

Honorable Chairman Zuckerman and Planning Board Members,

As a resident of Philipstown, I have the following concerns regarding the proposed Hudson Highlands Reserve development (HHR):

The proposed development fails to deliver on the intent of a Conservation Subdivision, as put forth in the Town Code. The proposed preserved area has low conservational value and is unusable for development. The proposed 25 homes are arranged in a suburban layout on one acre lots, which doesn't reflect our Town's rural character. Allowing HHR as proposed will create problematic precedent for future developments in Philipstown. A traditional subdivision would have had to conform to the Rural Residential 5-acre zoning.

There are multiple environmental issues if the development will be built as proposed, such as fragmentation of wildlife corridors and disturbance of wetlands. Additionally, the proximity of the houses to Ulmar Pond will affect waterways and Clove Creek.

A development of this scale will cause significant increase in traffic. Given that the entrance to the development is not resolved yet, if Route 9 access will not be allowed by the DOT, questions will arise as to what will happen to East Mountain Road North, a small rural road and school bus route, with its already dangerous intersection at Route 9.

I respectfully ask you to reconsider the development as it is currently proposed to protect our town, its residents, and the environment.

Sincerely,  
signed:

	Full Name	Street Address	Town, State	Zip Code	Email Address	Timestamp	Comment (optional)
1	Bettina Utz	345 East Mountain Road North	Cold Spring, NY	10516	Bettina@babybluedesign.com	5/9/2022 14:24:33	
2	lisa ryan	69 esselbourne rd.	cold spring.ny	10516	lisar2672@gmail.com	5/9/2022 14:34:32	
3	Bidu Tashjian	38 Esselborne Road	Cold Spring	10516-4311	biduceleste@gmail.com	5/9/2022 14:42:32	Concerned citizens of Philipstown are looking at you to protect our land from developers! Please help!
4	Lauren Noormae	22 Esselborne Rd	Cold Spring	10516	lbnormae@optonline.net	5/9/2022 16:14:40	Many of us also chose the mountain to live for the natural habitat and the expectation that we co-exist with the original inhabitants (wildlife) respecting the environment, planting pollinator gardens. A development of this size will negatively affect the mountain's environment including the critical watershed environment.
5	Steven Loria	541 E Mountain Rd N	Cold Spring, NY	10516	stevenloria@hotmail.com	5/9/2022 19:11:56	
6	James Dye	127 Esselborne Rd	Cold Spring, NY	10516	jamesdye924@gmail.com	5/9/2022 19:32:52	
7	Liza Bruna	506 East Mountain Road North	Cold Spring, NY	10526	lizajbruna@gmail.com	5/9/2022 21:25:33	I fully support the content in this letter.
8	Livea Byrne	147 E Mountain Rd S	Cold Spring, NY	10516	liveabyrne@yahoo.com	5/9/2022 21:48:06	
9	Bonnie Brennan Barr	114 E Mountain Rd S	Cold Spring, NY	10516	bbrennanbarr@gmail.com	5/9/2022 22:11:29	
10	Michael Barr	114 E Mountain Rd S	Cold Spring, NY	10516	mbarrcpa2014@gmail.com	5/9/2022 22:12:29	
11	Brandon Juby	985 East Mtn. Rd. South	Cold Spring	10516	Brandon.juby@gmail.com	5/9/2022 22:13:19	
12	Mary Newell	8 Manitou Road	Garrison, NY	10524	mnewell4@gmail.com	5/9/2022 22:20:45	
13	Edward D Bushek	238 Carol Lane	Fishkill NY	12524	edwardbushek@icloud.com	5/9/2022 22:25:55	My Father bought this home where I live in 1948. At that time and until the mid 1980s, it was in Philipstown, Cold Spring as its right on the county line. I've always been active in activities protecting the natural resources and quality of life in this area. I'm the administrator of the Fishkill Ridge Caretakers. We participate in the Adopt a Mile program from the Putnam - Dutchess county line to NTC auto. In addition, we monitor the area's activities which threaten our environment, wildlife and water resources such as the Clove Creek Aquifer,. Some of these activities are excessive traffic, over saturation of rural areas, noise and dust pollution. I am strongly opposed to the preserve project proposed for EMRN
14	John Dionisio	552 E Mountain Rd S	Cold Spring, NY	10516	jbdionisio@gmail.com	5/9/2022 22:53:47	
15	Melinda Moyer	550 E Mountain Rd S	Cold Spring, NY	10516	melindawmoyer@gmail.com	5/9/2022 23:17:52	
16	Susan Wallach	2 Constitution Drive	Cold Spring, NY	10516	susanwallach1@verizon.net	5/9/2022 23:59:34	
17	Dorothy Williams	39 Church St.	Cold Spring, New York	10516	Darsnowden1@gmail.com	5/10/2022 0:49:53	
18	Craig Muraszewski	60 Old Albany Post Rd North	Cold Spring	10516	craigm611@gmail.com	5/10/2022 1:55:49	
19	Madeleine McGinley	534 E MOUNTAIN RD N	Cold Spring	10516	msarch@ix.netcom.com	5/10/2022 6:50:05	
20	Grace Byrne	10 Downey Ln	Cold Spring NY	10516	gebyrne@optimum.net	5/10/2022 6:56:25	
21	Alison Cavallaro	25 Horton Court	Cold Spring, NY	10516	alisonlandy@hotmail.com	5/10/2022 7:20:48	
22	Angela Attia	546 East Mountain Rd S	Cold Spring	10516	aattianyc@gmail.com	5/10/2022 8:01:42	This is NOT an eco-subdivision. They should not be allowed MORE houses. Please please think of the negative impact not only in both the community and roads but on the beautiful nature we get to be surrounded by.

