

HHR

Letters from the public

4/27/22-5/5/22

Cheryl Rockett
Philipstown Town Hall
238 Main Street
Cold Spring, NY 1016

Re: Hudson Highlands Reserve

I am writing to add my voice to the chorus objecting to the scope of this development and to ask that there be another public hearing, especially since the planning board has determined that the applicant has satisfactorily addressed all the issues that have been raised, especially regarding the latest revisions. We beg to disagree.

For example, the applicant was heavily criticized for including an equestrian center, so that was removed and five houses were substituted. However, these houses pose their own environmental problems. Maybe I missed it, but the planning board has not given this much, if any, consideration, perhaps satisfied that the applicant made a concession. This is not a concession. The applicant has merely substituted one set of environmental concerns for another.

Also, it was recommended that the applicant remove, or move back, houses from Ulmar Pond, especially to the west of it. Again, the board seems satisfied with the applicant's compromise of removing two of them. It's as if any response by the applicant short of outright refusal is adequate.

Finally, the management of the development is left to the homeowners without oversight from the town or any other entity. We're told that's there's no provision in the law for that, which speaks to a larger issue at play here. I think the planning board is guilty of a cramped, technical, highly legalistic reading of the conservation guidelines. In effect, the development is being built by the applicant's lawyers and his consultants.

What's especially frustrating is that the elephant in the room is never explicitly discussed. I'm talking about the overall intent of the conservation law, which is to preserve environmentally sensitive land.

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In exchange for protecting this land, developers are allowed to build more houses on the adjoining property than is zoned for. Only in this case, the land being set aside can't be developed anyway. So why are we rewarding the applicant for doing something that is already being done? Because, from what I understand, a loophole in the law permits it. If that's the case, the planning board should say so. It may not matter in a court of law, but it matters in the court of public opinion.

John Clark
91 Horton Rd.
Cold Spring, NY 10516

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APR 27 2022

May 3, 2022

Johanna and Joey Asher
43 Rockwald Road
Cold Spring, NY 10516
678-641-1670

To: Philipstown Planning Board, Cold Spring
Honorable Chairman Zuckerman and Planning Board Members,

As residents of Philipstown, we have the following concerns regarding the proposed Hudson Highlands Reserve development (HHR):

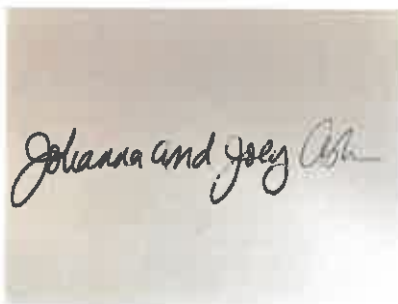
The proposed development fails to deliver on the intent of a Conservation Subdivision, as put forth in the Town Code. The proposed preserved area has low conservational value and is unusable for development. The proposed 25 homes are arranged in a suburban layout on one acre lots, which doesn't reflect 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.

We respectfully ask you to reconsider the development as it is currently proposed to protect our town, its residents, and the environment. Please help protect our special community.

Sincerely,

A rectangular area containing a handwritten signature in black ink that reads "Johanna and Joey Asher". The signature is written in a cursive style.

Johanna and Joey Asher

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MAY 03 2022

Ms. Bidu Tashjian
38 Esselborne Road
845.282.1449

To:
Philipstown Planning Board

Cold Spring, May 2, 2022

Honorable Chairman Zuckerman and Planning Board Members,

As a resident of Philipstown for over 21 years, 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. Route 9 is very dangerous, there are many people driving recklessly on it. There has been many more accidents, I was in one, involving 3 cars with a car turning illegally in front of me as I was going 50 mph. Just think of 25 new homes and all the construction and delivery vehicles servicing those homes, what a nightmare!

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.

Here is a chance to protect our land and last remaining wild places. Let us join together and protect this beautiful area we call home. Thank You.

