives on East Mountain and travels this route every day, using EMRN as the entry point would be detrimental to our community on East Mountain for the following reasons:

1. The intersection of Route 9 and EMRN is already dangerous, and it is very difficult to make a left turn onto EMRN when traveling south on Route 9. As the speed limit there is 55 MPH, it is a site of many unfortunate car accidents. As a development with 25 houses would increase the dangers at the entry point, I would hope there would be plans to widen Route 9 at that juncture in order to add a turning lane, as was done to create a safe place to turn into Glassbury Court.
2. It is already difficult to make a left turn from EMRN to go south onto Route 9. Typically, there is a line of cars waiting to get out. If 25 more households use EMRN as their primary exit, that would make the line even longer.
3. EMRN is a narrow, curvy road. There is a sign at the bottom of the road which states that "No Commercial Vehicles- Over 55 feet Long Trucks Are Unable to Negotiate Turn" and "No Trucks over 5 Tons". If EMRN is the access point to the development, it would be nearly impossible to construct the development, not to mention service the development, due to these restrictions. In addition, EMRN is a Haldane School bus route, with the Route 9 corner serving as a bus stop.
4. The creek that runs along and under EMRN floods when there are severe storms, which have only increased over time. After the recent Hurricane Ida, large chunks of EMRN were cut away from the edges of the road from the stream, and the road was impassible. The bridges that cross from the road to homes were destroyed, cutting off access to the homes at the bottom of the mountain. If the applicant paves the access road with blacktop, that would add to the water rushing down the driveway and onto EMRN, further causing issues.

Finally, please confirm that a Traffic Study was done, as the Board has requested from the applicant.

Thank you for your consideration,
Madeleine McGinley
Madeleine McGinley



Please reject the 2021 Hudson Highlands Reserve application

3 messages

Xemedia <xee@xemedia.com>
To: crockett@phillpstown.com

Wed, Oct 27, 2021 at 12:36 PM

To the Philipstown Planning Board,

I'd like to urge the Planning Board to reject the Hudson Highlands Reserve subdivision proposal, which does not comply with the Open Space Development Code.

The proposed development's effects on aquifers and waterways haven't been sufficiently established. I'd like to request an up-to-date assessment of existing water conditions of this site and a management plan for protecting the water features during and after construction.

The Realty Subdivision Notes suggest that there may be some mechanically pumped non-gravity fed septic systems for the proposed home. These will be vulnerable during our area's many power outages. I'd like to request that no wastewater pump systems be permitted for this project.

The two Subsurface Sewage Treatment Systems proposed (SSTS) – which requires a fully cleared area and no trees – may make the site's water vulnerable from any SSTS failures. One of the proposed SSTS has a perimeter that exceeds the natural boundaries and is located outside the recommended developable land. I'd like to request that all SSTS areas be placed within the "developable land area". I also want to request that the design, size and placement of the SSTS systems be presented to and approved by the Conservation Board. The Town Wetland Inspector should be asked to opine on the system as well.

As a resident who will be impacted by the Hudson Highland Reserve, I appreciate you're taking my concerns into consideration.

Sincerely,

Chris Mathers
35 Esselborne Road, East Mountain

RECEIVED

OCT 27 2021



Hudson Highlands Reserve

3 messages

John Clark <johnthomasclark@mac.com>
To: crockett@philipstown.com

Wed, Oct 27, 2021 at 10:06 PM

To the Philipstown Planning Board:

I live at 91 Horton Road, adjacent to the proposed Hudson Highlands Reserve. Because the development is happening in my own backyard, I've been following the approval process over the years as the applicant's plans have evolved, from an equestrian center with a few houses to a "conservation subdivision." Throughout this process, the objections many of us have had to the project's increasing scale and environmental impact have either been ignored or dismissed.

Once again: The applicant is trying to make an end run around conservation easement guidelines. He is using the property's steep slopes and wetlands to satisfy open-space requirements even though he isn't really taking this land off the market—it can't be developed anyway. Eliminating the equestrian center and reducing the number of houses may appear to address this issue, but these concessions are only cosmetic. He's still building many more houses than the law allows—and in areas that continue to pose a threat to wildlife and waterways. If the applicant is allowed to proceed, future developers in Philipstown will follow his lead, buying up unusable land, attaching it to property they want to build on, and then applying for a conservation easement to circumvent the zoning laws. Opponents of the development have made these points repeatedly, but I've yet to hear a satisfactory rebuttal from the applicant.

I also want to reiterate that Horton Road cannot be used to access the development, either by the people living there or the heavy equipment that will be used to construct it. There is a blind corner on the road that can't be reconfigured, and the entrance to Horton has a school bus stop. Those with long memories may recall that Glassbury Court originally considered using Horton as an entrance, but facing community opposition and real safety concerns, the developers ultimately agreed to create their own on Route 9. I believe some of these same issues apply to an entrance on East Mountain North as well.

The applicant has every right to develop his own land, but he should do it within the parameters of the zoning laws and not try to game the system, which is what he's doing here. We are not trying to take away his property rights. We are merely insisting that he follows the letter—and the spirit—of the law.

Thank you.

John Clark



Powered by Mailbutler, the email extension that does it all

RECEIVED

OCT 27 2021



In Support of Preserve East Mountain

3 messages

David Limburg <davidlimburg@mac.com>
To: crockett@phillipstown.com

Sat, Oct 30, 2021 at 4:01 PM

Dear Ms. Rockett,

I want to lend my voice in support of the residents of East Mountain Road against the proposed Hudson Highlands Reserve development between East Mountain Road North and Horton Road. I believe that this development would create a great many problems, including increased traffic and greater risk at already-dangerous intersections such as Rte. 9 and Horton Road, water usage and drainage, loss of wild habitat and viewsheds, and much more. The new occupants, if any, would feel entitled by their high purchase prices and would be automatically in conflict with currently existing residents. And this development, touted as a "conservation subdivision", would set a precedent for the rest of Phillipstown and possibly for Putnam County as a whole. It is actually not clear what this development would conserve. Hillsides too steep to build on? The Rte. 9 roadside? I think the proposal is ill-conceived and poised to do more harm than good, regardless the potential tax revenues from new occupants should the project go head. Please do not permit this proposed development to become a reality.

I am not against developments, but I am against developments that do more harm than good.

