

Prospect Gardens Written Comments Post 6/16/23

Comment #1

"Written comments only" on a project that has not yet produced a DEIS is not professional or inclusive or transparent to residents of the area. Aside from the fact that the Board Chairperson should be leading the meetings and not the planner indicates the lack of training in procedures and applicable pertinent issues to planning board members.

Prospect Gardens Traffic study is deficient. It does not include any reference to the schools existing or planned. And even with the deficiency, it noted that as of today, even without further construction, at Rt 208 and Peddler the level of service is F. during AM and PM peak hours. And that is now. What happens when all this construction is completed?

The recommendation is that a left turn lane at Peddler and 208 be constructed on the north side. How would this be paid for? It was suggested that the developers would pay. Which developers? How much? Who would collect it? How much would the widening cost? Coming after developers after the fact would most likely be rather difficult and costly to the Village.

In addition, you are dismissing the Town of Blooming Grove's assertion that part of this project exists in the Town out of hand. This may be headed to court.

Mr. Shepstone said that he and the lawyer for the Planning Board are paid, at least in part, by the developer(s). This exposes an apparent risk of conflict of interest. Since the Village is not in business with the developer, the Board might find it more prudent to investigate the issues that the Town presents and get the whole completed report about actual projected traffic issues. I'm sure that those residents living near this project would like to know. What's the rush? Afterall, the developer. will not be living with what is created by the project.

*Bonnie Rum
64 Shore Drive*

Comment #2


With all the building going on in the Village, you would do everyone a favor if you would secure the correct amount of water and sewer available. The sewer will probably be handled on site, but the water availability to the prospective residents of this project is not so certain. You well know the water restrictions long in effect in the Village. The fact that Clovewood is claiming to have more than enough water so as to be able to share it with the Village needs to be substantiated by the DEC's hydrogeologist. I would think that the developer would really need to know that sooner rather than later. Clustering that many people into that one place will create a strain on the infrastructure, like it or not.

I know that there has been talk of KJ sharing its water from the Catskills aqueduct, but that can never happen. Aside from the fact that they do not yet have access to it is one thing, but the 1905 law would turn off KJ's access to that water source if they shared access. Also, since they really would not be using it solely as a secondary source, they may not be able to retain access (again, check out the 1905 rule).

*Bonnie Rum
64 Shore Drive*

Comment #3

(Following)

From: Sue Anne Vogelsberg samv1021@gmail.com 

Subject: Posted sign on Peddler Hill Road

Date: June 28, 2023 at 8:50 AM

To: George Kalaj Mayor@vosbg.com, Abraham M. Weiss Trustee@vosbg.com, Zalmon Rosner Trustee@vosbg.com, Kerry Dougherty Clerk@vosbg.com

Cc: Tom Shepstone tshepstone@vosbg.com, mail net mail@shepstone.net

SV

Good morning!

This photo appeared on my "Time Hop" app this morning. I took this picture on Peddler Hill Road. The weight of a bus plus the weight of the passengers and the driver exceeds the posted 5 ton weight limit.

I've included Planner Shepstone as current and future VSBG development is placing unplanned/unanticipated stress on our local roads and must be factored into all development projects.

Sue Anne Vogelsberg
242 Prospect Road
samv1021@gmail.com

2 YEARS AGO





Sent from my iPhone