

HHR

Letters from the public

5/9/22-5/15/22

516 E. Mountain Rd S.
Cold Spring, NY 10516
May 9, 2022

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

Re: Hudson Highlands Reserve (HHR)

Dear Chair Zuckerman and Members of the Philipstown Planning Board,

Notwithstanding the Board's adoption of the FEIS in the above-referenced matter, I write to persuade the Board to issue negative Findings as this proposal still poses unacceptable risks to the environment.

Many of the approvals still necessary to proceed are conditions that affect water resources, vegetation and wildlife. As the Philipstown Conservation Board has stated, the necessary approvals for septic, stormwater and traffic are critical components that are yet to be made by other government agencies. "Decision-makers such as the Town Board, the PB or CB should avoid the temptation to remedy incomplete or defective applications with post-approval conditions." See January 18, 2022 Philipstown Conservation Board letter to Philipstown Planning Board.

To date no qualified and nationally accredited steward has come forward or been proposed to hold the Conservation Easement. As the Philipstown Conservation Board also stated on January 18, 2022: "As now proposed, a conservation easement on the HHR would be difficult to steward because of the complexity of maintenance, financial resources required, and the large number of homeowners."

Finally, the community character of Philipstown is adversely impacted with this first conservation subdivision which is set up more as a conventional subdivision since the 24, one acre, homes are not clustered but spread out on land that is of conservation value.

All of the above should compel the Philipstown Planning and Town Boards to declare that all SEQR requirements have not been met.

Sincerely,
Susan Anspach

cc: John Van Tassel, Supervisor
Philipstown Town Board

RECEIVED
MAY 09 2022



CHERYL ROCKETT <crockett@phillpstown.com>

regarding the HHR Development

1 message

Bidu Tashjian <biduceleste@gmail.com>

Mon, May 9, 2022 at 1:48 PM

To: **CHERYL ROCKETT** <crockett@phillpstown.com>

Hello, I am opposed to this development, it will forever change our area.

I grew up in a suburb of Chicago. It is a village with no hills, except for one. It had a toboggan hill near the High School. I used to run up it during the summer and sled down it in the winter. That one hill is now long gone, developers bulldozed it down and put in more houses!

Development will never stop until every square inch is built on.

Nature depends on us humans for protection, we have a duty to protect our lands, animals and waters. Once land is destroyed it will never be the same. Once humans destroy the land it is destroyed forever.

Let us sensible humans do the correct thing and give up the greed for the good of all. Overdevelopment is not reversible. We did not move to this area to live in an urban area. Nature needs us to help her. We need to help protect her.

Thank you for protecting our mother earth.

Ms. Bidu Tashjian

RECEIVED
MAY 09 2022

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

May 9, 2022
Planning Board, Town of Philipstown
Cold Spring, NY 10516
RE: Hudson Highlands Reserve Project (HHR)

Dear Honorable Chair Neal Zuckerman and Planning Board Members:

After I watched the vote to adopt the HHR FEIS, I could not help but wonder why our Planning Board was not better able to protect the rural character of our community. It seems to me that the applicant has taken advantage and exploited a section of our Town Code, with little regard of our Town's rural character or goals put forth in the Comprehensive Plan.

The applicant has taken land that is zoned as Rural Residential and has used the Conservation Subdivision section of the code to propose to build what is hardly rural. Without this section of the Town Code, the applicant would have to build fewer homes on 5 acres. The applicant has argued that they are following the zoning provisions, and are entitled to build 24 houses on 1 acre lots, even though the Town Code indicates that "this number shall not be considered an entitlement."

It may be too late to realize the well-meanings intentions of the Code with this applicant, but what about future applicants hoping to do the same? There are many swaths of land in Philipstown that may come up for sale in the future, which could be targets of this sort of development. What a precedent HHR would set! If they all built HHR type developments, Philipstown would be unrecognizable. This points to a weakness in the Code itself. I would hope that this portion of the Town Code could be re-examined, modified and amended by the Town Board so that it is consistent with the rural characteristics of our Town.

Thank you,

Madeleine McGinley

RECEIVED

MAY 09 2022

Russell Ritell | 341 East Mountain Rd. South | Cold Spring 10516

5/9/22

Philipstown Planning Board
Cold Spring, 10516

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,
Russell J Ritell
ritell@yahoo.com

RECEIVED
MAY 09 2022

Resubmitted 5/10/22

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

RECEIVED
MAY 10 2022



CHERYL ROCKETT <crockett@phillipstown.com>

Proposed unsuitable development

1 message

twospoons@optonline.net <twospoons@optonline.net>
To: crockett@phillipstown.com

Thu, May 12, 2022 at 12:32 PM

Dear Phillipstown Planning Board,

I am a close neighbor to the proposed HHR development.