Yours sincerely,
David Limburg
2 Crown Street, Nelsonville

RECEIVED
OCT 30 2021

CELIA IMREY 62 HORTON ROAD COLD SPRING, NY 10516

To: Neal Zuckerman, Chairperson
nzuckerman@philipstown.com
Philipstown Planning Board
Philipstown, NY

RECEIVED
NOV 01 2021

RE: Hudson Highlands Reserve 2021

Dear Chairman Zuckerman and Honorable Philipstown Planning Board Members,

I'm writing to oppose the latest HHR project and to voice my support for the detailed concerns listed in the 2021 Change.org petition letter signed by Concerned Citizens for Philipstown (<https://www.change.org/p/philipstown-planning-board-ask-the-philipstown-planning-board-to-vote-no-to-the-hudson-highlands-reserve-application>) as well as the 9/15/2021 letter to the Planning Board of the Hudson Highlands Land Trust. (<https://philipstown.com/pb/2021-09-15-HHR-HHLT-Letter-To-PB.pdf>). In addition, I agree the 9/15/2021 AKRF letter provides a base but it does not cover all the concerns.

Please permit me to highlight the largest concerns I have for this proposed development.

When I purchased 62 Horton Road in 2001, I learned the adjoining virgin acreage was for sale and developable. This land has wetlands, Clove Creek running through, steep slopes, and is only accessible via Horton Road. Without knowing anything about land conservation I felt it would be wrong to pave over wetlands to get to new houses on slopes and near a creek, even if this was "legal." I approached my neighbors and we purchased that land and put it into conservation under HHLT stewardship.

This proposed site is similar and effectively adjacent. If this applicant wants to be a hero in our town and region, put in only a few high-end houses off Horton and East Mountain respectively, with no new houses around the pond and limited site disturbance. They would then protect all the rest of land in a conservation easement with a limited set of walking paths for the public to enjoy under the stewardship of a trail management authority. That could be consistent with the historic nature of this area.

Otherwise, 1) To me, this is simply the wrong site for this zoning code to be applied. I know the idea is to put many more houses than the regular code would allow in exchange for providing the public with benefits and protecting land. But this is not a brownfield site like the abandoned mall next to Home Depot or Glassbury Court where rehabilitation and access of the site is a public benefit. The proposed site is full of wetlands, a pond, vernal pools, waterways, steep slopes, and near-steep slopes where homes would never be constructed anyway; where the public benefit is already happening through views from Breakneck and other trails; and where habitats are already established and undisturbed.

The fact that none of the bordering roads are prepared to handle the traffic volume increase is a significant hurdle to leap. The fact that this revised application is being considered in the absence of an updated independent study on existing conditions is problematic. The fact that the environmental assessment of the proposal is not conducted by an independent authority but is paid for by the applicant is highly problematic. The fact that so much of the site will be disturbed outside the “developable land” boundary is problematic. These numerous concerns and more regarding the use of the code on this site, and the manner in which the application is being reviewed by the Town without prior resolution to glaring problems reveal weaknesses in the process and in the code itself. If the Town has adopted this zoning code, then the Town should be responsible for verifying its application to the fullest prior to providing any approvals.

2) The actual foreseeable damage to the site is not sufficiently represented or assessed. I am not a civil engineer, but I am trained as an architect and the site plans suggest that the vast earthwork needed for roads and new homes, earth stabilization techniques, storm water management basins and drains, sewage treatment systems, and the invasion of utilities, will explode this site into an unrecognizable scar, causing wildlife populations to flee or disappear, even with the phasing. This scar will extend far beyond the “developable land” area to include a huge sewage management area, access roads, a haul road, bioretention areas, earth moving, and new berms, all lying within land of conservation value. The two expansive open sewage management areas will need to remain clear above; will these be lawns? What specific uses are planned/approved? Could the Town ask for renderings indicating how the site will look and which areas were disturbed/ where land massing was changed? I suggest the town request birds

eye renderings and an independent civil engineering firm be engaged to assess the application.

3) I'm not convinced this development proposal will succeed at protecting water features and habitats. I walk up to the edge of the pond occasionally. It's small, it's not a "lake." The proposal has new houses around it and public access allowed. I don't know what can prevent owners from using pesticides or cladding materials like asphalt shingles that will leech into ground water. Or what could prevent visitors or owners from letting dogs off leash? How can a small fragile pond be protected with this amount of construction and activity around it? I can't figure that out. I'm concerned about putting any new houses around the pond and I'm in favor of public access only if this is developed and managed by a trail authority.

4) I'm deeply concerned about the lack of resolution around site access and egress. How could this project move forward without the Town receiving proof of a feasible means of access/egress? The proposed road will need to be amazingly steep and will require an incredible amount of earth stabilization measures and dramatic change to landscape which I thought was supposed to be protected by the Town. Would alternate access ever be via Horton Road? It already is if I am reading the plans correctly. I am concerned about using Horton Road during construction- none of the documents protect us from this happening. I am opposed to the continued use of the dirt driveway as an access to the circle and am suspicious about the "gate." If there is no access needed except the emergency road with a lock box then that historic driveway should be eliminated.

Why not Horton Road? My garage and parking area are at the dangerous single lane blind hairpin turn on Horton Road, up the hill from the bridge over Clove Creek. As a dead-end road there is minimal traffic, but alas, in 2017 a car coming up the hill with too much speed rammed into the two cars parked in front of the garage. Luckily no one was injured, but it was many weeks before those cars could be extracted, see pics below. I'm worried about damage to my property and worse. Ambiguities of how Horton Road is included in this proposal for both construction and final uses should be clarified prior to approvals.

5) I'm concerned this project may permanently damage public perception of our area. The sprawl and number of houses that are shown on the plan make it look like a bird's eye view of suburbia. How could this style of development be in

keeping with the historic nature of the town? What's going to happen along my favorite trail, Breakneck? The trail looks out right at this side of the mountain. Instead of hikers pulling out their cameras to memorialize a beautiful view, they will stare in disbelief that an historic region supposedly so committed to preservation could have allowed this to happen. It was greed. It was developers wearing down the approval committees. It was money thrown around to benefit a tiny group of wealthy individuals- not the public, not the town, and certainly not the animal populations and natural habitats.

