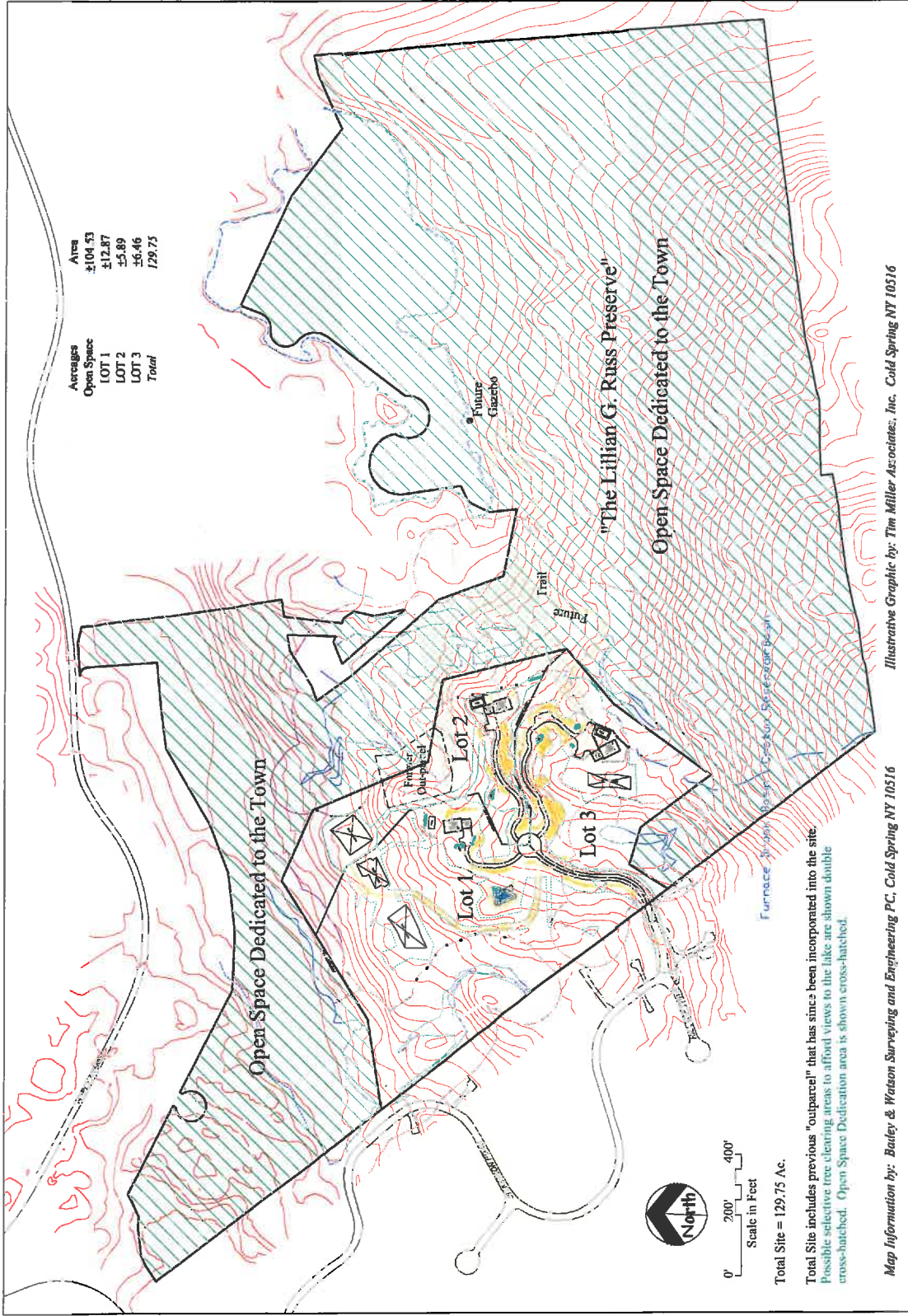


Right to Know/FOIL

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Map Information by: Bailey & Watson Surveying and Engineering P.C., Cold Spring NY 10516

Illustrative Graphic by: Tim Miller Associates, Inc. Cold Spring NY 10516

Abee Rose Subdivision - Illustrative Plan

03/27/18

Total Site = 129.75 Ac.
 Total Site includes previous "outparcel" that has since been incorporated into the site.
 Possible selective tree clearing areas to afford views to the lake are shown double cross-hatched. Open Space Dedication area is shown cross-hatched.