I'm writing to express my **STRONG** opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the watershed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, I urge your board to defer to their recommendations.

Sincerely,

Nina Cucchiari

69 Horton Rd.

Cold Spring, NY

RECEIVED
MAY 12 2022



CHERYL ROCKETT <crockett@phillipstown.com>

proposed HHR development

1 message

Thomas Pickarski <tpickski@aol.com>
Reply-To: Thomas Pickarski <tpickski@aol.com>
To: "crockett@phillipstown.com" <crockett@phillipstown.com>

Thu, May 12, 2022 at 4:10 PM

RECEIVED

MAY 12 2022

Dear Phillipstown Planning Board,

I am a visitor to the Hudson Highlands Region.

I'm writing to express my opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the viewshed

protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, I urge your board to defer to their recommendations.

Sincerely,

Thomas Pickarski, New York City, New York



CHERYL ROCKETT <crockett@phillipstown.com>

(no subject)

1 message

Emilie Berner <eberner28@gmail.com>
To: crockett@phillipstown.com

Thu, May 12, 2022 at 6:23 PM

RECEIVED
MAY 12 2022

Dear Philipstown Planning Board,

I am a citizen of Philipstown.

I'm writing to express my opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the viewshed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use

5/13/22, 9:34 AM

The Town of Philipstown Mail - (no subject)

in our region, I urge your board to defer to their recommendations

Emilie Berner, cold spring, New York

Jame Dye
127 Esselborne Rd.
Cold Spring, NY

May 10, 2022

To:
Philipstown Planning Board,
Re: HHR

Honorable Planning Board Members,

The tone and development of Hudson Highlands Reserve application is disappointing.

This application exploits our zoning laws and permits excessive development of land that would be better conserved under our standard 5 acre minimum subdivision zoning that all of us neighboring the property abide by. The counting of undevelopable land as conservation and sprawl of lots throughout almost ALL developable areas of this property is concerning and should have been minimized for higher conservational value.

This application is clearly advantageous to the developer in the name of conservation and at the cost of our environment. The adverse effects of overdeveloping this property will be borne by the already at-risk forest ecosystem we neighbors share, steward, and cherish.

This application still fails to conserve developable land in Philipstown. This property has the potential to be developed and conserved responsibly; benefiting our community and setting a precedent for future development in Philipstown.

Please consider rejecting the current iteration of this application.

I appreciate the board's time, work and consideration.

With respect,

James Dye

RECEIVED

MAY 15 2022



CHERYL ROCKETT <crockett@phillpstown.com>

Proposed HHR development

1 message

Florence Clutch <fclutch@gmail.com>
To: crockett@phillpstown.comRECEIVED
MAY 15 2022

Sat, May 14, 2022 at 10:12 AM

Dear Philipstown Planning Board,

I am a citizen of Philipstown, and a neighbor to the proposed HHR development.

I'm writing to express my opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the viewshed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, I urge your board to defer to their recommendations.

Sincerely,

Florence Clutch
47 Horton Rd
Cold Spring, NY 10516

RECEIVED

MAY 15 2022



CHERYL ROCKETT <crockett@phillipstown.com>

Proposed HHR development.

1 message

heyducks@optonline.net <heyducks@optonline.net>
To: crockett@phillipstown.com

Sat, May 14, 2022 at 10:20 AM

Dear Philipstown Planning Board,

I am a long time resident in Putnam Valley and am opposed to the proposed HHR development.

I'm writing to express my opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the watershed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, I urge your board to defer to their recommendations.

Sincerely,

Jane Crossey

Putnam, Putnam Valley, NY

RECEIVED
MAY 15 2022



CHERYL ROCKETT <crockett@phillipstown.com>

HHR petition for rejection of Cold Spring NY development

1 message

JONATHAN STEARNS <jcseip@aol.com>
To: crockett@phillipstown.com

Sat, May 14, 2022 at 5:41 PM

Dear Cheryl,
Please add my letter to the opposition letters for HHR.

Jonathan Stearns
62 Horton Road
Cold Spring, NY

May 14, 2022

From Concerned Residents of Phillipstown
Honorable Chairman Zuckerman and Planning Board Members,

As a resident of Phillipstown, 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 Phillipstown. 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.

Yours sincerely,
Jonathan Stearns

RECEIVED
MAY 15 2022

Bettina Utz
345 East Mountain Road North
Cold Spring, NY 10516

To: Philipstown Planning Board

Re: Hudson Highlands Reserve

Cold Spring, May 15, 2022

RECEIVED
MAY 15 2022

Honorable Chairman Zuckerman, members of the Planning Board,

I was disheartened to watch the Planning Board vote to adopt the FEIS for Hudson Highlands Reserve. I am taking advantage of the ten-day public comment period to ask questions about a few issues that in my opinion could use clarification.