23	Claudia Dizenzo	30 Wall Street	Cold Spring, NY	10516	claudia.dizenzo@gmail.com	5/10/2022 8:14:22	How is crowding these homes into the land in accord with the rules of development Philipstown residents have carefully crafted over the years? This is not what Philipstown residents want; we are seeking to preserve open spaces, rural character, natural habits, and low traffic. This will impact the quality of life of all residents, as we make our trips to Fishkill and encounter the unfortunate impact of this development.
24	Constancia Dinky Romilly	21 Rocky Brook Rd.	Cold Spring, New York	10516	cdromilly@gmail.com	5/10/2022 8:15:29	
25	Jay Mueller	30 Wall St	Cold Spring	10516	jcm265@nyu.edu	5/10/2022 8:24:23	Hard NO on this misbegotten plan please.
26	Terry Weber	21 Rocky Brook Road	Cold Spring	10516	romweb1@gmail.com	5/10/2022 8:29:36	Why are you allowing 1 acre lots?
27	Noel Kropf	11 Lake Celeste Drive	Garrison, NY	10524	noelsk55@gmail.com	5/10/2022 8:45:03	This project is not consistent with the intent of the conservation subdivision section of the Town Code. If approved, it will create a precedent for future construction of dense housing using non-buildable land as so-called conservation offsets. It makes a mockery of the concept of land conservation as intended in the code.
28	Margaret Yonco-Haines	44 Nelson Ln	Garrison	10524	margaret@haines.org	5/10/2022 8:46:55	
29	Sarah Gurland	36 Pine St.	Cold Spring, NY	10516	sgurland@optonline.net	5/10/2022 8:49:35	
30	Dina Pace Shackelford	35 Church Street	Cold Spring , NY	10516	dinapace@aol.com	5/10/2022 8:58:58	I completely agree with the statement.
31	Laura Kaufman	29 Pine St	Cold Spring NY	10516	lkaufman@mindspring.com	5/10/2022 9:02:24	
32	Kathryn Selman	95 East Mountain Rd. South	Cold Spring	10516	kathrynselman@gmail.com	5/10/2022 9:12:25	We have two small children, and I am already worried about their safety from the traffic on East Mountain Rd. People often speed, and the road is already dangerous. Increasing traffic on East Mountain not only has the detrimental environmental effects mentioned in this letter, it puts our children and residents at greater risk.
33	Stephen Selman	95 East Mountain Rd S	Cold Spring, NY	10516	stephenselman@gmail.com	5/10/2022 9:17:56	The main issues are the traffic and the generally out of character nature of the development. If EMR has to support traffic for an entire new development, an already difficult situation gets much worse. Lots of young families (ours included, with 2 littles) walk the side streets off of EMR, and it gets pretty dicey as-is with the speeders and blind curves.
34	Ronan Coleman	20 Downey Ln	Cold Spring, NY	10516	ronanpcoleman@gmail.com	5/10/2022 9:19:40	
35	Aaron Wolfe	24 Parsonage St. Cold Spring	Philipstown, NY	10516	aaronwolfe@gmail.com	5/10/2022 9:28:11	