To me, that's the ultimate message of this proposed project, were it to be approved-- from across the hill and from down on the road-- that our region isn't actually as committed to the principals of conservation as we thought. I hope you swiftly reject it.

Signed,



Celia Imrey, 62 Horton Road, Cold Spring, NY 10516



2017 accident at 62 Horton Road

Jeremy Drysdale
43 Horton Road
Cold Spring, NY 10516

October 31, 2021

Neal Zuckerman, Chairman
Philipstown Planning Board
Philipstown Town Hall
238 Main Street
Cold Spring, NY 10516

Dear Chairman Zuckerman

I am writing this letter to express my concerns about the proposed Hudson Highlands Reserve development application. The project will increase traffic on Horton Road and Route 9, cause harm to the local wildlife, and destroy woodlands.

The measure of the negative effects of the development and its maintenance with respect to wildlife, waterways, traffic, and noise have not been sufficiently established. That said, it is clear that the addition of housing will increase traffic on already congested Route 9. In addition, as long as any public way exists to access the development from Horton Road traffic will increase on said road. Horton Road which is partly paved and partly dirt cannot handle an increase in traffic due to its narrow nature, tree lines curves and blind curves.

Speaking for my family, we moved to Horton Road due to the natural beauty of the area and relative seclusion. An increase in traffic and noise coupled with the destruction of trees, wildlife and open spaces will irreparably tear the very fabric that is this communities appeal.

Sincerely,

Jeremy Drysdale

RECEIVED

OCT 31 2021

RECEIVED

OCT 31 2021

**Hudson Highlands Reserve 2021 project and a new public hearing**

5 messages

Lynn Rogoff <lrogoff@gmail.com>

Mon, Nov 1, 2021 at 12:36 PM

To: crockett@philipstown.com

TO: Cheryl Rockett crockett@philipstown.com

RE: Hudson Highlands Reserve 2021

RECEIVED

NOV 01 2021

Dear Chairman Zuckerman and Honorable Philipstown Planning Board Members,

I'm writing to oppose the latest HHR project and ask for a new public hearing on the topic. I wish to voice my support for the detailed concerns listed in the new Change.org petition letter of 2021 signed by Concerned Citizens for Philipstown <https://chng.it/6CXCsBK664> as well as the 9/15/2021 letter to the Planning Board of the Hudson Highlands Land Trust. (<https://philipstown.com/pb/2021-09-15-HHR-HHLT-Letter-To-PB.pdf?fbclid=IwAR1kcUV7rXz8KTDUlnCl6Ckiyj1OiepZxLDIYmoEaHXZIO5fEY1RDNagM5k>).

Conservation Easement

As a landowner who shares a property line with HHR on the East Mountain Road South "conservation easement" I am materially involved in the conservation easement protocols. My family has been overseeing this land since 1981, now 40 years. The terrain in question is steep-sloped and used by a wide variety of species, as their habitat. This land requires management by a nationally accredited, specialized expertise to monitor and enforce such a complex easement. If an accredited land trust that is willing to hold the Conservation Easement cannot be found, that should be a red flag for the Town of Philipstown.

This is the last remaining habitat for all these species on East Mountain and the entire North Highlands area, requiring ensured protection of the site's natural resources. As HHR will encroach materially on their present habitat, the remaining habitat will need even more specialized expertise to monitor and enforce such a complex easement.

East Mountain Road North

To traverse this mountain our residents now carefully and slowly must traverse an unlit, dark, steep, winding, and narrow east mountain road north(EMRN). EMRN follows a dangerous mountainous body of water that travels at high speed down the mountain during rain and snowstorms often eroding the roadway. EMRN has only been blacktopped in the last decade as it was never designed to be widely used by cars and trucks. Residents of East Mountain do not even have a traffic light at the intersection, thus finding themselves dangerously waiting on the narrow dark, winding, accident-prone portion of Route 9 to traverse EMRN.

Moreover, HHR is now dangerously proposing a steep entrance to ERMN as their primary form of ingress and egress into their development. This is putting the present-day residents at immediate harm for deadly car and truck accidents. It is incumbent upon the planning board to reject EMRN as a primary form of ingress and egress to HHR as it is putting East Mountain residents in harm's way on a dark, narrow, winding, and steep country road.

As a concerned, tax-paying resident, I thank you for your kind consideration and swift attention.

Lynn Rogoff
464 East Mountain Road South
Cold Spring, NY 10516
646-234-3336 (cell)



**Sender notified by
Mailtrack**



Hudson Highlands Reserve

3 messages

Fred Osborn III <osbornf@aol.com>

Mon, Nov 1, 2021 at 2:15 PM

Reply-To: Fred Osborn III <osbornf@aol.com>

To: "crockett@phillipstown.com" <crockett@phillipstown.com>

Cc: "change@e.change.org" <change@e.change.org>, "cella.imrey@gmail.com" <cella.imrey@gmail.com>

TO: Neal Zuckerman, Chair, Philipstown Planning Board

Dear Neal:

I write to OPPOSE the Hudson Highlands Reserve development project.

Philipstown has been a magnet for healthy, outdoorsy people for generations who love the semi-wilderness state parks and hiking trails. Anything that diminishes that attraction lowers our area's appeal.

The Hudson Highlands Reserve project is out of scale with the neighborhood; there are too many consequences of a residential development of that enormity: the extra traffic, additional sewer and water needs, the defilement of the natural open spaces.

Residential developers come into our community to make money and take money out of the community. There are very few who really care about the quality of life they will create for their customers and their neighbors.

I urge the Planning Board to reject the application(s).

Thank you.

- Fred Osborn, Garrison

Frederick Osborn III
PO Box 347
Garrison, NY 10524-0347
tel: 845-424-3883
cell: 914-672-3819
email: osbornf@aol.com

RECEIVED

NOV 01 2021



Hudson Highlands Reserve

1 message

Angela Attia <angela@angelaattia.com>
To: crockett@phillpstown.com

Tue, Nov 2, 2021 at 8:37 PM

Dear Ms Rockett and Members of the Board,

I have been a resident of East Mountain for seven years and am writing concerning the Hudson Highlands Reserve Revived Sept 3, 2021.