1. Can the applicant move ahead without prior DOT approval for direct Route 9 access to the property? Right now, we are promised that East Mountain Road North will not be the access road – but it is not a guarantee, which makes us who live here vulnerable to exponentially increased traffic at the dangerous intersection to Route 9, especially since just recently a landscaping business was also approved that uses EMRN as their access. Our school buses run up and down that road and need to be on time. Who can guarantee us that our road will not be the access road to this property? The statement from the last planning board meeting, to “go over that bridge when we get there”, is an affront against East Mountain residents.
2. So far, the applicant failed to clearly determine who will take care of the preserved land. Can the applicant still move ahead with a conservation subdivision without offering an agency to steward the preserved land, or showing a properly set up HOA to do so? Does any of this have to be manifested before this project’s final approval?
3. Could the applicant in theory still build his equestrian center on the preserved land later, after final approval (horses are considered agricultural use which is allowed on preserved land), and how can we be assured that this can never happen?
4. The town Code § 175-19: Open space development options, states: To avoid this [suburban sprawl] pattern, which conflicts with the goals of the Philipstown Comprehensive Plan, the Town of Phillipstown encourages the following three options: conservation subdivision, open development area (ODA) subdivision, and flag lots.” The code says that “conservation subdivision” and “suburban sprawl” are contradictory, and yet, a suburban sprawl is what we are facing here. Why can’t the applicant be asked to adopt a different layout that is more in line with the idea of a conservation subdivision?
5. The town code states in §175-20: “The maximum number of units as determined by this § 175-20B, whether derived from the density formula or the yield plan, and the density bonuses described in Subsection B(4) shall not be considered an entitlement.” Why can’t the applicant be asked to reduce the number of dwellings, since he is clearly not entitled to so many?

Thank you for your time.

With best regards,



Bettina Utz

460 East Mountain Road North
Cold Spring, NY 10516

RECEIVED
MAY 15 2022

May 15th, 2022

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

Re: Hudson Highlands Reserve

Dear Mr. Chairman and Planning Board:

As a resident of Philipstown/East Mountain for 22 years, I am writing to express my views and concerns about the proposed Hudson Highlands Reserve.

As you well know, a lot of time and effort was put forth to develop a comprehensive plan that reflects the community's values and specifically a focus on conservation. While the scope and design of the Hudson Highlands Reserve has been modified to address some community concerns, it still has not satisfied the core intent and spirit of the Conservation Subdivision. As leaders of our town, I urge you to stay true to the spirit and intent of the comprehensive plan and specifically the purpose of a conservation subdivision. The plan is clear as is the developer's intent - the two are not aligned.

In closing, this matter is not just about the Highland's Reserve, it is about our ability to govern Philipstown in a manner that preserves and protects the community's interests. As a community member I urge you to fight to preserve our community and not set a dangerous precedent that will pave the way for future erosion of the comprehensive plan and community interests.

Sincerely,



Damian W. McDonald



CHERYL ROCKETT <crockett@phillipstown.com>

Hudson Highlands Reserve Application

1 message

Glenn Lowry <lowryglenn@gmail.com>
To: crockett@phillipstown.com
Cc: susan lowry <ssusanlowry@gmail.com>

Sun, May 15, 2022 at 9:23 AM

RECEIVED
MAY 15 2022

Dear Phillipstown Planning Board,

We are direct neighbors to the proposed HHR development

We are writing to express our opposition to the ill-conceived HHR development project, even in its latest 2022 iteration.

1-We are opposed to supporting a “new” conservation easement that uses already-protected land (steep slopes) in its calculations.

2-We are opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.

3-We are opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).

4-We are opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, we are unconvinced this project will protect the species and habitats it claims to do.

5-We are opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.

6-We support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional

engagement for GIS technology for accurately evaluating the viewshed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, we support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, we urge your board to defer to their recommendations. There is an opportunity to develop this land thoughtfully and in a manner that enhance the quality of life for all who love this area. The current plan fails to do this and must be reconsidered.

Sincerely,

Glenn and Susan Lowry

130 Horton Road

Cold Spring, NY 10516

RECEIVED
MAY 15 2022

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CHERYL ROCKETT <crockett@phillpstown.com>

Concerns about the proposed Hudson Highlands Reserve development (HHR)

1 message

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

Sun, May 15, 2022 at 2:05 PM

Honorable Chairman Zuckerman and Planning Board Members,

As a resident of Philipstown living on Esselborne Road, I will be impacted by the proposed Hudson Highlands Reserve development (HHR). I have the following concerns:

1. 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.

2. Steep Slope Encroachment

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 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.

Thank you for reconsidering the development as it is currently proposed and helping to protect our town, me & other residents, and the environment.

