

**Linda Ingber (Town of Fallsburg)**

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**From:** Steven Vegliante  
**Sent:** Friday, June 17, 2016 12:57 PM  
**To:** Linda Ingber  
**Subject:** Fwd: Moratorium

add to record

Begin forwarded message:

**From:** Veronica Bassil  
**Subject:** Moratorium  
**Date:** June 17, 2016 at 11:53:36 AM EDT  
**To:** "[svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)" <[svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)>

Dear Steve,

I am unable to attend the meeting this Monday June 20th but wish to affirm my support for the proposed moratorium so that the town can assess the impact of the accelerated development we have seen in the last 4-5 years.

In my opinion, this accelerated development is on too much of a fast track, and we need to get a number of town officials, experts, and leaders together to develop a plan for how to manage it in a way that preserves the rural nature of our town.

We are turning into suburbia and getting overwhelmed in terms of our resources , our tax base, our infrastructure, our roads, our utilities, and our quality of life.

I have been a homeowner since 1996 and want to preserve the pleasant, peaceful, rural nature of the place I call home.

Thank you, and best wishes for finding a way to manage this accelerated development so as to preserve the quality of township we love.

Veronica Bassil  
Echo Lake Road  
South Fallsburg NY 12779

Sent from my iPhone

**Linda Ingber (Town of Fallsburg)**

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**From:** Estelle  
**Sent:** Friday, June 17, 2016 1:47 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Support for proposed moritorium

Please add our names for support for proposed moritorium for south fallsburg area. Estelle Roser Echo Lake Rd. South Fallsburg, NY Judith Schneider 8 Echo Lake Rd. South Fallsburg. Thank you.

Sent from my iPhone

Steven Barshov

June 20, 2016

BY HAND

Hon. Steven Vegliante  
Town Board Members  
Town of Fallsburg  
19 Railroad Plaza  
South Fallsburg, NY 12779

Re: Proposed Moratorium Local Law

Supervisor Vegliante and Town Board Members:

This letter is submitted on behalf of Sullivan County Ventures Capital Group, LLC ("SCV") in opposition to the proposed local law entitled "Establishing a Moratorium on Residential Development Approvals" (the "Proposed Moratorium Law"). SCV owns approximately 308.58 acres of property within the Town of Fallsburg (the "Town"), being Tax Lot 28-1-1 (the "Property").

The law is very well established in New York that: (1) a *bona fide* emergency must exist to warrant imposition of a moratorium on land development and issuance of land development approvals; and (2) the moratorium must be narrowly crafted to address the extant emergency that justifies its adoption. The Proposed Moratorium Law does not reference any emergency facing the Town. Section 1 of the "Proposed Moratorium Law" states its purpose as follows:

The purpose of this local law is to temporarily suspend requirements to approve residential subdivisions and other residential development while the Town considers changes to its comprehensive plan and considers and adopts changes to its land use regulations. This local law is intended to allow the town to amend its comprehensive plan and land use regulations to provide for controlled growth that will not unduly impact the public welfare, community services, and infrastructure, to preserve open space, and to plan for a proper mix of residential and commercial development. The town is especially concerned about the impact on its sewer systems, which are close to or at capacity. This stop gap or interim measure is intended to preserve the status quo pending the adoption of an amended comprehensive plan and amended planning and zoning regulations in accordance with the amended comprehensive plan. This local law prevents a "race of diligence" by those seeking to obtain approvals before the new comprehensive plan and regulations are in place, and it will protect

the public interest and welfare until an amended comprehensive plan and zoning laws are adopted.

Proposed Moratorium Law, Section 1.

Nowhere in the Proposed Moratorium Law does the Town Board reference an emergency facing the Town, nor does one exist. The Board states that the purpose of the moratorium is to freeze the status quo while the Town considers changes to its comprehensive plan and land use regulations. Undertaking a revision of a comprehensive plan and adopting associated Town Code amendments is not an emergency. The Town Board further states in Section 1 of the Proposed Moratorium Law that the moratorium would be imposed so the Town “could provide for controlled growth that will not unduly impact the public welfare, community services, and infrastructure, to preserve open space, and to plan for a proper mix of residential and commercial development.” Updating the comprehensive plan and corresponding zoning laws for these purposes is not an emergency, rather it is long term planning for the future of the Town.

The Proposed Moratorium Law further states that the Town Board is “especially concerned about the impact on its sewer systems, which are close to or at capacity.” There has been no sudden failure of the Town’s sewage treatment plant or the lines serving the plant. Whatever capacity limitations exist have been known to the Town Board, the Town Engineer, and other elected and appointed officials for years. To the extent there is any problem facing the Town regarding its sewage treatment capacity, it is caused by the Town’s own failure to address this matter in a timely and responsible manner – not by some postulated future rampant uncontrolled growth.

Indeed, rampant uncontrolled growth is not possible in the Town. The Town has a well-developed land use control system that is codified in the Zoning Law and Subdivision Regulations codified in its Town Code. The Town Code regulates density of development, as well as requirements for subdivision approval. Density of development is strictly controlled under the Town’s extant zoning, in part pursuant to principles of “smart growth” are enunciated in the Town’s Comprehensive Plan. Indeed, as recently as 2014, the Town updated and amended its zoning law, including amendments to address allowed residential density in various Town zoning districts. Thus, the notion that the Town’s zoning is antiquated is absurd and the minimum lot size limits on density enacted as recently as 2014 bely any contention that the Town faces an emergency of any kind because its extant zoning laws would purportedly allow unfettered and uncontrolled residential development. Such a contention is utter nonsense.

The Town Board further states that the Proposed Moratorium Law is intended to prevent a “race of diligence” in which applicants would purportedly rush to obtain subdivision approval while the Town considers amendments to its Comprehensive Plan and Zoning Law. There is no basis stated in the Proposed Moratorium Law for the belief that there are a plethora of large scale subdivision applications that would suddenly materialize once the Town started the process of considering Comprehensive Plan and Zoning Law amendments.

Moreover, if there is anyone doing any “racing” here, it is the Town Board. The Town Board is “racing” to put the Proposed Moratorium Law in place in order to preclude SCV from being able

to obtain any further review of its now-pending subdivision application. It is no coincidence that Section 3 of the Proposed Moratorium Law exempts all pending subdivision applications which have received a negative declaration or as to which a draft environmental impact statement (DEIS) has been accepted as complete. By drawing the line in this fashion, the Town Board allows all the pending subdivision applications it does not oppose to continue through the review process, while isolating only two pending large scale subdivision applications from continuing through the review process – SCV’s Timber Ridge subdivision application and one other.

As to SCV’s pending Timber Ridge subdivision application, there is no logical reason to include it within the reach of the Proposed Moratorium Law. SCV, through its representatives, requested that the Town Board extend its sewer and water districts to include its property and SCV repeatedly offered to the Town Board to pay six million dollars toward the cost of expansion of the Town’s sewage treatment plant – an offer that represented more than 1/3 of the \$17 million dollar estimated expansion cost at the time that the offer was made. The Town Board never pursued that offer from SCV. As a result of the Town Board’s disinterest in either extending the sewer district or accepting SCV’s six million dollar offer, SCV’s application proposes the installation of a package sewage treatment plant and associated sewer lines in order to process and properly treat all of the sewage effluent from the proposed Timber Ridge subdivision. SCV’s pending proposed subdivision application could not possibly create any burden on the Town’s sewage treatment plant or use even 1 gallon of its sewage treatment capacity. Thus, even if there was some sort of sewage treatment capacity-related emergency facing the Town, imposing a moratorium to preclude SCV’s pending Timber Ridge subdivision application from being processed would be irrational and arbitrary.