Chris Kehoe

From: Peter Kocek <pkocek@optonline.net>
Sent: Friday, July 06, 2018 10:46 PM
To: Chris Kehoe
Cc: Linda Puglisi
Subject: Abbee Rose Subdivision Concerns

Hello Chris,

First, I want to thank you for the excellent responsiveness you've provided to the large number of concerned neighbors surrounding this proposed Subdivision construction.

I'll echo some of the same concerns mentioned by many others including: Safety during construction on this ~1 mile long road with very steep hills; The loss of 100's possibly thousands of trees in a beautiful, natural park like setting; Steep slope and water run-off impact as well as the utility impact including existing water pressure challenges.

These are all valid concerns but the one I'd add that may be specific to the folks on Dickerson Road. The original development was hugely aggressive and the problems it has created are well documented. I'd highlight the severe ice during the winter on the roadways caused by melting run-off. Secondly, there is very poor visibility around the snake like road that has caused numerous near-misses during my 20 years here.

For all these reasons, I really hope this build does not move forward.

See you July 10th

Thanks
Peter Kocek

30 Dickerson Road



- Copies 1 Planning Board
- Town Board
- Zoning Board
- 1 Legal Dept.
- 1 DOTS Director
- 1 C.A.C.
- A.R.C.
- 1 Applicant
- 1 Fred with R.A.
- 1 Mount Smith Members
- Sent 7/8/18

Chris Kehoe



From: Kirsten Sollek <kirstensollek@gmail.com>
Sent: Tuesday, July 03, 2018 12:32 PM
To: Chris Kehoe
Cc: Richard Lippold
Subject: Proposed development Abee Rose

Hello Chris,

I'm writing as a concerned resident of Hilltop Drive regarding the proposed development that would disrupt our peaceful neighborhood. My husband and I moved here from NYC 3 years ago to escape the noise, construction and pollution of that city, and also to have nature all around us. I'm extremely concerned that we will lose the quality of life we have here if development moves forward, not to mention the loss of trees and wildlife.

I want to bring to your attention the fact that shortly after we bought our house at 8 Hilltop Drive, we also purchased the land parcel that is on 10 Hilltop Drive. The whole reason for that was to protect against ever having the privacy of our backyard compromised, and to preserve a natural setting for us and for our forest friends. It is clear that we and our neighbors all feel strongly about this preservation of the neighborhood, and I would hope that the town will take this into consideration and deny the proposal. I plan to attend the Public Hearing on the 10th, and will bring a copy of the survey of 10 Hilltop Drive with me in case that is useful for this process. Please feel free to contact me if you have any thoughts or questions: 914-293-7694.

All Best,

Kirsten Sollek

Sent from my iPad

1
Copies Planning Board
..... Town Board
..... Zoning Board
..... Legal Dept.
..... DOTS Director
..... C.A.C.
..... A.R.C.
..... Applicant
..... Margaret Smith McManus
..... Fred Wells
Sent 7/3/18



Robert & Susan Santini
31 Dickerson Road
Cortlandt Manor, NY 10567-6617

Copies 7. Planning Board
..... Town Board
..... Zoning Board
..... 1. Legal Dept.
..... 1. DOTS Director
..... 1. C.A.C.
..... A.R.C.
..... 1. Applicant
..... 1. Margaret Smith McManus
..... 1. Fred Smith
Sent 7/5/18

July 2, 2018

Mr. Chris Kehoe, AICP
Deputy Director of Planning
Town of Cortlandt
1 Heady Street
Cortlandt Manor, NY 10567

Dear Mr. Kehoe,

We are writing in support of our neighbors' and our long standing concern about the pending Abee Rose project planned for the Powder Horn development above Hilltop Drive. We certainly hope this deal has not been finalized and that it will not happen. We strongly urge the Planning Board to reject and stop this proposed development.

The problems this proposed project would cause for us are numerous, and our town should not allow it to so disrupt the quality of our lives, as has been pointed out in prior meetings and in letters to the town in the recent past.

Among those are:

- **Safety concerns** from construction traffic navigating an all too narrow and winding Dickerson Road
- **Congestion** and potential blocking of our driveways by oversized construction vehicles
- **Dust and air contaminants** - dirt and excavation material whipped up into our air by trucks carrying it from the site past our homes - exacerbating our allergies
- **Removal of thousands of trees**, would disrupt water flow patterns due to the steepness of the slope of the land on which building would occur
- **Water pressure** issues that could result from additional strain on supply to our neighborhood
- **Disruption of Services** – isn't it likely that to connect new homes to the electric, cable and plumbing infrastructures, that our services could be disconnected while it happens?