Vreni Hommes

RECEIVED
MAY 15 2022



CHERYL ROCKETT <crockett@phillipstown.com>

Concerns about the proposed Hudson Highlands Reserve development (HHR) (and maybe a little anger)

1 message

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

Sun, May 15, 2022 at 7:47 PM

RECEIVED
MAY 15 2022

Honorable Chairman Zuckerman and Planning Board Members,

As a resident of Phillipstown living on Esselborne Road, I will be impacted by the proposed Hudson Highlands Reserve development (HHR).

I am writing to express my opposition to the ill-conceived HHR development project, even in its latest 2022 iteration. I am concerned by the same points that others have expressed about the project, namely:

- I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations.
- I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia.
- I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors).
- I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I am unconvinced this project will protect the species and habitats it claims to do.
- I'm opposed to proceeding with a Conservation Subdivision that has not preliminarily engaged an authority designated to hold the easement.
- I support requiring more documentation prior to approval of a conservation subdivision: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the viewshed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

But I am more concerned by what I have heard from several locals regarding the definition of "Conservation Subdivision" and how the developers have managed to find enough wiggle room with these, purportedly, ill-written rules that they would sue the board and/or the town of Phillipstown in order to cash in on this development.

I saw a few before and after pictures recently of the Penn Station/MSG project in NYC. I don't believe I need to remind anyone what those pictures show and how wrong it was that those developers were permitted to commit that catastrophe. I have attended through Zoom

several board meetings leading up to this stage of the process and am extremely concerned by how easily concerns against this project were dismissed. It seems almost a foregone conclusion that the project will be approved, that the only impediment was that the documents they produced were up to spec. The head lawyer for the developers seemed annoyed and bored by having to be there, knowing that he had already won.

The board was shown, at one meeting, pictures of a planned residential plot along the river. The discussion was about removing a few old pine trees. The photo was panned to show the next door neighbors land, where all the trees had been removed - all of them! I had the same reaction I did when seeing what happened to Penn Station. I think most of us did.

For me, the ecological concerns, the great change to the overall scenery, the "vibe" of the area, and the change to the properties adjoining mine far outweigh my concern of a law suite against the board and/or town, regardless of my ignorance with how much money that would cost whoever has to front that bill. This project is irreversible, just like Madison Square Garden is irreversible. I see suburbia equivalent to MSG. I didn't buy my property in order to live in suburbia.

I find the idea of calling this desecration of the land "conservation" or "preserve" or "reserve" is like a poke in the eye. The thought of having to wait in line in order to make a turn onto East Mountain Road North just to pass a sign with those words on it is just utterly repulsive.

I am expecting to see somebody fight to keep this project from happening, and I'm willing to do my part. What do I need to do?

Sincerely,
Chris Mathers

RECEIVED
MAY 15 2022

**Celia Imrey
62 Horton Rd
Cold Spring NY**

5/13/2022

RECEIVED

MAY 15 2022

Dear Philipstown Planning Board,

I am a resident on Horton Road. I'm writing to express my opposition to the ill-conceived HHR development project, even in its latest reduced number of homes iteration.

1-I'm opposed to supporting a "new" conservation easement that uses already-protected land (steep slopes) in its calculations. A conservation easement should only be given to land that is otherwise unprotected.

2-I'm opposed to supporting any development in a rural area that does not actually cluster new construction. This proposed project spreads the homes on 1-acre parcels, like suburbia, thus breaking with the intent of the rural zoning designation.

3-I'm opposed to creating new fragmentation of wildlife corridors in an area zoned for one dwelling per 10 acres (the current zoning protects wildlife corridors). I have read that the authorities who have looked at this proposal are not convinced that existing and vibrant wildlife corridors will be protected.

4-I'm opposed to the amount of new paved roads, earth-moving, new water run-off management, and vast sewage treatment areas that will all disrupt this beautiful forest in order to support the chains of new homes. Without a current and more detailed wildlife and habitat evaluation of all these disturbances, I remain unconvinced this project will protect the species and habitats it claims to do.

5-I'm opposed to proceeding with a Conservation Subdivision that has not designated a legitimate authority to hold the easement for the future, which is a requirement for the development.

6-Additionally, I support requiring more documentation prior to approval of the HHR proposal: Updated and more detailed impact statements / professional engagement for GIS technology for accurately evaluating the viewshed protection requirements / easement holder vetting by the Town Planning Board / Homeowners' Association rules and accountability standards reviewed and pre-approved by outside authority.

In addition, I support the detailed concerns as described by letters to your board from the Hudson Highlands Land Trust. The HHLT is an important local authority on land use in our region, I urge your board to defer to their recommendations.

Sincerely,

Celia Imrey