In addition, the proposed Timber Ridge subdivision is proximate to the Woodbourne hamlet and is in the logical path of growth and development according to the Town’s own Comprehensive Plan and its expressed principles of smart growth. It is absurd for the Town Board to even contemplate imposing a moratorium on the processing of the Timber Ridge Subdivision, which would place no burden on the Town’s sewage treatment plant and is in the precise location for growth called for under the Town’s Comprehensive Plan.

As the Town Board is well aware, SCV sued the Town following the Town Board’s enactment of Local Law 8 of 2014. That litigation was settled with a stipulation confirming the density of development applicable to the Property, which provides in part as follows:

2. SCV and the Town Respondents stipulate and agree that, after the December 22, 2014 amendments, Chapter 310 provided as follows in relevant part:
  - a. the minimum lot size for a property in the REC-1 Residential District served by public or central water and sewer is 1.5 acres; and
  - b. property in the REC-I Residential District Overlay served by public or central water and sewer can be built to a density of two units per acre with mandatory clustering as authorized by and in compliance with Town Code § 310-29.1.

3. SCV's property, known as Timber Hills<sup>1</sup>, is eligible for a density of two units per acre, so long as all applicable requirements of state and local law are satisfied, including but not limited to those mandated Town Code § 310-29.1. . . .

Thus, the density of development the Timber Ridge subdivision is well known to the Town Board, as it expressly confirmed that density in the foregoing stipulation. Thus, SCV's pending application can hardly be considered part of the so-called "uncontrolled growth" the Town Board ostensibly fears. Indeed, SCV relied on the stipulation and pursued its pending subdivision application at the stipulated densities. Now, after the expenditure of significant sums for engineering and related professional work on its application, the Town Board proposes to halt SCV's proposed subdivision. The Proposed Moratorium Law is being enacted and SCV's application is being swept within its reach because the Town Board has long desired to prevent SCV from developing its Property, and not because of any emergency to which SCV would either contribute or exacerbate. Indeed, at least one Town Board member has previously stated that SCV's Property should be parkland.

For all of the foregoing reasons, the Proposed Moratorium Law is unlawful both on its face and as applied to SCV. If the Proposed Moratorium Law is enacted and its terms cause it to apply to SCV's pending application, SCV will take appropriate legal action including litigation to protect its rights.

Yours truly,

*Steven Barshov*

Steven Barshov

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<sup>1</sup> The name of the proposed subdivision was changed at the Town's request from Timber Hills to Timber Ridge after the stipulation was entered.

**Linda Ingber (Town of Fallsburg)**

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**From:** Steven Vegliante  
**Sent:** Monday, June 20, 2016 10:18 AM  
**To:** Linda Ingber  
**Subject:** Fwd: In SUPPORT of Housing MORATORIUM

Sent from my iPhone

Begin forwarded message:

**From:** "T."  
**Date:** June 20, 2016 at 10:01:52 AM EDT  
**To:** "[svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)" <[svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)>  
**Subject:** In SUPPORT of Housing MORATORIUM  
**Reply-To:** "T."

Dear Steve ...and the Town Board,

I am a homeowner in South Fallsburg for 26 years,  
and am

very much in favor of a moratorium on residential housing  
being built,

until a rational and feasible plan can be developed that will  
maintain what

is beautiful and desirable about the area, without taxing  
the infrastructure.

I support the moratorium.

---Tina Hazarian

Lake St.

**Linda Ingber (Town of Fallsburg)**

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**From:** Steven Vegliante  
**Sent:** Monday, June 20, 2016 10:22 AM  
**To:** Linda Ingber  
**Subject:** Fwd: Moratorium

Sent from my iPhone

Begin forwarded message:

**From:** Robie Robillard  
**Date:** June 20, 2016 at 12:11:05 AM EDT  
**To:** [svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)  
**Subject:** Moratorium

I live on Whittaker road and support a moritorium in the town of Fallsburg.

I also support kipping the Library in South Fallsburg, I see it's idealy located for all the walk-in patrons of which I am not one-I always drive.

Thank you  
Robie

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Sent from my iPhone substitute

**Linda Ingber (Town of Fallsburg)**

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**From:** Joan Thursh  
**Sent:** Monday, June 20, 2016 2:06 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** moratorium

Yes! A moratorium by all means! Better late than never....

J. Thursh

**Linda Ingber (Town of Fallsburg)**

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**From:** Keira Sullivan  
**Sent:** Monday, June 20, 2016 2:42 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium

Dear Mr. Vegliante,

I am writing to lend my support for the proposed moratorium that will be discussed at this evening's meeting. I am unable to attend, but am very concerned about the increase in development we've already seen. I was shocked to hear about how much more is proposed.

I feel that the moratorium is a wise decision. It would give the town time to assess the impacts this development would have on our area. I'm concerned about our infrastructure, our resources, our roads, and the impact all of this will have on our (already considerable) taxes.

We have owned our Woodbourne home since 2003 and have built our lives here. We have four beautiful children who are growing up here and love our community as well. We would hope to maintain this beautiful area we live in for their futures as well.

Please let me know if there's anything else we can do to support you as you move forward.

Sincerely,  
Mrs. Keira Wevant

Woodbourne, NY

## Linda Ingber (Town of Fallsburg)

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**From:** Jerry Chiocchio  
**Sent:** Monday, June 20, 2016 3:11 PM  
**To:** svegliante@fallsburgny.com  
**Cc:** James Creighton  
**Subject:** Moratorium

My name is Jerry Chiocchio of the Fallsburg Fishing and Boating club at Pleasure Lake. I am writing this email to let you know that I am in full support for this moratorium in the Town of Fallsburg. Everywhere we look, there are now sites being built and its becoming a strain in our town. The summer traffic is getting very bad making it dangerous for both cars and pedestrians. The town's infrastructure cannot support more buildings!

We need the town to implement this moratorium so that they have proper time to consider the zoning regulations that are proper for this town. The residents in Fallsburg should all understand that we need the town to look more appealing, not only for residents but for local business. We need to attract folks to invest and establish a business in this town so we can get the tax base to grow. The bottom line, I am in full support of this moratorium!!

Best regards,

Jerry Chiocchio

**Linda Ingber (Town of Fallsburg)**

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**From:** Bryan Sullivan  
**Sent:** Monday, June 20, 2016 3:15 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** I support the moratorium

Dear Steve

My name is Bryan Sullivan, and I have lived in Woodbourne for 10 years. My family moved here from orange county, as it was getting too crowded. I am worried we are growing at too fast a pace, and this moratorium is a welcome chance for the town to take a breath and plan for the future. Growth is good, but it is alarming to see 50 -100 houses being built seemingly around every corner. Please do what you can to slow and plan the growth of our town. I am unable to attend the june 20 meeting but I feel very strongly about this matter. I support the moratorium.

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Thank You,

Bryan Sullivan

Ps

Love the inclement weather calls!

**Linda Ingber (Town of Fallsburg)**

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**From:** Fallsburg Fishing & Boating Club - President JFC >  
**Sent:** Monday, June 20, 2016 4:46 PM  
**To:** svegliante@fallsburgny.com  
**Cc:** lingber@fallsburgny.com; donna@fallsburgny.com  
**Subject:** FF&BC Comments in Support of Proposed Moratorium  
**Attachments:** FFBC Support for Moratorium June 2016.pdf

Dear Supervisor Vegliante and Members of the Town Board,

Attached please find my letter of support of the Town's proposed moratorium on behalf of the Board of Directors of the Fallsburg Fishing & Boating Club and its 100 owners/members of Pleasure Lake and its surrounding FF&BC seasonal community in the Town of Fallsburg.

Should you have any questions or require anything further, please do not hesitate to contact us.

