

September 29 2022

For distribution to the Public file and members of the Saugerties Planning Board

Members of the Planning Board,

I write with a note about one specific paragraph in the LA Group/Terramor August 1st response to NPV's July 11th comments.

https://drive.google.com/file/d/1gttGf_uZuZyJn55QLDcL2RiI8IKfJ3eT/view?usp=sharing (OR: <https://bit.ly/Terramor-response-to-NPV>)

As part of the developers' August 1st response to NPV comments they write:

(NPV comment bottom of page 4)

f. (s) Nuisances. The proposed use shall not be more objectionable to nearby property owners or occupants by reason of noise, fumes, vibration or lighting than would be the operations of a permitted use.

[snip]

LA Group/Terramor response top of page 5:

With the provision of central water and sewer like the proposed facility, giving consideration to development constraints posed by the presence of wetlands and steeper slopes on the property, and considering that the original proposal for the South Peak subdivision on the property contained 43 single family homes, the Applicant estimates that the site appears capable of supporting approximately 50-60 single family homes. Each of these homes would have their own associated noise, fumes, vibration and lighting.

This paragraph is both artfully worded and elides historical facts:

The South Peak project was originally proposed as 41 lots (August 2004) -

https://drive.google.com/file/d/1KLAKTYd6_A09JoEB95BzSdtLLxd-txY/view?usp=sharing (OR <https://bit.ly/South-Peak-original-41-lot-drawing>)

The Conditional Final grant was for 23 lots (April 2007) <https://drive.google.com/file/d/10g0QTKxRCILANiOgrLOZYZFFNOPINwww/view?usp=sharing> (OR <https://bit.ly/South-Peak-Conditional-Final>)

And the final design was for 22 lots (May 2011) <https://drive.google.com/file/d/1K0qg-gmrzf4nIUBJ39V4592XzhBQvOJm/view?usp=sharing> (OR <https://bit.ly/South-Peak-UCDH-22-lots>)

During this years-long process the Board repeatedly noted the extreme difficulty of the land, the UCDH granted permits for 18 septic (later increased to 22 by dint of redrawing lot lines), and there were countless other revisions along the way.

To now claim that *"the site appears capable of supporting approximately 50-60 single family homes"* is preposterous. I can imagine the Board laughing harder at this claim than they did when first Mr. Rothe proposed 41 lots back in 2004. Building techniques may well have improved, but not that much. Indeed, our standards for roads, wells, septic and the like have probably gotten tighter over the years, making the 50 to 60 figure even sillier.

While I am confident that members of the Board with long memories will have picked up on the ridiculousness of this particular LA Group/Terramor claim, I wanted to bring special attention to it. Board members will have to decide for themselves to what extent this puffery speaks to the credibility of other LA Group/Terramor responses to the NPV comments.

Thanks for your efforts and for your time.

Regards

Mark Pisani