There are several concerns I have about this proposed project. First, there needs to be a traffic study done on the impact on EMRN. That road is quite narrow and the proposed access point is a blind curve. Twenty-five luxury homes with two cars each going in and out of there is a recipe for disaster. Plus, all the large construction vehicles will be going in and out of there as it is being built. It can barely handle two regular sized cars going opposite directions as it is. We definitely need another public hearing about this development with this huge change of access point proposed.

In addition, I am very concerned about the conservation subdivision precedent. The steep slopes make much of the land impossible to develop anyway. Do we really want to consider that conservation subdivision? With more homes now allowed than a regular subdivision, I don't see how it is conserving anything. And who is going to pay for the issues that arise when roads go out or waterways overflow because of the extra homes that would be there?

Please consider another public hearing regarding this project and the residents it will most affect.

Thank you,

Angela Attia
546 East Mountain Rd South,
Cold Spring NY 10516
917-686-7178

RECEIVED
NOV 02 2021



Stop the development!

1 message

bonnie stein <bonnie@gohproductions.org>
To: "crockett@phillipstown.com" <crockett@phillipstown.com>

Wed, Nov 3, 2021 at 9:01 AM

To Cheryl Rockett, secretary.
Hudson Highlands Reserve Revived

I'm writing regarding the mistaken development plan for luxury houses near EMRN. Yes. The equestrian center has been cancelled but the houses are still planned and the area just can't take it!

East Mountain Road North cannot absorb additional traffic caused by vehicles from the proposed 25 luxury homes, their guests, caretakers, housekeepers, and years of construction. It is a narrow road and a school bus route. The intersection with Route 9 - in a 55mph zone - has already become increasingly busy and dangerous, turns in and out of Route 9 result in long wait times during rush hour, often with multiple cars lining up in either direction. I had an accident nearby a few years ago when a fast moving car crashed into me as I pulled into Rte 9.

If indeed this ridiculous development happens then the developer should make their own access road from Route 9, as proposed before in 2019.

I hope that the planning board will request a proper traffic study and give the affected residents a chance to voice their concerns in an additional public hearing.

PLEASE stop this development.

Bonnie Stein

Bonnie Sue Stein
Executive Director & Producer/Seven Loaves DBA GOH Productions
www.gohproductions.org
office +1 212 777 3891/ mob +1 917 7216385

RECEIVED
NOV 03 2021

Bettina Utz
345 East Mountain Road North
Cold Spring, NY 10516
bettina@babybluedesign.com
917 803 4530

RECEIVED
NOV 03 2021

To:
Philipstown Planning Board

Hudson Highlands Reserve

Cold Spring, 11/03/2021

Dear Chairman Zuckerman, dear members of the Planning Board,

I would like to ask the planning board for an additional public hearing on the matter of Hudson Highlands Reserve. Several parameters have changed since the 2019 masterplan, specifically the newly suggested sole access from East Mountain Road North, and the affected residents should have an opportunity to voice their concerns.

I have been a resident of East Mountain Road North (EMRN) for 14 years, and I am very concerned about the following aspects of the proposed Hudson Highlands Reserve development:

1. Conservation Subdivision and Precedent

This proposed development should not qualify as a conservation subdivision. The developer is offering to protect land that to him has no value because it is not developable, in exchange for building twice as many homes as allowed in a conventional subdivision. They are asking a lot for not giving much; a true conservation subdivision should protect valuable land, flora, and fauna. Due to lack of conservation value and to avoid bad precedent, this application should be denied as Philipstown's first conservation subdivision.

2. Access to the Site on East Mountain Road North

The developer is now proposing EMRN as the sole entrance to the site, instead of building their own access road from Route 9. In the 2019 proposal, we were promised an emergency only road into EMRN after Horton Road was off the table as access road. Even without the equestrian center, there will still be a considerable amount of traffic increase: multiple vehicles from each of the luxury residences, housekeepers, lawn maintenance, construction trucks, all

going in and out the bottleneck from and to Route 9 on EMRN, which is also part of a school bus route, is neither practical nor safe, and will highly disrupt current residents' everyday life. To widen EMRN or put a traffic light at the intersection will give our road a suburban feel that we never signed up for. Changes like this will destroy our country road's – and subsequently our homes' – character and might even negatively affect our property values.

Since the lockdown has ended, traffic has increased considerably. Turns into Route 9 during rush hours often require minutes of wait time, often with 2-3 cars waiting to get out on Route 9 and into EMRN. The intersection Route 9/EMRN is in a 55-mph zone and extremely dangerous. The developer must be held responsible to conduct a proper traffic study, during rush hours on school days. We also need to account for two industrial expansion projects that are under way on Route 9.

The proposed access road to the property at 36 EMRN is very steep, and visibility is less than ideal. Once widened and paved, we will expect a lot more run off, more ice in the wintertime, more damage on EMRN, as we already saw after the last large rainstorm. Questions arise: can our road absorb more storm water runoff, and who will pay for resulting repairs of East Mountain Road North? What about salt runoff in the winter right into the stream?

3. Burden on schools

Hudson Highlands Reserve will most likely not be a weekend community. Since the Covid pandemic, we all know how weekend homes easily turn into full time residences. Our community has become very popular in the past two years, and people want to live here and send their kids to school here. I am concerned that Haldane Central School will be overburdened with an influx of new students from this development. Expanding our schools will raise our taxes, and some longtime residents already struggle to afford to live here.

Thank you very much. Best regards,

A handwritten signature in black ink, appearing to read "Bethmar Uitz". The signature is written in a cursive, somewhat stylized font.

516 E. Mountain Rd S.
Cold Spring, NY 10516
November 3, 2021

Neal Zuckerman, Chair
Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516

Re: Hudson Highlands Reserve -Draft FEIS

Dear Chair Zuckerman and Members of the Philipstown Planning Board:

I respectfully request the Board schedule a Public Hearing on the revised plan for the Hudson Highlands Reserve Proposal.

The draft Final Environmental Impact Statement does not address several concerns outlined in prior correspondence, specifically from the Hudson Highlands Land Trust (see their 9/15/2021 letter).

Further, much has happened since the last public hearing over two years ago. This proposal is still a big deal as it will set the tone for other applications under the Open Space Development Code that was adopted by the Town Board a decade ago. The public deserves an opportunity to be heard as this proposal has changed considerably since its initial application.

Thank you.