Best regards,

James F. Creighton, Esq., President  
Fallsburg Fishing & Boating Club  
Post Office Box 604  
South Fallsburg, New York 12779

**FALLSBURG FISHING**



**AND BOATING CLUB**

Fallsburg Fishing & Boating Club, Inc.  
Post Office Box 604  
South Fallsburg, New York 12779  
+++++  
c/o James F. Creighton, Esq.  
President

June 20, 2016

**VIA EMAIL**

Hon. Steven Vegliante, Supervisor  
and Members of the Town Board  
Town of Fallsburg  
19 Railroad Plaza  
Post Office Box 2019  
South Fallsburg, New York 12779

**Comments on the Proposed Moratorium**

Dear Supervisor Vegliante and Members of the Town Board:

On behalf of the Board of Directors of the Fallsburg Fishing & Boating Club ("FF&BC") and its 100 owners/members of Pleasure Lake and its surrounding FF&BC seasonal community in the Town of Fallsburg - we thank you for the opportunity to be heard and to provide written comments on the proposed limited moratorium you are currently considering. We strongly support the Town's efforts to protect Fallsburg including this measure to control unsustainable growth while it updates its Comprehensive Master Plan and adopts necessary zoning code amendments.

Although I am unable to attend the meeting personally this evening (June 20<sup>th</sup>), several members of the FF&BC and our Board of Directors plan to attend in full support of the proposed legislation along with many local residents. I wish to affirm my support both personally and on behalf of our membership; we are local taxpayers who strongly urge and support the Town take this limited and necessary step. We understand that this important and fair step will allow the Town to maintain the *status quo* while planning for Fallsburg's growth in a reasonable manner and without collapsing under the impacts of the current unsustainable development codes.

Supervisor Steve Vegliante  
and Fallsburg Town Board

- 2 -

June 20, 2016

As you know, the FF&BC and its members are extremely concerned about the impacts of unchecked and unsustainable development - particularly within the Pleasure Lake watershed. We are very interested in discussing specific issues and strategies for ensuring the health of Fallsburg's lakes and waterways (particularly beautiful Morningside Park which is upstream of Pleasure Lake), and would like to be considered a stakeholder in the Master Plan process so that we can assist in helping Fallsburg in planning its sustainable future. We also strongly support the Town's efforts to plan and ensure that sewage be handled properly, that open space be protected, and that a sustainable mix of residential and commercial development is supported and encouraged.

The Town of Fallsburg desperately needs to ensure that reasonable density calculations be made with particular sensitivity to areas around streams and other critical habitats. The handling of sewage and stormwater must be properly assessed and planned for so that the real environmental impacts of proposed projects can effectively be mitigated and to ensure proper protection of Fallsburg's precious surface water resources and environment. We welcome the all efforts by the Town to require (or at least encourage) the incorporation of more "green infrastructure" techniques in developments around Town.

Rather than submit a petition signed by our 100 members, we hope you will accept this letter as a vote of confidence for your and the Board's efforts. Again, we strongly support the Town's proposed moratorium, and stand willing to assist the Town with its plans to review and update its Comprehensive Master Plan to protect our water quality, preserve the character and rural scenic beauty of the landscape and avoid the inharmonious and destructive use of unchecked and unsustainable development.

Thank you again for the opportunity to comment, and please feel free to contact us if you require anything further.

Very sincerely,

The Fallsburg Fishing &  
Boating Club



By: James F. Creighton  
President

## **Linda Ingber (Town of Fallsburg)**

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**From:** Daniel Creighton  
**Sent:** Monday, June 20, 2016 5:07 PM  
**To:** svegliante@fallsburgny.com  
**Cc:**  
**Subject:** Building Moratorium

Mr. Vegliante,

I have been spending my time in South Fallsburg for over 30 years and have seen good and bad times befall out beautiful community. I am writing with a hope that decisions made in the near future will protect and bring back the better years.

The current town board proposed moratorium makes sense and should be strongly considered. We have seen development in adjacent communities destroy the nature and character of their neighborhoods. Whether you agree or not with these changes, we have seen changes to this community which are significantly negative.

For this reason, a comprehensive plan and vision should be developed first, allowing development to continue with a long term positive goal in mind. Do we want to continue down the path of our predecessors who did not have the foresight to see the impacts of their decisions?

Development is not bad in its nature, it is good. However, it should be well thought out, contextual, and set the tone for the type of community you want to thrive in your town. Without this basis for growth, unforeseen negative impacts of poorly thought out growth spread throughout the community - negatively impacting all of us when the intention should be to lift the community up through better services, a bigger tax base, and a sustainable desire to have others want to move into our communities. Clearly, this has not been the result of our most recent efforts.

For these reasons, I strong support the moratorium proposed and hope you support it as well. Please note that the future of this town is partially a result of the decisions you and the board make - especially tonight.

Sincerely,

Daniel Creighton

Sent from AOL Mobile Mail

**Linda Ingber (Town of Fallsburg)**

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**From:** James Legari  
**Sent:** Monday, June 20, 2016 7:27 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Building Moratorium

Dear Mr. Vegliante,

As residents at Murphy Road, Woodbourne, NY, I would like to have on record that the Legari family are in support of a building moratorium.

Thank you,

James Legari

## **Linda Ingber (Town of Fallsburg)**

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**From:** Kerry Sullivan  
**Sent:** Monday, June 20, 2016 11:15 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium

Dear Steve,

I am unable to attend the meeting this Monday June 20th but wish to affirm my support for the proposed moratorium so that the town can assess the impact of the accelerated development we have seen in the last 4-5 years.

In my opinion, this accelerated development is on too much of a fast track, and we need to get a number of town officials, experts, and leaders together to develop a plan for how to manage it in a way that preserves the rural nature of our town.

We are turning into suburbia and getting overwhelmed in terms of our resources, our tax base, our infrastructure, our roads, our utilities, and our quality of life.

I have been a homeowner since 2004 and want to preserve the pleasant, peaceful, rural nature of the place I call home.

Thank you, and best wishes for finding a way to manage this accelerated development so as to preserve the quality of township we love.

Kerry Sullivan  
Woodbourne N.Y.

Town Supervisor Steven Vegliante  
19 Railroad Plaza  
South Fallsburg, NY 12779  
June 21, 2016

Dear Supervisor Vegliante

I would like to commend you and your board members, and Staff, and Chief Simmie Williams and his officers for conducting the Public Hearing for a Local Law, 2016, "Establishing a Moratorium on Residential Development Approval" June 20, 2016 at the Woodbourne Firehouse. The meeting was conducted in a civil and businesslike manner and it is a tribute to all of your efforts. As an attendee at the above public hearing I make the following observations and comments;

There were obviously two groups of persons in attendance; those in favor of a moratorium and those who opposed the moratorium. The groups were markedly dissimilar. As I left my car and walked towards the meeting hall there was an obvious line of people all wearing the same type tee shirt and lined up in front of the building. To some I think this display might have been a bit intimidating. These were a group that were against the moratorium. Attendees were invited to sign in if they wished to speak and the meeting convened in a timely fashion. The demeanor of the opposing groups was strikingly opposite. The people who spoke in favor of the moratorium were respectful and polite while making their comments and spoke of concerns of impacts on the environment, Town infrastructure, Town Identity/culture, property rights, the economy and quality of life. Many speakers identified specific concerns regarding water supplies and the capacity for an aged waste water treatment plant to process hundreds/thousands of additional residential units. These concerns identified essential health and safety factors that preclude immediate large scale development. The enormity of the potential developments far exceeds the current capacity of the Town of Fallsburg infrastructure.