36	John Clark	91 Horton Rd	NY	10516	jacktom@mac.com	5/10/2022 9:58:47	
37	Susan Lowry	130 Horton Road	Cold Spring	10516	ssusanlowry@gmail.com	5/10/2022 9:59:32	
38	Meagan Carey	38 Fair St	Cold spring, NY	10516	m.carey721@gmail.com	5/10/2022 10:04:28	
39	Lisa Mihalik	37 Mountain Brook Drive	Cold Spring, NY	10516	lisaim@optoine.net	5/10/2022 10:09:29	
40	Toshi Yano	61 Horton Road	Cold Spring, NY	10516	toshiyano@gmail.com	5/10/2022 10:11:13	I am adamantly opposed to the HHR development as it is currently proposed.
41	Michael Moyer	550 E Mountain Rd S	Cold Spring, NY	10516	michaelmoyer@gmail.com	5/10/2022 10:31:58	
42	Roberta Bates Jamin	40 Beale Road	Cold Spring, New York	10516	rjamin16@yahoo.com	5/10/2022 11:50:39	
43	Susan Hyatt	55 Esselborne Rd	Cold Spring, NY	10516	hyattpro624@aol.com	5/10/2022 15:55:54	
44	Julia Zern	884 East Mountain Road South	Cold Spring	10516	juliazern@gmail.com	5/10/2022 17:22:06	
45	Matthew McGinley	534 East Mountain Road North	Cold Spring, NY	10516	matthew.mcginley2@gmail.com	5/10/2022 18:03:55	
46	Carol A Gray	6 Babbling Brook Lane	Cold Spring, NY	10516	cgry@aol.com	5/10/2022 18:08:07	
47	Jilian Mincer	84 Trout Brook Road	Cold Spring, New York	10516	jilian.mincer@gmail.com	5/10/2022 18:20:00	
48	Roy Rosenstein	719 East Mountain Road South	Cold Spring	10516	rrosenstein@aup.edu	5/10/2022 18:31:46	
49	Obert Wood	316 Old West Point Rd W	Garrison, NY	10524	bowood@greenimpulse.org	5/10/2022 18:57:10	
50	Pamela Cook	50 Parsonage Street	Cold Spring, NY	10516	photogrrl@prcpphotos.com	5/10/2022 20:29:29	
51	Erik Noormae	22 Esselborne Rd.	Cold Spring	10516	erikgene1@optinline.net	5/10/2022 20:36:23	
52	Julisa Rincon	543 E. Mountain Rd. South	Cold spring	10516	julisa2100@hotmail.com	5/10/2022 23:14:57	
53	Matthew Shackelford	35 church st	Cold spring	10516	mattshack72@gmail.com	5/11/2022 4:24:29	
54	Elizabeth Schroeder	30 Indian Brook Road	Garrison, NY	10524	elizschroe@gmail.com	5/11/2022 5:52:44	
55	Jesse St. Charles	13 Fair Street	Cold Spring, NY	10516	jessestcharles@gmail.com	5/11/2022 7:29:40	
56	Carol A Gray	6 Babbling Brook Lane	New York	10516	cgry@aol.com	5/11/2022 8:08:05	
57	Eliza Matthews	Healy Rd	Cold Spring, Ny	10516	elizanagel@gmail.com	5/11/2022 8:50:01	
58	Ida McDonough	143 e Mountain Rd s	Cold Spring	10516	ida_wieslander@hotmail.com	5/11/2022 9:49:26	
59	Lynn Rogoff	464 East Mountain Road South	Cold Spring, NY	10516	lrogoff@gmail.com	5/11/2022 9:49:43	Not a conservation project.
60	Lara	34 Parrott St	Philipstown NY	10516	laraeldin@gmail.com	5/11/2022 9:59:40	This development project will overload the infrastructure of the area. Development can happen in a way that addresses environmental and infrastructure loads but this example is outsized for the area.
61	Jessica hillyard	3 appaloosa way	Cold spring, ny	10516	jessicalmarder@gmail.com	5/11/2022 10:08:16	