Sincerely,

/s/

Susan Anspach

RECEIVED
NOV 03 2021



CHERYL ROCKETT <crockett@phillpstown.com>

2021 Hudson Highlands Reserve

1 message

dh1977@optonline.net <dh1977@optonline.net>
To: "rockett, cheryl" <crockett@phillpstown.com>

Wed, Nov 3, 2021 at 11:12 AM

I signed the petition today against the approval of the 2021 Hudson Highlands Reserve. I am concerned about the storm drainage as some of the residents of East Mountain Road North have already experienced damage with Storm Ida, and concerned with the proposed entry on East Mountain Road North. I live at [25 East Mountain Road North](#) which already has high traffic and is extremely narrow with blind curves. We had to install a mirror across the road from our driveway so that we can see traffic coming down the road as it is a blind curve and very dangerous. I can't imagine having more traffic than we already have. It is already a problem trying to get out onto Route 9 and will be worse with more congestion. I am urging the Board to reject this application.

Vincent & Donna Haight

[25 E. Mountain Road North](#)

RECEIVED
NOV 03 2021

James Dye
127 Esselborne Rd.
Cold Spring, NY
(262)745-8811
jamesdye@icloud.com

To the Philipstown Planning Board,

I am writing in regard to the Hudson Highland Reserve. As a neighbor of the property who works in environmental protection, I find the latest iteration of this application disturbing and not in the realm of conservation. The applicant's property fosters invaluable ecology with the potential to be a great conservation subdivision that adds to our community. However, in its current iteration this application does not conserve developable land, instead it takes into account undevelopable land to maximize private sprawling lots while decimating forest, wetlands, and ecosystems in the process. We should insist the applicant respect the principles of a conservation subdivision and actually conserve developable land in Philipstown.

I urge the board to scrutinize the submitted proposals and plans regarding deforestation, disturbing native plants, animal habitats, wetlands, and waterways.

The excessive sprawl of proposed lots in the current application include steep slopes and rills that are not accurately depicted on submitted drawings. These rills become active during rainfall and should be considered. Adequate reviewing of the property is imperative to conserving it.

I urge the board to limit the number of homes, lot sizes, and lot sprawl across the property.

This application is not in the character of a conservation subdivision. The lots should be smaller and the sprawl should be minimized to protect as much of the land as possible. Counting unbuildable land as conservation is not inline with our town's zoning laws or a conservation subdivision's principles.

I urge the planning board to conserve some of the buildable areas of the property.

The applicant should be protecting more than just undevelopable steep slopes. Developable portions of this property should also be conserved as they hold a large portion of the land's conservational value. Homes should not be near the pond and should not obstruct water/ecological migration from the steep slopes to the pond and streams.

I urge the board to not consider access from East Mountain Rd N.

The steep road has a blind curve near the proposed entrance and the turn onto/from R9 is already highly trafficked and dangerous. Additional traffic from 25 homes would further endanger EMRN residents and users, especially during winter when the road and turn onto/from R9 can be extremely treacherous. If the number of homes was limited this would be less of an issue.

I thank the Board for considering my concerns and appreciate the Board's time and work spent reviewing this project.

Lets keep the conservation in this conservation subdivision.

James Dye

RECEIVED
NOV 03 2021



Hudson Highlands Reserve?!

1 message

Roy Rosenstein <rrosenstein@aup.edu>
To: "crockett@phillipstown.com" <crockett@phillipstown.com>
Cc: Roy Rosenstein <rrosenstein@aup.edu>

Wed, Nov 3, 2021 at 12:08 PM

Dear Ms. Crockett,

A proposed development like Hudson Highlands Reserve (what an outrageous misnomer!) is not the way to do business in Philipstown if we are determined to preserve at least some of its natural state and historical charm. There are far too many unanswered questions regarding the unacceptable EIS. This proposal is perhaps in one way minimally better than the previous horse farm (no horses), but in other ways apparently even worse, as noted by Katrina Shindledecker at HHLT. HHLT doesn't approve of the proposed conservation easement and neither do worried potential neighbors like us. Our family property touches both EMRS and EMRN and is in a collective HHLT conservation easement. Gary Shteyngart, a Valley resident, has just said that the Hudson Valley risks becoming like the Hamptons. Is that what we residents want? Thank you for taking the appropriate action.

Roy Rosenstein and family
East Mountain, Cold Spring

RECEIVED

NOV 03 2021



Hudson Highlands Reserve 2021

1 message

Davis McCallum <rdmccallum@gmail.com>
To: crockett@phillpstown.com

Thu, Nov 4, 2021 at 7:59 AM

Dear Chairman Zuckerman and Honorable Philipstown Planning Board Members,

I'm writing as a Cold Spring resident ([930 East Mountain Road South](#)) to oppose the latest HHR project and ask for a new public hearing on the topic.

I wish to voice my support for the detailed concerns listed in the new Change.org petition letter of 2021 signed by Concerned Citizens for Philipstown <https://chnng.it/6CXCsBK664> as well as the 9/15/2021 letter to the Planning Board of the Hudson Highlands Land Trust. (<https://philipstown.com/pb/2021-09-15-HHR-HHLT-Letter-To-PB.pdf?fbclid=IwAR1kcUV7rXz8KTDUInCl6Ckiyj1OiepZxLDIYmoEaHXZIO5fEY1RDNagM5k>).

I also wish to draw a distinction between the transformation of the currently developed Garrison Golf Course into an ecologically sustainable home for a local non-profit arts organization, and the HHR project, which is a commercial real estate developer applying to build a suburban-style housing subdivision on previously undisturbed land. The former is the kind of thoughtful land conservation solution that ensures a vibrant future for our community, while preserving open space and permanently protecting 200 currently vulnerable acres from further subdivision and development. The latter is exactly the purely profit-driven development that Chris Davis's visionary joint gift to HVSF and HHLT is intended to forestall.

Thanks to you and the members of the Board for your service to our community. I am aware of all the work that you do on our behalf, and am deeply grateful to you for your diligence and dedication.

Respectfully submitted,
Davis McCallum

RECEIVED
NOV 04 2021



CHERYL ROCKETT <crockett@phillipstown.com>

Subdivision on East Mountain In Cold Spring

1 message

Ivona Bendkowska <ibendkowska@hotmail.com>

Thu, Nov 4, 2021 at 5:11 PM

To: "crockett@phillipstown.com" <crockett@phillipstown.com>

To:

Neal Zuckerman, Chairperson of the Phillipstown Planning Board

I would like to express my concern about the plan to build 25 large houses on East Mountain. I do not believe that the current infrastructure on the mountain can support the project, especially the entrance from E Mountain Rd North. I am requesting further studies of the impact of the subdivision on the infrastructure of the natural environment.