In contrast many of the people who opposed the moratorium were aggressive, insulting and threatening. Their comments included the following remarks;

"The Audience is all old people"

"The Audience is ignorant "

The Audience; was called "You Guys (Non Hasidic)"

"We (Hasidim) are your future" several times. (prediction of control of the Township?)

The Town of Fallsburg was Threatened with litigation. (Attorney originated)

"We (Hasidim) could fill this room with three times the number of people you have here."  
(threat?)

One developer Insulted the Woodbourne FD host by complaining about the quality of the air conditioning.

“We (Hasidim) shut down roads two weekends a summer, so what!”

Developers repeatedly offered braggadocio of the millions of dollars they invested in the community and questioned “Where did the money go?” “Why hasn’t the sewer and water systems been upgraded?”

While those commenting opposing a possible moratorium sounded coarse and financially driven, I appreciate their candor. The residents of the Town of Fallsburg were able to see the people who would assume control of our community for what they were. Their power was very obvious. Their low opinion of the year round resident was obvious. Their plan to control the political processes of our Town was obvious. The residents of the Town of Fallsburg would no longer be hosts of a seasonal visitor, rather they would become the serfs of the Land Barons.

In the nineteen fifties I saw the residents of the Town of Fallsburg open their hearts to European refugees of World War Two. The men, women and children who had seen the horrors of the holocaust were welcomed to our community and given beautiful respite from the steaming streets and tenements of New York City. They could heal and be protected in our rural setting. They could enjoy the freedoms of America. The people of Fallsburg were generous and caring and understanding of different customs. Now the vanquished are the victors and have power and money and it seems are ungrateful.

The Town Board of Fallsburg is insightful and diligent in recognizing the destructive nature of uncontrolled growth. The Town Board which functioned quite effectively managing a rural community is being overwhelmed by wealthy corporations with grandiose complex development proposals. High powered attorneys and engineers are overpowering and overloading our Town’s ability to provide oversight. The Town has reason to be cautious in its decisions. Recent hostile land acquisitions and misrepresented development projects in the Hudson Valley have decimated the culture and quality of life of a number of naïve Towns and Villages. Once a community is lost it can never be recovered. The elimination of a Community Culture is just as much an emergency as is the overpowering of water and sewer systems. The relentless submission of new projects is beyond the capacity of a volunteer Planning Board and Zoning Board of Appeals. The rich and powerful are exploiting the capabilities of our Town Government. There is a need to install firewalls to preserve our way of life. There is a need to address our housing and economy for the poor and working poor. There is a need to cap tax exempt properties. If Power and Greed prevail our Town will cease to exist as we have known, it. I support Town of Fallsburg Local Law. 2016, “Establishing a Moratorium on Residential Development Approvals”

Jack Hayes  
Woodbourne and Gardiner NY

## **Linda Ingber (Town of Fallsburg)**

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**From:** Sam  
**Sent:** Tuesday, June 21, 2016 10:09 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Fallsburg moratorium

Good evening Steve

I hope you are doing well

As I see how your town is running

It makes me feel kind of sick we were promised back when the rezoning happened in the town of Fallsburg That they will not be a building moratorium Once the smart growth new zoning code was put into affect We knew all along that this was the grand plan to stop our growth As I myself was told by one of the local high ranking officials in this town that he is scared this will turn into another KJ (kirayt Joel -Monroe )and you want to make a Building moratorium for all developments Steve as supervisor has there anything been done to benefit the Jewish community over the last couple of years that you have been supervisor with all those millions of dollars that the Jewish community contributed to taxes we do not use the schools we do not burden the town with anything, we only contribute and we are treated very very unfairly Nothing has ever been done for our community with our tax money The only thing we get his fines and more restrictions on building anything to pull money out of the community It's time to sit down with us face-to-face for a real discussion we all this is really heading

Sam Charach

**donna**

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**From:** Ronnie Cohen  
**Sent:** Tuesday, June 21, 2016 4:01 PM  
**To:** donna@fallsburgny.com  
**Subject:** comments

hi donna,

I could not get up and speak at the town meeting last night. I was told that you were accepting comments.

in no particular order---

I live 3 tenths of a mile from the scdw. for about 5 weeks last summer (not all consecutive) I was not able to stay outside of my home. the smell from the sewer treatment plant was horrible. I did call Will and the town but I was told there was nothing that could be done about the problem. I wait all winter, then spend time planting flowers and was not able to stay outside to enjoy ..

during the summer months on sunday, I cannot make a left turn out of my road because of the traffic. the cars never let me in to the lane. I have to make a right turn and go all the way to stewarts, up the hill and back just so I can get to the library. I have to drive over 5 miles to go a distance of about 5 tenths of a mile.

the trash thrown all around is disgusting. each development should be responsible for cleaning up not only their own grounds, but should have their group adopt an area to keep clean also. their communities should teach the kids and adults about the importance of keeping our countryside beautiful.

why do they pay so little taxes for such large homes.

why are we letting them build such large and unattractive buildings and not eco friendly.

when I drive home from town, I put my turn signal on , slow down so I can turn and I get horns blasting, cars crossing the double lines and cars driving faster than the 30 mile an hour posting. I would like the police to permanently put patrol cars at zakarin's lot.

I am in the country because I love the air, trees , greenery, lakes, nature, and the peaceful beauty. for years our peaceful summers, that we all eagerly await, are now not peaceful. the constant sounds of sirens both fire and police, the sounds of cars crashing, loud music, masses of people dangerously walking in the street even with baby carriages, makes me sad.

please save our town.

## **Linda Ingber (Town of Fallsburg)**

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**From:** Christine Fugarazzo  
**Sent:** Tuesday, June 21, 2016 6:05 PM  
**To:** svegliante@fallsburgny.com  
**Cc:** James Creighton  
**Subject:** Moratorium

My name is Christine Greer and I am a member of the Fallsburg Fishing and Boating club at Pleasure Lake. I have also been fortunate enough to spend most of my childhood years visiting with friends in the area. I am writing this email to let you know that I am in full support for this moratorium in the Town of Fallsburg. Everywhere we look, there are new sites being built and its becoming a strain in our town. The summer traffic is getting very bad making it dangerous for both cars and pedestrians. The town's infrastructure cannot support more buildings! We need the town to implement this moratorium so that they have proper time to consider the zoning regulations that are proper for this town. The residents in Fallsburg should all understand that we need the town to look more appealing, not only for residents but for local business. We need to attract people to invest and establish businesses in this town so we can get the tax base to grow. I am in full support of this moratorium.

Sincerely,

Christine Greer

Sent from my iPhone

## Linda Ingber (Town of Fallsburg)

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**From:** Lorine Harr  
**Sent:** Tuesday, June 21, 2016 10:40 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Writing in support of the proposed moratorium to the master plan  
  
**Importance:** High

To: Steven Vegliante, Supervisor

Town of Fallsburg

19 Railroad Plaza  
Post Office Box 2019  
South Fallsburg, New York 12779

Dear Mr. Vegliante,

My husband and I are writing in support of the the Town's efforts to protect Fallsburg from overdevelopment, and urge you to pass the measure to control unsustainable growth while the town updates its comprehensive Master Plan and adopts new zoning amendments.

We are local taxpayers and strongly support the Town in taking this necessary step. We understand this will allow the Town to maintain only the current approved development while planning for Fallsburg's future growth in a responsible manner.

We are especially concerned that the sewage issues are considered carefully, as we have seen what can happen when there is too much demand on the system. We are not anti-development, but rather for properly considered and planned for development, that benefits all citizens, and, importantly, that protects the ecosystem.