- **Scattering of wildlife** into our streets and yards. Deer are already eating our shrubs. Many of us have seen fox, coyotes – **and even a bear was reportedly seen** near BJs off Route 202 lately! What would further removal of natural habitats do to release potentially harmful critters near our homes and children?
- **Blasting**...Additional thought and special considerations need to be taken here. No one knows how much blasting would be needed to prepare the surface for these proposed homes, yet it would be done within 200 yards of some of our houses. Blasting causes shock waves and certainly with it, the disturbance of the integrity of the ground on which our homes are built. Many of our homes – especially those built higher up on Dickerson and Hilltop – are built with foundations that rest on ground secured by retaining walls. How do we know there won't be unseen damage to those AND to the foundations themselves, which we might not detect for years, when the retaining walls' integrity fails or we get water in our basements? Who do we go to for compensation for damages? The town should protect us against the possibility. Has the town required the developer, as part of the approval process, to put a fund in escrow, or buy an insurance policy (pre-paid) for use as security against these potential damages? Has the town conducted any testing to gauge the impact of blasting on the mountain and land our homes are built on? If not, will you? If so, can those reports be shared with us?

If this deal is not final – and we trust it is not - protecting the quality of **our** lives is the first responsibility of our town. So it seems reasonable that the town protect the investments we have made in our neighborhood and in our town, before it extends privileges to outsiders. And that should be done by stopping the Abee Rose project altogether. At the very least, under the worst case scenario for us – development – the Town of Cortlandt needs to provide us with the complete peace of mind that our investments and quality of life will remain secure. Any and all inconveniences should be on the developer, not the current residents of the Town of Cortlandt.

Thank you in advance for your consideration of our position on this.

Sincerely,

Robert and Susan Santini

Cc: Linda Pugliesi

Chris Kehoe

From: Steven Goldman <Steven.Goldman@nasdaq.com>
Sent: Thursday, June 14, 2018 11:02 AM
To: Chris Kehoe; Linda Puglisi
Subject: Abee Rose Proposal



Hi Linda and Chris,

Hope you are well.

I live at 1 Hilltop Drive, Cortlandt Manor, which is right next to proposed Abee Rose development. I have been dealing with these various proposals for the past 19 years, and even though the proposal has dropped from 40 townhomes, to 3 large homes, my feeling is the same.....this proposal cannot be allowed to happen.

Not only will my home be negatively affected by constant noise, dirt, mud, and trucks passing by, all on a narrow street, but there will be **permanent** damage done to our community as well. There will be clear cutting of **thousands** of trees, flooding, runoff, erosion, and other environmental issues. I see how much water currently comes down the mountain now, as well as the river of water that comes down our street. I don't care what type of drainage systems are being proposed...with a mountain this steep, and with thousands of trees removed, there is no way anyone can tell me that it will catch all of that water. No way! There will also be traffic safety concerns. There are little kids playing and riding their bikes in our neighborhood, and with all the construction vehicles coming and going, their lives are now put in danger. Are these kids no longer allowed to play in front of their homes now, only because someone wants to build new homes? I think not.

As I have said to you and the planning board several times over the years, we moved into our home in 1999 because it was a nice quiet neighborhood. It is an established community that went up in 1989. It's one thing if it was a new community that was expanding, but it's not. It's an established community and should not be disturbed.

I am well aware of the deal that the town made with the owner of the property. He did not pay taxes on his property for several years, so you made a deal to forgive his unpaid taxes in exchange for 100 acres of land that you plan to preserve. You then gave the owner the right to propose to build on the remaining 25 acres. But you know what, the owner of that property made a bad investment, and he needs to come to grips with that. Just because he bought land, doesn't mean he can build on it. Just because I buy a stock, doesn't mean I am going to make money, right? He made a bad investment.

Our town needs to figure out a way to buy the remainder of this property. Enough with these proposals. It will only leave **permanent** damage. The owner made a bad investment. He needs to write it off and move on. ⁷ Copies to: Planning Board

Please make sure this proposal gets rejected, and find a way to buy the property, and rid ourselves of these ongoing proposals.

Thank you.

Steve Goldman

Steven J. Goldman
Director
Advisory Services, Corporate Solutions

- Town Board
- Zoning Board
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
- _____
- _____
- Sent 6/15/18



Desk + 1 212 231 5413
Mobile + 1 646 348 0718
Email steven.goldman@nasdaq.com
Address One Liberty Plaza, NY 10006



rewritetomorrow.com

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