Thank you.

Ivona Bendkowska

531 E Mountain Rd N

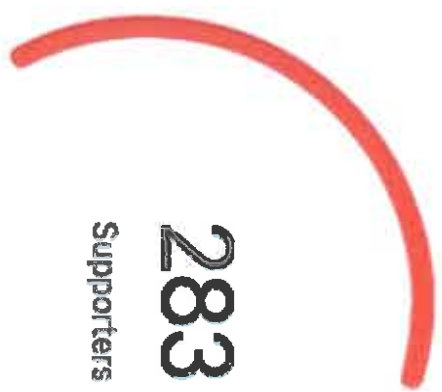
Cold Spring NY 10516

RECEIVED

NOV 04 2021

Ask the Phillipstown Planning Board to reject the 2021 Hudson Highlands Reserve application

Menu View petition



Only 217 more supporters to the next goal!

8,625 Views

33 Shares



Your free promotion finished

We showed your petition to 625 extra people on Change.org - that's \$25 of advertising for free. 14 people signed as a result!

RECEIVED
NOV 04 2021



Share your petition

Successful petition starters share their petition about 12 times. Try to share on as many different platforms as you can, and be sure to ask others to sign and share your petition to build momentum!

<https://chgng.it/7ZR4vjdH>



Edit your link to make it easier to share



Name	City	State	Postal Code	Country	Signed On
John McCarthy	North Pole	AK	99705	US	10/27/2021
Ellen Dinerman	Altadena	CA	91001	US	10/29/2021
G. Diane Matthew	Carson	CA	90746	US	10/26/2021
Camron Phillips	Carson	CA	90745	US	10/30/2021
Manny Lopez	Riverside	CA	92506	US	11/1/2021
Tom Imrey	San Francisco	CA	94102	US	10/28/2021
Lapin Nora	San Francisco	CA	94122	US	10/30/2021
Mathew Jolle	Santa Clara	CA	95054	US	10/30/2021
Dana Duran	Scotts Valley	CA	95066	US	10/27/2021
Klay lo	Temecula	CA	92592	US	10/27/2021
Perrie Mcmillen	Fort Collins	CO	80525	US	11/2/2021
Wendy Chaix	Easton	CT	6612	US	10/28/2021
Mark Dewing-Horr	Greenwich	CT	6830	US	10/27/2021
Summer Plachinsk	Asheville	FL	32608	US	10/28/2021
Jordan Jenkins	Fernandina Beach	FL	32034	US	10/29/2021
Morgan Quinn	Key West	FL	33040	US	10/28/2021
Ry8 Crowley	Lakeland	FL	33803	US	11/2/2021
Donna Lord	Melbourne	FL	32935	US	10/29/2021
Johana nohemy Es	Miami	FL	33102	US	10/28/2021
Vince L	Oviedo	FL	32765	US	10/30/2021
Haley Love	Tampa	FL	33624	US	10/29/2021
Roy Rosenstein	Paris	FR	75015	France	10/28/2021
Emily Dingus	Athens	GA	30606	US	10/28/2021
Sam Newby	Atlanta	GA	30306	US	10/28/2021
Ellie Ressler	Atlanta	GA	30308	US	10/28/2021
Doretha Villatoro	Augusta	GA	30904	US	10/29/2021
Laurelle Buller	Ames	IA	50010	US	10/27/2021
Anand Singh	Ranchi	ID	834001	US	10/28/2021
August Culbert	Chicago	IL	60608	US	10/27/2021
Jessica Massey	Chicago	IL	60651	US	10/28/2021
James Truman	Chicago	IL	60007	US	10/30/2021
Gavin Savant	Columbia	IL	62236	US	10/27/2021
Lauren Robertson	Spring Hill	IL	66083	US	10/29/2021
Angel Rouse	Greensburg	IN	47240	US	10/28/2021
Cameron Robinsor	Lawrenceburg	KY	40342	US	11/2/2021
madalyn lamaster	Louisville	KY	40291	US	11/2/2021
Whitney Bailey	Deridder	LA	70634	US	10/28/2021
Chloe Schwartz	Boston	MA	2110	US	10/29/2021
Justin Schlegel	Annapolis	MD	21409	US	10/31/2021
Jahmare Handy	Baltimore	MD	21251	US	10/31/2021
Norman Hommes	Bangor	ME	4401	US	10/27/2021
Lisa Lattes	Rockport	ME	4856	US	10/27/2021
Patrick Kennedy	Clawson	MI	48017	US	10/25/2021
Thucuc Thi Pham	Coon Rapids	MN	55433	US	11/2/2021
Shakya Parker	Minneapolis	MN	55401	US	10/28/2021
Caleb V	Minneapolis	MN	55422	US	11/1/2021