The surrounding environment is important to us, our families, and our descendants. People come to Sullivan for the beautiful natural environment, and the currently density of development is already beginning to show negative environmental results in some areas - due to well issues, increased vehicles, air pollution and litter. Streams, rivers, and lakes are impacted, and quality of life overall is beginning to suffer. Adding more density to would be a serious problem. We are already concerned what the new casino will bring; adding more development in Fallsburg, improperly planned, is not the answer.

To close, we strongly support the town's proposed moratorium, and its plans to update its comprehensive Master Plan to protect water quality and preserve the character of the beautiful town and surrounding area.

Sincerely,

James & Lorine Harr

South Fallsburg, NY 12779

cc: Members of the Town Board

To: Steve Vegliante, Supervisor Town of Fallsburg  
From: Evelyn and Dennis Raymond  
Re: Support of Moratorium  
Date: June 22, 2016

Dear Supervisor,

We attended the public hearing on the moratorium of multi-family buildings

in the Town of Fallsburg, and we totally support the board in this decision. We have been testing the water since last year in Hurleyville as a project of Columbia Hill Neighborhood Alliance. So far, the Hurleyville water sites are fine, but the new sites in the town of Fallsburg have not tested well. I believe those findings have been given to your water department.

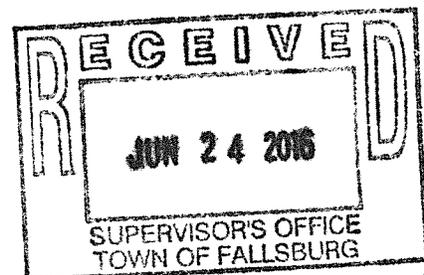
In light of those findings, it is clear that the environmental impact of large building projects could further impact the poor water quality and that would be devastating for everyone. We totally support the board taking its time to review a comprehensive plan. We support an intelligent design with long term perspective. We need new businesses, but only in a fully sustainable manner. Overcrowding will change the rural nature of the town and overuse the infrastructure of sewer, water, roads, etc. We thank you for your vigilance and foresightedness. In the end, everyone will benefit from your good planning. Thank you.

Sincerely,

Evelyn and Dennis Raymond

Hurleyville, NY 12747

*Evelyn Raymond*  
*Dennis Raymond*



*Hand delivered*

## Linda Ingber (Town of Fallsburg)

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**From:** Carol Dunn  
**Sent:** Wednesday, June 22, 2016 10:20 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** The Moratorium

Dear Steve:

I was at the meeting in the Woodbourne Fire House yesterday, and welcome the opportunity to e-mail my thoughts.

There were two things that were not mentioned because they might have been too incendiary.

1) Sullivan is the poorest county in New York State. One of the biggest strains on the budget is the **paying out of welfare to the thousands of Hasidic families** -- most families of which have six to eight children!!! My understanding is that Hasidic marriages are not recognized by NY State, and that therefore the wife is the mother of seven or eight children "out of wedlock" as it were - at least legally.

This law needs be changed in the legislature -- Hasidic marriages need to be made acceptable to NY State **so that they can care for all of their own children** -- as other families must.

2) I understand that Hasidics want to be part of the legislature OK -. IF they have the good of South Fallsburg at heart, and not merely their own Hasidic goals. But when plans are not honestly presented - such as at Chestnut Ridge - and there has been found a desire to BECOME the legislature, then that is a problem for homeowners who have been here many years -- and had no IDEA that in time they might be living in a Hasidic town with Hasidic legislature. Due to the fact that the Hasidics do not come family by family, but rather practically in TRIBES -- THIS could be a very real possibility in MANY communities in New York State unless we are vigilant.

I believe both of these issues should be added to the concerns voiced at the meeting as they too affect the whole area and our way of life.

Parenthetically,

I did not think it right that one Hasidic speaker (an attorney?) gave over a letter to the Planning Board -- THAT WAS NOT READ TO THE PUBLIC.

Also, underneath all the arguments on the side of the Hasidics, two things stood out for me.

One Hasidic man defiantly said: "We are here to stay!" The other was directly threatening: "WE WILL LITIGATE!!!" IS THAT THEIR BOTTOM LINE???

One other point: The Hasidics may claim that they enrich the community - by buying groceries, and building houses -- but they actively ignore social interactions with non-Hasidic neighbors. The children are taught to keep away from us. I have experienced this myself, so in the end one lives in a relatively SEGREGATED state. Is THIS what we want?

Thank you for holding the meeting to deal with the possible Moratorium on high density construction.

Sincerely,

**Linda Ingber (Town of Fallsburg)**

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**From:** Sam  
**Sent:** Wednesday, June 22, 2016 11:35 PM  
**To:** Steve Vigelanti  
**Subject:** Shared from Twitter: Article Preview: New attorney changes meeting's tone - recordonline.com - Middletown, NY

This is what we need a changed attitude

[Article Preview: New attorney changes meeting's tone - recordonline.com - Middletown, NY](#) from Times Herald-Record's [Tweet](#)

[Download](#) the Twitter app

Shimon Charach

June 23, 2016

To: Town of Fallsburg, Town Board  
From: Brian Manown

South Fallsburg, New York

Gentleman:

Beyond the basic wrangling involved with land use planning, the moratorium under consideration by the Fallsburg town board has certainly raised a number of different perspectives on social, economic and cultural interests among the townsfolk. When presented as black or white issues they create a pretty divisive atmosphere. I hope to see a degree of compromise as we all move forward through this important time in the Town of Fallsburg and I have confidence in the town board's ability to succeed at this.

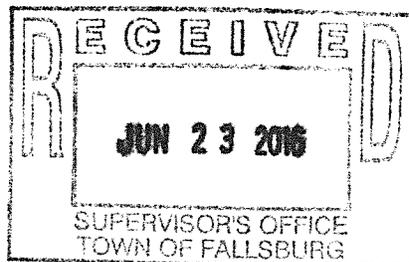
I support the moratorium because I think it is important and necessary to evaluate the current land use and zoning regulations in the town. It is necessary to do this in response to the considerable rate of growth the town is experiencing. As you know, the growth and development in the Town of Fallsburg far exceeds any other town in Sullivan County, and it is important to evaluate the many impacts this currently is having in our town.

Furthermore I support the updating of the Comprehensive Plan and hope to see it address the many problems and issues that come from all differing points of view and that have been expressed in recent dialogue and public hearings.

I appreciate the board's sincere efforts to act in the best interests of the town and I encourage the board members to take the next step to enact the local law establishing the moratorium.

Sincerely,

Brian Manown



*by e-mail*

Hurleyville NY 12747  
June 23, 2016

Fallsburg Town Board  
Town of Fallsburg Supervisors Office  
P O Box 2019  
19 Railroad Plaza  
South Fallsburg NY 12779

Dear Steve Vegliante and the Fallsburg Town Board,

"To guide future growth and development within the Town of Fallsburg in a manner that respects the Town's rural character so that its unique sense of place is enhanced; its agricultural, historic, and natural resources protected; its hamlets revitalized, and its social and economic vitality ensured for years to come."

That is the Mission Statement in the comprehensive plan and I urge all town board members to seriously consider and reflect upon this sentiment when pondering the enactment of the moratorium. It is paramount that future development be of a scope that is sustainable and considerate of the limits of our natural resources and infrastructure.

Availability of water is of major concern as well as all facets of infrastructure. We do not have the resources natural or human to accommodate uncontrolled growth.

