

11 Marion Ave
Cold Spring, NY 10516

Village of Cold Spring
Attn: LWRP Special Board
85 Main Street
Cold Spring, NY 10516

May 25, 2011

Dear Members of the Special Board,

The conceptual drawing for the Marathon site presented to the public by the board disregards much of the research and analysis done earlier in the comprehensive planning process. Additionally, no-one at the last year's public forum suggested putting the village garage in the middle and surrounding it with dense mixed use development including, as was reported in Philipstown.info, "residential development ... commercial and office space to small retail, apartments and possibly three story buildings." Where did this idea come from? What people did say over and over was to protect the ridge overlooking the marsh, yet the drawing shows four large houses on the ridge.

The other overwhelming concern of people at last year's forum was the impact of additional traffic coming into the area. I challenged the board in a comment posted on Philipstown.info prior to the May 14 meeting to present a plan for a vehicular access that would mitigate their concerns but none was forthcoming. Likewise, I challenged the board to demonstrate how a development like the one in the drawing would be tax positive, since this was one of the "guiding principles" noted in the draft comprehensive plan. Again, this was not addressed.

My own view on what is appropriate for Marathon is "as little as possible." The owner has an obvious desire to build residential units. With 11.8 acres zoned I-1 he can, as of right, build 11 single family homes. Part of the site ("the pedestal") is off limits due to contamination, and the portion above the VOC plume is also most likely undevelopable, so realistically the maximum would be 8-10. That should be the starting point for negotiations.

In return for him agreeing to leave the ridge in its current undeveloped state, we grant him more density on the remainder of the site. Perhaps he's permitted to cluster 10 homes on smaller lots and add a couple of commercial units while preserving large areas of open space – something along those lines. To present a drawing showing approximately 25 single-family houses, including four on the ridge, plus numerous townhouse/apartment units, plus to be talking 3 three story buildings, etc. is absurd. It's all the owner could wish for and more, and represents what for me would be close to a worst case scenario.

Sincerely,



Peter Henderson