

CELIA IMREY 62 HORTON ROAD COLD SPRING, NY 10516

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,

I'm writing to support your voiced concerns about the HHR application and to urge you to not accept any application under this new zoning code that does not meet the basic requirements for a conservation easement as defined by legitimate authorities, not just by the applicant itself. I also wish to voice my support for the detailed concerns listed in the January 18, 2022 letter to you from the Town Conservation Board.

As a citizen of Philipstown and supporter of the Comprehensive Plan, and as a resident of Horton Road, so many questions seem to remain unanswered, questions that make me anxious my town will give private developers full passage with their flawed plans at the expense of less powerful individuals such as myself and my neighbors. Are everyone's rights being met?

1-Is demonstration of protecting wildlife corridors, the pond/wetland complex a prerequisite to the Planning Board accepting this application? Does this need to be included in the HOA rules?

2-Can a new conservation subdivision application count (newly conserved) areas that are already protected, such as steep slopes? Is this allowed under the new zoning code?

3-If there is a conflict between the Philipstown Comprehensive plan and a conservation subdivision under the new zoning code do the terms of the Comprehensive Plan override?

4-Can the Planning board accept an application that does not have access/egress resolved, for construction, future residents, and the fire department?

5-If the application has changed so significantly from the equestrian facility to adding more houses and more septic systems, isn't an updated EIS required by the Planning Board for this applicant?

6-Wouldn't naming a legitimate entity to hold the conservation easement be required by the Board to accept an application?

7-Does the Planning board need to provide the applicant with HOA restrictions in order to assess the feasibility of governing the subdivision after it's built?

In other words, I am wondering aloud if the applicant is being permitted to submit deeply flawed applications because the Planning board has not fully exercised its rights to request more complete and non-biased materials. Hopefully, pressure from legitimate authorities such as the HHLT and the TPCB, and from citizens like me will encourage you and your board to provide clear requirements for this applicant prior to accepting an FEIS, requirements that serve the intent of both the new zoning code and the Comprehensive Plan, not to mention future cost to taxpayers for the Town to accommodate this proposed project.

Signed,

A handwritten signature in black ink, appearing to read "Celia Imrey". The signature is fluid and cursive, with a long, sweeping tail on the final letter.

Celia Imrey