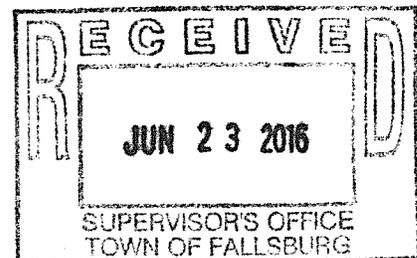
**Please vote to enact the moratorium so well planned development will ensure that we all may continue to enjoy our rural way of life.**

"If we carefully plan for growth and ensure that it is well-designed, we can expand the tax base and enhance our environment." Economic Development Focus Group

Sincerely,



MaryAnn Geary-Halchak  
PO Box 24  
Hurleyville, NY 12747



*Hand  
delivered*

## **Linda Ingber (Town of Fallsburg)**

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**From:** Martin, Tonya D.  
**Sent:** Thursday, June 23, 2016 8:20 AM  
**To:** 'svegliante@fallsburgny.com'  
**Subject:** Moratorium

Hi Steve...I attended the meeting you held on Monday regarding the moratorium and heard you would be accepting written statements for the next week. If I need to mail it in rather than an email, please let me know. I live at 37 Aster Road in Loch Sheldrake. Several years ago, I attended a board meeting regarding Luxor's request to build. At that time, we told the board we were against it due to several reasons, including their speaker system (which they announce on or play music on at all times of the day and night – although I haven't heard it this year), the wear and tear on Maplewood Avenue (I can't keep my car aligned on that road, why can't it be paved and fixed rather than patched?) and most importantly at the time, the flooding of Maplewood Avenue. That road is dangerous when it floods. Quite frankly, I'm waiting for it to cave in one day because the crusher fill has not been the answer...however, I have been told on several occasions that the road will be fixed if and when Luxor Jr builds....at that time, Luxor was not allowed to expand. So when the trucks showed up in front of my house this year, I called the town to find out what was going on and was told they were going ahead with the project. When I asked why was I not notified and allowed to attend another meeting on this matter, I was told they only have to notify me once and they did years ago.

The trucks came and made a makeshift road right next to my house (I had lived on a dead end road prior to this) and began clearing land and making the pond for the water run off (sorry, I don't know the proper terminology). In the process, they destroyed a culvert my uncle had made in that area, that prevented my house from flooding over the years. A short time later, we had a heavy rain (heavier than usual) and it not only flooded my yard and my driveway but it washed away part of my road (at the end of both of my driveways). This has only worsened over the past few months. I did contact the town regarding this matter and was assured they would have Osterhoudt (the contractor) and Luxor rectify this matter. I know building the culvert while they are still driving their trucks over there would not work but they haven't really been back in weeks. I was told the pond area would be nice when they were finished but I still have an orange fence and a mess in my back yard.

About two weeks ago, a tree fell down in that area. There were also three trees in the same area that were on their way to falling down. I notified the town, hoping Luxor would come take care of it. The rest of the trees came down this week...I'm hoping it's not a domino effect in that area because some of those trees can reach my house. Someone needs to come clean this up.

So, to sit there and listen the other night to how wonderful they are as neighbors and how they will help our community and how much money they put into our town, etc....why am I scared to death to drive home when it rains hard for days at a time, why is my road washing away in front of my home, why does my driveway and yard flood when it rains hard, why does my backyard look like a huge eye sore, why are there trees falling down near my property, etc etc etc etc....and yes, I should sell my home but who the hell wants to buy it now?

Tonya Martin

## **Linda Ingber (Town of Fallsburg)**

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**From:** Barbara Strauss  
**Sent:** Thursday, June 23, 2016 1:17 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** moratorium

Dear Mr. Vegliante and the Town Board,

I am writing to view my concerns on the moratorium in the Town of Fallsburg. My husband and I feel that a moratorium is much needed in the town to preserve our sanity. We live in Woodbourne, and very much thrown into a state of insanity during the summer months when the town opens its stores. Traffic is unbearable, and we are forced to take the back roads if we need to go to Liberty or Monticello to shop in our year round stores. Last year we weren't even able to get onto route 52 off of Budd Rd. because of the back-up in town.

I am afraid if this building continues without some sort of plan for our infrastructure in place, getting through, especially Woodbourne, places our residents at risk if emergency personnel cannot get through town. The new development Lakeside Homes on Rte. 42 is most likes going to back traffic up into Woodbourne once it is occupied. The more building going on, the more crowded our small hamlet will become, and at this point it is over capacity with traffic.

The myth about our summer residents bringing revenue to this area is a myth in my eyes. I'm sure the Town of Thompson and Liberty gain revenue because they have big box stores, but the Town of Fallsburg only opens with our summer residents and their own stores. We accommodate their living quarters, and pay through the nose for car insurance because of their horrible driving skills, but where in the Town of Fallsburg are all these summer residents paying it forward to the local year round residents? Other summer resort areas such as Lake George are extremely crowded and annoying to drive through but at least the local year round stores get a boom! We don't have them here except for the new Dollar General.

Please take the time to reevaluate the town's comprehensive plan by voting yes on the moratorium.

Thank you for your diligence,  
Barbara Strauss  
Woodbourne

Sent from Mail for Windows 10

To: Supervisor Steve Vegliante  
Town of Fallsburg  
From: Dennis Raymond, Evelyn Raymond  
RE: Moratorium  
Date: 6-24-16

Dear Supervisor Steve Vegliante,

Thank you for Monday's public hearing concerning the proposed moratorium on future development of multi-family housing in the Town of Fallsburg. After hearing both sides of the issue, assessing the current state of our infrastructure, and projecting ahead the nature and scale of the development that seems to be coming to the Town of Fallsburg, it seems to be crystal clear to us that the Town needs that moratorium more than ever before.

Development of the Town is clearly coming. We believe the moratorium, if it is to be successful, must have a long term perspective by asking stakeholders what we want that development to look like. We must insist that further development must be of high quality, sustainable, and in accordance with the rural nature of our town.

It is possible to create well planned, well conceived multi-family development that adds long term property value without sacrificing our future with quick fix projects that turn out to be poorly planned and inadequately scaled.

We believe that well planned and executed development will accommodate many who want to come to Fallsburg in multi-family dwelling while insuring that our town is still beautiful enough to inspire new residents seeking single family homes or small business in a rural, attractive, and sustainable environment.

Sincerely,

Dennis Raymond  
Evelyn Raymond

Member of  
Columbia Hill  
Neighborhood Alliance

Hurleyville, NY 12747

**Linda Ingber (Town of Fallsburg)**

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**From:** harness  
**Sent:** Friday, June 24, 2016 8:58 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** Building moratorium

I support the building moratorium.

Donna Harness

Fallsburg, NY 12633

Sent from my iPhone

## **Linda Ingber (Town of Fallsburg)**

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**From:** Bill  
**Sent:** Friday, June 24, 2016 9:10 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** Fallsburg Building Moratorium

Dear Mr. Vegliante

Please support the moratorium on major new construction projects until a comprehensive plan is in place to account for the impact of such projects on town infrastructure, especially sewerage. I also hope that this plan would include updates on zoning and on aesthetics to help maintain the natural appeal of our area.

For example, many developers clear all the trees from the site, then build identical boxlike houses. Some of them face the backs of the homes to the public street that passes them. This just makes for a very unattractive addition to the community.

Thanks you

William S. Magargal  
Benton Hollow Rd., Woodbourne

**Linda Ingber (Town of Fallsburg)**

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**From:** Cori B Bro  
**Sent:** Friday, June 24, 2016 10:33 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium - YES

I would like to add my voice to the many in favor of the moratorium. Beside all the major issues like over capacity for sewage, water, electric, the erosion of roads, traffic and traffic accidents, stopping short to pick up hitchhikers, women strolling baby carriages in the middle of the road:

There is also a real danger and threat from radical thinkers towards an overpopulated area of one particular ethnicity, that don't integrate themselves into the community and society. History has proven that this does not work towards peace and harmony. This holds true for any group of people, if they are to themselves and do not abide by the laws, doing only what is easiest and most convenient for themselves alone, without concern for the environment, pushing circumstances to the extreme, using abusive force and coercion for their own purpose. Ugly dwellings that are called camps. Religious signs everywhere.

