

516 E. Mountain Road South
Cold Spring, NY 10516
February 21, 2022

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

Re: Hudson Highlands Reserve (HHR)- FEIS

Dear Chair Zuckerman and Members of the Philipstown Planning Board:

I respectfully request that the Planning Board (PB) address the following questions before adopting the FEIS in the above-referenced matter. Based upon the discussion of HHR at the December 16, 2021 PB meeting, the last time at which the HHR was on its Agenda, I believe the following items are either unresolved or at best unclear:

1 Will a Notice of Completion be distributed to the public as well as all interested and involved agencies when the FEIS is ready to be adopted by the PB?

2 How much time will the public have to respond to the FEIS before the PB issues a written Findings Statement?

3 Do any contingency approvals, such as the NYS DOT granting access to HHR from Route 9, have to be resolved before a Findings Statement?

The revisions made by the applicant during the SEQRA review which appear in the revised FEIS dated Nov. 4, 2021, do not alter the view of many that:

“The proposed HHR looks and functions more like a conventional subdivision than it does a conservation subdivision.” Philipstown Conservation Board dated January 18, 2022

Finally, I do not believe the Philipstown Conservation Subdivision Regulations were meant to be used in this fashion where the applicant’s alleged “preserved land” is not suitable for building anyway. This is the first property to be considered under this new regulation so the PB will be setting a precedent for future development in our town.

Thank you for your consideration.

Sincerely,

Susan Anspach