

Madeleine McGinley  
534 East Mountain Road North  
Cold Spring, NY 10516

January 27, 2022  
Planning Board, Town of Philipstown  
Cold Spring, NY 10516  
RE: Hudson Highlands Reserve Project (HHR)

Dear Honorable Chairperson Neal Zuckerman and Planning Board Members:

As you consider whether to adopt the FEIS for the HHR project, I respectfully ask if you would please consider the following comments and questions:

1. The current design of the HHR development fails to deliver on the Town Code's original intent of a Conservation Subdivision (CS). With its uniform 1-acre lots, it clearly has a suburban feel. Did the applicant look at the Hamlet and Rural Design Guidelines published by the NY Planning Federation, as recommended by the code, and present you with any other options? The code allows for a range of layouts, from hamlet to suburban to rural, but HHR looked to the suburban layouts along Route 9 as precedence and for inspiration. Is this what WE want to aspire to? Is this what we want to set as precedent for future Conservation Subdivisions?
2. Would the Town be better served with a conventional subdivision (Rural Residential Zone with 5-acre lot minimum)? As the calculations are still being fine tuned for the maximum number of units, I would remind the applicant that, as per the Town Code, this number shall not be considered an entitlement. It seems antithetical to me that a CS end ups with more houses than a conventional subdivision.
3. There are municipalities in NYS which have successfully implemented their concepts of CS. In the Adirondacks, one goal of a CS is to minimize new infrastructure. They encourage a CS be placed as close to the road as possible, thus minimizing clearing of trees and reducing the need for more infrastructure. I would encourage the applicant to look at how other CS are done.
4. Regarding Route 9 access, can the Board vote on adopting the FEIS if the DOT has not approved the entry point? HHR assumes they will get approval, but what if they don't? That would leave East Mountain Road North and Horton Road vulnerable. Also, the Board asked the applicant that EMRN be removed as an alternate primary entry; please ensure this is stated the FEIS.
5. Has the Putnam County Board of Health weighed in on the feasibility of the site to accommodate the septic fields as shown in the plan, and done any soil and percolation tests?
6. It appears that HHR does not follow the goals of Conservation Development as outlined in the Town Comprehensive Plan, nor does it fit with our Town character. In the end, we have to ask: is this what we want our Town to look like?

Thank you for your consideration,  
Madeleine McGinley