I've heard people say, "We're here, we're taking over, and it's too bad on you".

Thank you for your concern and consideration,

Corinne Brooks

**Linda Ingber (Town of Fallsburg)**

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**From:** south bound  
**Sent:** Friday, June 24, 2016 11:32 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moritorium

Dear Mr. Vegliante,

I support the moratorium, I have lived in this area, since 1972. I was a bartender at Grossingers, The Concord, The Nevele, Brickman...I am now living in Woodridge, I am retired, and live here all year round.

Regards, Robert V. Barresi

## Linda Ingber (Town of Fallsburg)

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**From:** Marian Morris  
**Sent:** Friday, June 24, 2016 11:47 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium

I'm in support of the Moratorium.

Excuse typos and brevity. Sent from my iPhone

## Linda Ingber (Town of Fallsburg)

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**From:** Diane Gibson  
**Sent:** Friday, June 24, 2016 5:45 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium

Hello Steve;

I hope you are moving forward with the moratorium. Thank you for the community meeting to explain and let folks express their concerns. What struck me was the fact, the developers of these large PUDs are not the permanent residence, don't seem to be the ones paying for infrastructure and are not really contributing to the community. I think 1200 new home is too many and the moratorium still allows for responsible development.

All the best,  
Diane Gibson

Sent from my iPad

Sent from my iPad

JUNE 26, 2016

TO: Planning Board, Steve Vegliante  
RE: YES TO FALLSBURG MORATORIUM

WE ARE IN FULL SUPPORT OF AN IMMEDIATE MORATORIUM AS PROPOSED TO DEVELOPMENT IN FALLSBURG. WE BELIEVE THIS MORATORIUM IS THE MOST RESPONSIBLE AVENUE FOR THE FUTURE OF FALLSBURG.

As landowners and residents, we have the following concerns and questions about all development in Fallsburg and especially in wetland areas. We represent the Timber Hill Homeowners Association comprised of 46 private homes. We appreciate the rustic nature we have come to treasure by living in this area and wish to preserve the integrity of our natural environment.

### **1. Legal Notices of Public Hearing**

- Many residents of Timber Hill did not receive proper, written notice of this public hearing. Should this meeting be adjourned so everyone can be notified?

### **2. Water runoff to adjacent properties**

- Where will the water drain from the proposed basin, especially after a heavy rain and how will it affect adjacent residents? We are concerned about water runoff which is already a problem due to the slope of the land, high water table, and underground springs.
- Would you address the illegality of a spring on Federal wetlands being diverted by a pipeline to the basin? Is it illegal according to DEC regulations?
- Our research indicates that there may not be a hydraulic storm water plan. According to SWPPP (Storm Water Pollution Prevention Plan), if more than one acre of land is disturbed, a storm water prevention plan is necessary. We would like to see the complete set of plans.

### **3. Erosion**

- Please know that this development includes 196 condo units which will require the removal of hundreds of trees that are currently providing erosion control. We are extremely

concerned about the impact this will have on soil erosion and water control.

- We would like to request a larger buffer area than is now in place and preferably remove a few homes that are close to our community. That would be approximately 6-8 homes. If that area was preserved, it would eliminate the possibility of any water problems for the Timber Hill community.

#### **4. Permits**

- Are all permits in place and up to date?
- At the time of the last hearing several years ago, the Army Corps of Engineers said there had been no contact with the developer.
- At the time of the last meeting there was not a DEC letter of complete application? There had been no update since 2006.
- Are there any variances that have been requested?
- Can they build more homes than are allowed?

#### **5. Traffic Impact Study**

- What is the current traffic impact study as it relates to this development, especially during the highest summer season? When was it conducted? Were several done at different times of day and season?
- What is the impact on local roads from the highways, especially from Route 17?

#### **6. Safety and Public Health Issues**

- Are there electric lights provided for pedestrians? Type of lighting? Will they be focused on the adjacent neighborhood?
- For these reasons we are asking: have public safety and health regulations been met?
- What is the water demand and water capability in the Town (current and future)?
- Is there a study on the impact of noise pollution? Currently there are camps that play loud music that can be heard late at night until 1 am. People call the police and nothing changes.
- Is the Fire Department capable of handling such a large influx into this area?

## 7. Quality of the Neighborhood and Town

- Are the homes developed to maintain the rustic nature of the wetlands and the forest? Do they blend in with the natural surroundings? For instance stark white homes are an assault to the environment. A more natural color like browns and more natural building materials like wood siding are more pleasing to the eye. (T1-11)
- If trees do border Timber Hill, we would suggest and appreciate planting a row of hemlock trees. It would also protect our property and enhance the privacy between the two communities.

## 8. Procedures

- What is the current status of this development: i.e., subdivision, condos? Has a new application been submitted?
- Is this proposal required to follow updated current regulations or are they grandfathered in under old regulations?
- Is there a recent SWPPP or has one been one planned?

## Conclusion

Naturally these issues are a dire concern to the homeowners of the Timber Hill and surrounding communities, as each may have a direct and adverse impact on our personal safety and on the integrity of our homes.

Respectfully submitted,

Timber Hill Homeowners Association

Board of Directors

Alice Camara      President

Carole Bell        Vice President

Colleen Call      Secretary

Lev Krasny        Treasurer

**Linda Ingber (Town of Fallsburg)**

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**From:** Lev Krasny  
**Sent:** Sunday, June 26, 2016 11:51 AM  
**To:** svegliante@fallsburgny.com  
**Subject:** WE SUPPORT THE MORATORIUM

We support the moratorium on new developments construction.  
We see danger in overflowing our roads, sewer, wetlands, etc.  
We are concern about the tax situation.  
More research is needed.

Lev Krasny  
Fimber Hill Lane

**Linda Ingber (Town of Fallsburg)**

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**From:** Marie  
**Sent:** Sunday, June 26, 2016 5:16 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** In favor of moratorium

Greetings....

I support a cooling off period and a moratorium on large developments (five or more units)....

Actually, I am surprised the Fallsburgh doesn't have an overall plan. However, water and sewer are vitally important and without planning, can become an even bigger issue.

Thanks for reading this, and taking my thoughts into account. By the way, I live here full time, winter as well as summer...

Marie Spodek

Woodbourne, NY 12788

718.310.7217

## Linda Ingber (Town of Fallsburg)

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**From:** charlie gramlich  
**Sent:** Sunday, June 26, 2016 10:05 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** I support the moratorim

Dear Supervisor Vigliante and the Town of Fallsburg Board:

Thank you for proposing a moratorium, taking public comment, and for all your hard work on this issue and for our town. Although there were many people at the June 20 meeting who argued the moratorium would put people in construction out of work, I met a man after that meeting who works in construction doing single and double family units. He said he has had to turn down a number of offers for work because there is such an abundance of construction work. And even with the proposed moratorium, 1200 units will still be built.

At the last meeting, someone against the moratorium suggested their building complex could provide their own sewer system so it would not put a burden on the town. Even if all the building complexes were to do that, there would be other impacts of so many multi-unit dwellings that I still think it makes sense to take some time to plan. I appreciate the beauty of nature, open space, peace, and quiet that does still exist in our town. I realize some development is inevitable, but I hope it can be carried out in such a way that makes room for the above vision.

Thank you,

Very truly yours,

Samata Horwitz

South Fallsburg, NY 12779)

Fallsburg, NY 12733

June 27, 2016

Dear Steve,

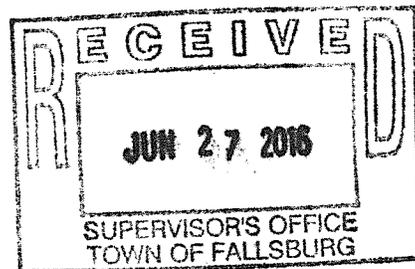
I am writing in support of the building moratorium in the town of Fallsburg, where I live.