62	Jose A Rodriguez	402 East Mountain Road N	Cold Spring	10516	jose@wow.com	5/11/2022 10:08:34	
63	Richard Wake	325 E Mountain Rd N	Cold Spring, NY	10516	rickwakerickwake@gmail.com	5/11/2022 10:08:49	This development does not follow the spirit of the law.
64	Mor T	Foundry pond Rd	Cold spring NY	10526	morkahan@gmail.com	5/11/2022 10:21:58	
65	K Kim	89 Foundry Pond Rd	Cold Spring, ny	10516	kk5160@netscape.net	5/11/2022 11:16:32	How did this get approval for 1 acre lots??
66	Mary Jo Mullan	6 Church Street	Cold Spring, NY	10516	maryjomullan@gmail.com	5/11/2022 11:18:52	
67	Shari Alexander	8 Cherry Street	Cold Spring, NY	10516	alexander_shari@yahoo.com	5/11/2022 11:21:02	
68	Ana Silverlinck	12 Benedict Road	NY	10516	ana.paprika@gmail.com	5/11/2022 11:30:02	
69	Andrea Sarner	2 Cherry Street	Cold Spring, NY	10516	andrea.barkman@gmail.com	5/11/2022 11:30:39	
70	Philip Weiss	752 East Mountain Road South	Cold Spring	10516	weissphilip@yahoo.com	5/11/2022 11:31:41	
71	Michelle Silver	54 Hy Vue Terrace	Cold Spring, NY	10516	michelle@michelle-silver.com	5/11/2022 11:44:49	
72	Bradley Silver	54 Hy Vue Terrace	Cold Spring, NY	10516	bradleysilvertattoo@gmail.com	5/11/2022 11:46:41	
73	Alicia Leeds	1 Jaycox Road	Cold Spring	10516	elephantbellynyc@gmail.com	5/11/2022 15:32:53	
74	Dayna Resi	21 orchard lane	Cold spring	10516	dayna.resi@gmail.com	5/11/2022 17:11:08	
75	Dan Willson	402 East Mountain Road North	Philipstown, NY	10516	danwillson@me.com	5/11/2022 17:36:14	
76	Samantha Shields	523 e mountain rd s	Cold spring	10516	samshields@mac.com	5/11/2022 17:36:52	
77	Rud Severs	523 e mountain rd s	Cold Spring, N.Y.	10516	rudabc@hotmail.com	5/11/2022 18:16:50	
78	Makiko Parsons	340 E Mountain Rd S	Cold Spring, NY	10516	makiko.parsons@gmail.com	5/11/2022 20:09:34	
79	Hope Scott Rogers	160 Moffat Road	Cold Spring, NY	10516	hrogers10@hotmail.com	5/11/2022 22:10:41	
80	Justin D Hillyard	3 Appaloosa Way	Cold Spring	10516	jdhillyard@gmail.com	5/12/2022 9:05:03	
81	Ann McBride-Alayon	15 Kemble Ave.	Cold Spring, NY	10516	annmcbride@gmail.com	5/12/2022 9:38:47	
82	Pamela Doan	1024 E. Mountain Rd. S.	Cold Spring, NY	10516	pameladoan@gmail.com	5/12/2022 9:39:33	
83	Shawna chandler	69 Perks Blvd	Cold Spring, NY	10516	shawnachandler@gmail.com	5/12/2022 9:43:41	
84	Lisa Quartin	50 Hy Vue Terrace	Cold Spring, NY	10516	lisaquartin@gmail.com	5/12/2022 9:43:59	
85	Bonnie Sue Stein	719 East Mountain Road South	Cold Spring NY	10516	gohprod@aol.com	5/12/2022 9:58:46	I agree and it has been already stated clearly, that the proposed preserved area has low conservational value and is unusable for development. Therefore this project needs to be ceased.
86	Megan Philippi	7 Constitution Drive	NY	10516	megan_johnson1982@yahoo.com	5/12/2022 10:17:00	
87	Nancy Karp	2 Perks Blvd	Cold Spring	10516	nbkarp@gmail.com	5/12/2022 11:20:06	
88	Heather Purvis	16 Deer Run Road	Cold Spring, NY	10516	h_purvis@yahoo.com	5/12/2022 18:01:04	I do not agree with this development.
89	Roy Rosenstein	719 East Mountain Road South	Cold Spring NY	10516	rrosenstein@aup.edu	5/12/2022 19:45:16	An embarrassment, a disgrace, an outrage! Where is the conservation in HHR? Should be five-acre zoning. Unacceptable and inexcusable!
90	George R Warner	84 Trout Brook Road	Cold Spring, NY	10516	graywarner@gmail.com	5/12/2022 19:57:26	
91	Dean Lentz	345 East Mountain Road North	New York	10516	dean@eastmtn.org	5/13/2022 6:41:52	
92	Steven Bates	steven@pleasantvillefarmersmark	Cold Spring NY	10516	stevendbates@gmail.com	5/13/2022 10:37:35	I am particularly concerned about development access to EMRN or EMRS re impacts on safety/congestion in pulling out onto route 9
93	Annemarie Barone	12 Old Oaks Road	Cold Spring, NY	10516	annemarie.s.moore@gmail.com	5/13/2022 19:52:45	Please reconsider the development as it is currently proposed. Thank you!
94	Jane Marcy	371 S. Mountain Pass	Garrison	10524	janemarcy@optonline.net	5/14/2022 7:10:21	
95	Celia Imrey	62 Horton Rd	Cold Spring, NY	10516	celia.imrey@gmail.com	5/14/2022 12:28:35	I support this petition
96	Alice Krakauer	563 East Mountain Road North	Cold Spring, NY	10516	alicekrakauer@gmail.com	5/14/2022 12:40:50	
97	Margaret Eva Gajzer	562 East Mountain Rd North	NY	10516	eva.gajzer@mac.com	5/14/2022 13:32:29	
98	Clark Thompson	996 Old Albany Post Rd	Garrison	10524	arnolt3048@gmail.com	5/14/2022 16:19:03	
99	Laura Watt	996 Old Albany Post Rd	Garrison	10524	lauralouisewatt@gmail.com	5/14/2022 16:21:40	
100	Barbara Tierney	23 Grassi Lane	Garrison	10524	tierneybat@gmail.com	5/15/2022 6:53:10	
101	Jeff Grocott	23 Grassi Lane	Philipstown	10524	jeffrey.grocott@gmail.com	5/15/2022 8:29:45	
102	Julie Jones Corbett	109 East Mountain Rd So	Cold Spring, NY	10516	jjcorbett2032@gmail.com	5/15/2022 8:51:31	