Ronald McGrath	haverhill	MNY	1830 US	10/29/2021
Delaney Morlan	Kansas City	MO	64117 US	10/30/2021
Brooklyn McRaney	Petal	MS	39465 US	10/28/2021
Evangeline Hawk	Raleigh	NC	27526 US	10/28/2021
Hank Osborn	Mahwah	NJ	7430 US	11/1/2021
Tiana Barrier	New Jersey	NJ	7644 US	10/28/2021
Roger Rosenstein	Oradell	NJ	7649 US	11/2/2021
Dale Ruth	Albuquerque	NM	87112 US	10/28/2021
Fred Roesslein	Beacon	NY	12508 US	10/26/2021
Coumans Hadrien	Beacon	NY	12508 US	10/27/2021
Aleshiya Shearin	Bronx	NY	10453 US	10/28/2021
Nadia Pechovskaya	Brooklyn	NY	11211 US	10/27/2021
Michael Flory	Brooklyn	NY	11226 US	10/28/2021
Wanda Knauss	Brooklyn	NY	11226 US	10/28/2021
Heinrich Spillmann	Brooklyn	NY	11216 US	10/30/2021
Glenn Lowry	Brooklyn	NY	11215 US	11/1/2021
Ellen De Lucia	Catskill	NY	12414 US	10/28/2021
Maria Rose	Clifton Park	NY	12065 US	11/2/2021
Malachy Cleary	Cold Spring	NY	10516 US	10/24/2021
Bidu Tashjian	Cold Spring	NY	10516 US	10/24/2021
Terry Weber	Cold Spring	NY	10516-4321 US	10/24/2021
Rogoff Lynn	Cold Spring	NY	10516 US	10/24/2021
Chris Mathers	Cold Spring	NY	10516 US	10/24/2021
Vreni Hommes	Cold Spring	NY	10516 US	10/24/2021
Carol Gray	Cold Spring	NY	10516 US	10/24/2021
Nina Cucchiari	Cold Spring	NY	10516 US	10/24/2021
Bettina Utz	Cold Spring	NY	10516 US	10/24/2021
John Clark	Cold Spring	NY	10516 US	10/24/2021
Lillian Rosengarter	Cold Spring	NY	10516 US	10/24/2021
Noormae Lauren	Cold Spring	NY	10516 US	10/24/2021
Bonnie Stein	Cold Spring	NY	10516 US	10/25/2021
Icony Bendkowska	Cold Spring	NY	10515 US	10/25/2021
Emily Duncan	Cold Spring	NY	10516 US	10/25/2021
Dayna Resi	Cold Spring	NY	10516 US	10/25/2021
Kubik Amy	Cold Spring	NY	10516 US	10/25/2021
Eliza Matthews	Cold Spring	NY	10516 US	10/25/2021
Lisa Quartin	Cold Spring	NY	10516 US	10/25/2021
McGrath Maureen	Cold Spring	NY	10516 US	10/25/2021
James Dye	Cold Spring	NY	10516 US	10/25/2021
Larissa Miller	Cold Spring	NY	10516 US	10/25/2021
Elizabeth Bruna	Cold Spring	NY	10516 US	10/25/2021
Claudi Dizenzo	Cold Spring	NY	10516 US	10/25/2021
Patricia Dizenzo	Cold Spring	NY	10516 US	10/25/2021
Pamela Doan	Cold Spring	NY	10516 US	10/25/2021
Alison Cavallaro	Cold Spring	NY	10516 US	10/25/2021
Makiko Parsons	Cold Spring	NY	10516 US	10/25/2021
Susan Hyatt	Cold Spring	NY	10516 US	10/25/2021

Charles Dizenzo	Cold Spring	NY	10516 US	10/26/2021
Sarah Gurland	Cold Spring	NY	10516 US	10/26/2021
Shelley Gilbert	Cold Spring	NY	10516 US	10/26/2021
Jessica Brockington	Cold Spring	NY	10516 US	10/26/2021
David Hunter	Cold Spring	NY	10516 US	10/26/2021
Celia Imrey	Cold Spring	NY	10516 US	10/26/2021
Florence Clutch	Cold Spring	NY	10516 US	10/26/2021
Cella Baczkowski	Cold Spring	NY	10516 US	10/26/2021
Virginia Sole-Smith	Cold Spring	NY	10516 US	10/26/2021
Sheryl Kirschenbaum	Cold Spring	NY	10516 US	10/26/2021
Samantha Olinsky	Cold Spring	NY	10516 US	10/26/2021
Daisley Mark	Cold Spring	NY	10516 US	10/26/2021
Flanagan James	Cold Spring	NY	10516 US	10/27/2021
Alcott Lisa	Cold Spring	NY	10516 US	10/27/2021
Boyd David	Cold Spring	NY	10516 US	10/27/2021
Constancia Romilly	Cold Spring	NY	10516 US	10/27/2021
Satoshi Yano	Cold Spring	NY	10516 US	10/27/2021
Sara Yano	Cold Spring	NY	10516 US	10/27/2021
Susan Lowry	Cold Spring	NY	10516 US	10/27/2021
Richard Butensky	Cold Spring	NY	10516 US	10/27/2021
Ann Hammond	Cold Spring	NY	10516 US	10/27/2021
c de Walden	Cold Spring	NY	10516 US	10/27/2021
George Warner	Cold Spring	NY	10516 US	10/28/2021
Tristan Culbert	Cold Spring	NY	10516 US	10/28/2021
Claire Davis	Cold Spring	NY	10516 US	10/28/2021
Richard Clark	Cold Spring	NY	10516 US	10/28/2021
Kate Freund	Cold Spring	NY	10516 US	10/28/2021
Starr Eric	Cold Spring	NY	10516 US	10/28/2021
Tyler Isaacson	Cold Spring	NY	10516 US	10/28/2021
Paul Thompson	COLD SPRING	NY	10516 US	10/28/2021
Pascale Berner	Cold Spring	NY	10516 US	10/28/2021
Julia Famularo	Cold Spring	NY	10516 US	10/29/2021
Lauren Ferguson	Cold Spring	NY	10516 US	10/29/2021
Jeff Mikkelson	Cold Spring	NY	10516 US	10/29/2021
Tiderington Emmy	Cold Spring	NY	10516 US	10/29/2021
Anthony Stropoli	Cold Spring	NY	10516 US	10/29/2021
Cooper Mary	Cold spring	NY	10516 US	10/29/2021
Eliza Starbuck	Cold Spring	NY	10516 US	10/29/2021
Doris Jean Kolarek	Cold Spring	NY	10516 US	10/30/2021
Silver Michelle	Cold Spring	NY	10516 US	10/30/2021
kalista parrish	Cold Spring	NY	10516 US	10/30/2021
Sara Dulaney	Cold spring	NY	10516 US	10/30/2021
David Limburg	Cold Spring	NY	10516 US	10/30/2021
Cruz Diana	Cold Spring	NY	10516 US	10/30/2021
Phillips Jeff	Cold Spring	NY	10516 US	10/30/2021
Courtney Lyons-Kir	Cold Spring	NY	10516 US	10/31/2021
Kristen Spooner	Cold Spring	NY	10516 US	10/31/2021