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MAY 03 2022

**Sincerely,
Ms. Bidu Tashjian**



CHERYL ROCKETT <crockett@phillipstown.com>

Letter to the Planning Board about the proposed Hudson Highlands Reserve

1 message

Daniel Willson <danwillson@me.com>

Tue, May 3, 2022 at 7:40 PM

To: crockett@phillipstown.com

Cc: José Antonio <jose@wow.com>

Dear Cheryl Crockett,

Please forward the attached letter to the Planning Board Members regarding the Hudson Highlands Reserve. I've also pasted it below for your convenience.

Thank you,

Dan Willson and Jose Rodriguez

Dan Willson and Jose Rodriguez

402 East Mountain Road North

Phillipstown, NY 10516

845-809-5872

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MAY 04 2022

May 3, 2022

To: Phillipstown Planning Board

Honorable Chairman Zuckerman and Members of the Planning Board:

As residents of Phillipstown and East Mountain, we have the following concerns regarding the proposed Hudson Highlands Reserve development:

- Our quality of life will be degraded with increased density and traffic
- The disturbance to our way of life by a development of this scale
- It will irreversibly change the character of our neighborhood
- The proposal fails to meet the intent of a conservation subdivision
- The homes are arranged in a suburban fashion, which doesn't reflect our rural character
- This proposal sets a bad precedent for future developments in Phillipstown
- It doesn't conform to the 5-acre zoning rule for other developments
- A development of this scale will cause significant increase in traffic on our narrow roads, which is already dangerous

- Light and noise pollution as well as dust and exhaust from the development

We're also concerned about the destruction of wildlife corridors, water quality and wetlands.

Where will the entrance to this development be located if Route 9 is not allowed by the Department of Transportation? It's troubling that this is unclear. Please make sure that East Mountain Road North doesn't become that entrance. The so-called "emergency exit" will likely be abused. We already have enough traffic, and this would cause an unsafe increase on these narrow roads.

We appreciate the way the Planning Board has handled this process. You have shown leadership and that you take this process seriously. We strongly urge you to reject the proposed development to protect our town, our residents, and our beautiful environment.

Sincerely,

Dan Willson and Jose Rodriguez

Brandon Juby
985 East Mountain Rd. South
845-598-2609

To:
Philipstown Planning Board

Cold Spring, 5/4/2022

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 a 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,



Brandon M. Juby

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MAY 04 2022

Angela Attia
546 East Mountain Rd S
Cold Spring NY 10516
917-686-7178

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MAY 05 2022

To:
Philipstown Planning Board

Cold Spring, 4/5/2022

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,



Lynn Rogoff
464 East Mountain Road South
Cold Spring, NY 10516 Phone: 646-234-3336

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MAY 05 2022

To: Philipstown Planning Board
Cold Spring, NY

May 4, 2022

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. As a homeowner of over 30 years, my family shares a lot line with the proposed HHR conservation subdivision acreage at the upmost east section of the "designated conservation" acreage. I can attest to the exceptionally steep ledged acreage of the so called "designated conservation acreage." For over thirty years no one has developed on this exceedingly steep ledge because it is not developable. No one can secure a legal septic field on the steep ledge; thus, no development has occurred. Therefore, the proposed "preserved" acreage has low conservational value and is unusable for development.

Moreover, 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. This stringent 5-acre zoning was imposed retroactively on all land and homeowners on the eastern portion of HHR. Beginning in 2004, when the new Town Code, zoning law was promulgated, the East Mountain Road South and Esselborne Road cluster, is now a strict 5 acre zone.

I frequently observe numerous species of wildlife using the steep slope as their habitat for their food and nesting purposes. Oftentimes, the wildlife when they are on the east side of the 210-acre HHR, are in search of water as they cross my property to a nearby neighbor's pond. Thus, I can testify that wildlife urgently needs an unfragmented corridor for their water supply on the western corridor of HHR.

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 dark, steep rural road and winding 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. We need another set of public hearings, with public comments, after the FEIS is adopted.

Sincerely,