103	Vreni Hommes	35 Esselborne Road	Cold Spring	10516	vrenihommes@gmail.com	5/15/2022 14:03:47	Significant Increase in Traffic: 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. If Route 9 access will not be allowed by the DOT, what will happen to East Mountain Road North, which is a small rural road and school bus route, with its already dangerous intersection at Route 9. 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 impact of proposed site access from East Mountain Road and a study of the impact of 25 large residences on route 9 traffic. [1]
104	Christopher Mathers	35 Esselborne Road	Cold Spring	10516	chris@cmathers.com	5/15/2022 10:05:16	To call this "conservation" or a "preserve" is an insult to anyone familiar with the English language. It's merely an abuse and twisting of the current rules. I am completely against it.
105	Sally Colinvau	1051 E. Mtn. Rd. So	Cold Spring, NY	10516	sally.colinvau@gmail.com	5/15/2022 12:50:15	
106	Carol A Gray	6 Babbling Brook Lane	Cold Spring	10516	cgry@aol.com	5/15/2022 14:02:10	
107	Joanne Roffman	527 East mountain rd s	Cold Spring, New York	10516	jroffman@optonline.net	5/15/2022 14:59:14	
108	Thomas B Carrigan	12 CHURCH ST	Cold Spring	10516-2801	thomascarrigan@gmail.com	5/15/2022 15:07:58	
109	Leisa Lundberg	16 Garden St	Cold Spring, NY	10516	bluemoonwillow1121@gmail.com	5/15/2022 17:48:06	
110	Damian W. McDonald	460 E Mountain Rd N	Cold Spring	10516	damian_mcdonald@mac.com	5/15/2022 18:58:10	
111	Pamela Wake	325 East Mountain Road North	Cold Spring	10516	pcontrera@gmail.com	5/15/2022 19:22:57	
112	Richard Butensky	407 East Mountain Rd. South	Cold Spring, NY	10516	butelinc@gmail.com	5/15/2022 21:04:47	
113	Timothy Etta	100 Lane Gate Road	Cold Spring, NY	10516	dawnketta@aol.com	5/15/2022 21:54:42	
114	Dawn Etta	100 Lane Gate Road	Cold Spring, NY	10516	dawnketta@gmail.com	5/15/2022 21:55:32	
115	Tyler Isaacson	127 Esselborne Rd	Cold Spring, NY	10516	tdi@eml.cc	5/15/2022 22:01:00	
116	Paul J Cummins	73 Hy Vue Terrace	Cold Spring, NY	10516	pauljcummins@gmail.com	5/15/2022 22:20:36	