Conor Conor	Cold Spring	NY	10516 US	10/31/2021
Jeremy Drysdale	Cold Spring	NY	10516 US	10/31/2021
Simeon Lagodich	Cold Spring	NY	10516 US	11/1/2021
Bug S	Corning	NY	14830 US	10/29/2021
Jill DeLucia	Coxsackie, ny	NY	12051 US	10/28/2021
Chris Ford	Fishkill	NY	12524 US	10/25/2021
Fred Osborn	Garrison	NY	10524 US	10/27/2021
Suzi Tortora	Garrison	NY	10524 US	10/28/2021
David Albright	Garrison	NY	10524 US	10/28/2021
Catherine Serreau	Garrison	NY	10524 US	10/28/2021
Jane Marcy	Garrison	NY	10524 US	10/29/2021
Jonathan Saweikis	Garrison	NY	10524 US	10/31/2021
MJ Martin	Garrison	NY	10524 US	10/31/2021
Wickham Boyle	Germantown	NY	12526 US	10/28/2021
Giuseppe Badalam	Hempstead	NY	11550 US	10/27/2021
Justin Hillyard	Hopewell Junction	NY	12533 US	10/24/2021
Juby Brandon	Hopewell Junction	NY	12533 US	10/24/2021
Madeleine McGinl	Hopewell Junction	NY	12533 US	10/24/2021
Michael Casale	Hopewell Junction	NY	12533 US	10/25/2021
susan anspach	Hopewell Junction	NY	12533 US	10/27/2021
Alex Mcwatt	Kerhonkson	NY	12446 US	10/30/2021
Sara Street	New Paltz	NY	12561 US	10/29/2021
Russell Ritell	New York	NY	10029 US	10/24/2021
Jessica Hillyard	New York	NY	10516 US	10/24/2021
JAY MUELLER	New York	NY	10516 US	10/25/2021
Nanci McDonald	New York	NY	10516 US	10/26/2021
David Wood	New York	NY	10006 US	10/26/2021
Karen Sachs	New York	NY	10280 US	10/27/2021
Helen Chang	New York	NY	10009 US	10/27/2021
Nancy Bressler	New York	NY	10023 US	10/27/2021
Hana Lahr	New York	NY	10014 US	10/28/2021
Paul Bonnar	New York	NY	10024 US	10/28/2021
Robert Deutsch	New York	NY	10021 US	10/28/2021
Leisa Lundberg	New York	NY	10021 US	10/28/2021
Shadow P	New York	NY	10128 US	10/28/2021
Theint Heinn	New York	NY	10021 US	10/29/2021
Stephen Selman	New York	NY	10516 US	10/29/2021
megan schwarz	New York	NY	10004 US	10/30/2021
Oliver Schaper	New York	NY	10516 US	10/30/2021
erfun mdn	New York	NY	10013 US	10/30/2021
Jonathan Stearns	New York	NY	10023 US	10/31/2021
Bonnie Barr	New York	NY	10019 US	10/31/2021
Mazzola III James	Newburgh	NY	12550 US	10/31/2021
Irene O'Garden	Philipstown	NY	10524 US	10/29/2021
Jane Crossley	Pitnam Valley	NY	10590 US	10/29/2021
Nadine Quaglietta	Plattekill	NY	12589 US	10/31/2021
Jeannie Chenette	Poughkeepsie	NY	12603 US	10/28/2021

WENDY DEGIGLIO	Poughkeepsie	NY	12603	US	10/28/2021
Kaplan Jenny	Poughkeepsie	NY	12603	US	10/29/2021
Noemie Scalzo	Rochester	NY	14609	US	10/29/2021
Ahlschlager Diana	Sayville	NY	11782	US	10/28/2021
Said Aslamov	STATEN ISLAND	NY	10306	US	10/28/2021
lisa ryan	Stormville	NY	12582	US	10/24/2021
Bushek Edward D	Wappingers Falls	NY	12524	US	10/24/2021
Megan Phillippi	Wappingers Falls	NY	12590	US	10/26/2021
Serena Klempin	Wappingers Falls	NY	12590	US	10/27/2021
Theresa Paster	Wappingers Falls	NY	12590	US	10/29/2021
Cathryn Fadde	Wappingers Falls	NY	12590	US	11/1/2021
Jennifer Bostic	Yorktown Heights	NY	10598	US	10/29/2021
MEAGHAN SCHNEIDER	Blue Ash	OH	45242	US	10/27/2021
Hampson Fareed	Twinsburg	OH	44087	US	10/28/2021
Laura Schmieder	Allentown	PA	18106	US	10/27/2021
Eileen Mathers	Broomall	PA	19008	US	10/28/2021
Ken Mathers	Newtown Square	PA	19073	US	10/27/2021
Matthew Evans	Summerville	SC	29486	US	10/28/2021
Hudson Harvey	Williston	SC	29853	US	10/28/2021
Donna Minatra	Lebanon	TN	37087	US	10/27/2021
Franklyn Lofton	Nashville	TN	37203	US	11/1/2021
Bernard Green	Suwanee	TN	30024	US	10/28/2021
Jerry Cain	Arlington	TX	76016	US	10/28/2021
Cris Riojas Jr.	Boerne	TX	78015	US	10/30/2021
Ruth Bentkowski	Fort Worth	TX	76118	US	10/28/2021
Cesar Torres	Houston	TX	77092	US	10/28/2021
Charles Oliphant	Springtown	TX	76082	US	11/1/2021
Amanda Schmieder	Farmington	UT	84025	US	10/28/2021
Stacey Luki	Charlottesville	VA	22903	US	10/27/2021
Parks Emma	Burlington	VT	5401	US	10/30/2021
mya cope	Arlington	WA	98223	US	10/29/2021
Jule Nelson	Mequon	WI	53092	US	10/27/2021
Elena Alexeeva	Washington	WV	26181	US	10/29/2021
García Venedicto	Jackson	WY	83001	US	10/28/2021
Tania Rivera	Jackson	WY	38305	US	11/2/2021
nathan cohen	Lincolnwood		60712	US	11/1/2021
Kim Guarin	Long Beach		90810	US	10/27/2021
Valeria Sánchez	Los Angeles		90065	US	11/1/2021
Devan Kavanaugh	Louisville		40216	US	10/26/2021
Arjun Kumar	Lucknow		226004	US	10/27/2021
Ola Saadeh	Madisonville		70447	US	10/27/2021
William Guertin	Marysville		98270	US	10/28/2021
Samantha reilly				US	10/28/2021
Christopher Broyles				US	10/28/2021
josefa romero			2001	Spain	10/29/2021
Miles Leavengood				US	10/31/2021