In summer, coming down on Old Falls Road from Woodridge towards Stewart's, I sometimes can count 85 cars waiting at the light by the Fallsburg Post Office leaving Old Falls Road. It is a great inconvenience and is caused by the many building projects that have been okayed up in Woodridge and Fallsburg.

I can only see this getting worse as more and more building projects are passed. I believe a temporary building moratorium will help with developing a plan to ready the infrastructure so that everyone is happy.

Sincerely,

Donna Harness



*by email*

To the Town Board of the Town of Fallsburg via Email

June 27, 2016

Re: Proposed residential building moratorium

There were those at last weeks Fallsburg Town Board meeting who very forcefully, and dramatically voiced their opposition to a proposed residential building moratorium. It seemed as though their main complaint was the impact a moratorium would have on the jobs of people in the building industry. I understand and respect the concerns of this small section of our community and I ask: what about those residents who are not involved in the building industry?

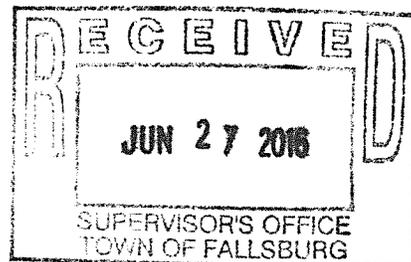
There are those who live in the Town of Fallsburg and work as staff at our local hospital, the Catskill Regional Medical Center and at Crystal Run and there are those who work at the Center for Discovery, which by the way, is the largest employer in the County. And what about the people who work for the Department of Corrections, and those who live in our Town and commute daily to jobs in Orange and Ulster Counties. And those who work for the Alan Gerry Foundation or for Bethel Woods. And those who work for the County either at the Government Center in Monticello or in Liberty. And those who work in our post offices. And those who work at motels or convenience stores and restaurants. And those who work in retail at Shoprite, Trading Post, Agway, Walmart. And those who work in insurance offices and local banks and insurance offices. And those who work for the Town government and how about local our police officers. And those who work at our local schools; support staff and teachers. And the list goes on and on.

All of these people, and those who have been residents here for many years and those who live here as retirees, deserve to live in a safe environment. No one wants a community that has clogged roads, clogged sewers, and unsafe drinking water.

We must pause and study the possible impact that the addition of many thousands, yes, thousands of new residents, what impact this might hold not only for our schools but also for our Town of 13,000. It's really a matter of common sense.

Thank you.

Bernard Clyne  
Resident of Woodbourne.



*Sent by email*

**Linda Ingber (Town of Fallsburg)**

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**From:** Carole Belle  
**Sent:** Monday, June 27, 2016 10:09 AM  
**To:** Vegliante, Steve  
**Subject:** Re:Fallsburg Moratorium

YES, I am in complete support of the immediate moratorium proposed in South Fallsburg.

Carole Bell

South Fallsburg, NY 12779

Sent from my iPhone

**Linda Ingber (Town of Fallsburg)**

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**From:** Carole Belle  
**Sent:** Monday, June 27, 2016 10:42 AM  
**To:** Vegliante, Steve  
**Subject:** Fallsburg Moratorium  
**Attachments:** Fallsburg Moratorium.pdf; Untitled attachment 00023.txt

Timber Hill HOA, South Fallsburg, NY

WE ARE IN FULL SUPPORT OF THE IMMEDIATE MORATORIUM IN FALLSBURG , NY.  
THE ATTACHED DOCUMENT IS A MORE DETAILED ACCOUNT OF OUR CONCERNS.

THANK YOU FOR ALL YOUR EFFORTS

**Linda Ingber (Town of Fallsburg)**

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**From:** T  
**Sent:** Monday, June 27, 2016 10:51 AM  
**To:** lingber@fallsburgny.com  
**Subject:** Pro-Moratorium Comment

If the sewer system is truly at capacity, and there are water problems as well,

with all the huge, new housing developments, I can't see any other choice but to

take a break while some intelligent plan is developed.

The new housing developments are not really attractive, looking like barracks. Boxlike,

no architectural interest. Those that are hidden, OK. But the ones directly facing onto

roads---not appealing.

What made/makes this area so attractive is its rural nature, with open space. I would not want

to see the beauty destroyed and turned into "Levittown."

The summer residents in So. Fallsburg own most of the stores, so they are closed all year long,

but for the summer. Those that that buy from those stores don't frequent any of the few

year-round stores (Chinese, Mexican, etc. ). Except perhaps kosher wine from the liquor store.

I appreciate their shopping at Walmart , Home Depot, etc.---but those stores are not in

Fallsburg.

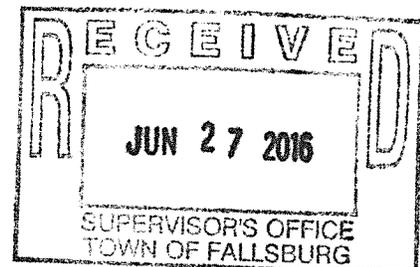
Bottom Line: We have to protect the environment, the natural beauty of the area, the infrastructure

of the Town. I support the Moratorium-----at the same time, I wonder: What will happen with the

sewer system, water, etc.----as the Moratorium is only for a year or so.

Thanks so much, Tina Hazarian

Homeowner & full-time resident since 1990



*by email*

## Linda Ingber (Town of Fallsburg)

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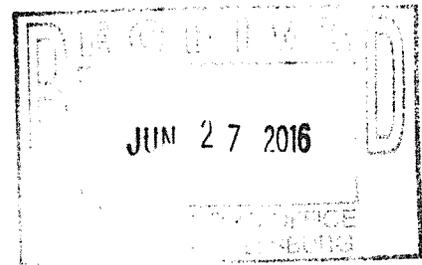
**From:** Kalika Stern  
**Sent:** Monday, June 27, 2016 11:02 AM  
**To:** lingber@fallsburgny.com  
**Subject:** Public comment on Pro Moratorium

I believe it was about 10 yrs ago that Fallsburg held a town meeting to discuss development and architectural styles we favored. ( I suggested following a pattern of living similar to town of Woodstock with all house and buildings having acreage between them. ) Alan Sorenson had a slide show of styles of buildings he thought might be of interest. They were all of densely packed "developments". Was he and the town aware of these "communities" that were about to spring in our midst? Around 2010-12 there was a front page article in the NYTimes on proposed development in the town of Fallsburg. Apparently it was approved by the town at that time.

I am hoping that at this time the town realizes development is getting out of hand, and a moratorium would help all in re- accessing our needs and wants.

Thanking everyone for all the work they are doing on this behalf.

Kalika Stern, Timber Hill



*by email*

**Linda Ingber (Town of Fallsburg)**

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**From:** Stacy  
**Sent:** Monday, June 27, 2016 12:15 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Fallsburg Moratorium

Dear Mr. Vigilante,

I am a homeowner in the Timber Hill community. My home is 69 and it is directly behind the woods and wetland where a community consisting of *hundreds* of units has been proposed for development.

While I understand the economic benefit attached to development, I ask that the Town Board *strongly* consider the ways in which development on the wetlands behind Timber Hill, in particular, and overdevelopment, in general, will impact the quality of life for those of us who have invested our life savings (as I have) to live in a rural environment.

Moreover, development which *precedes* an in-depth, careful consideration of the impact on traffic, zoning, water, sewerage management, and the natural beauty of our area would be as remiss and shortsighted as it would be heartless and unethical.

That said, I respectfully request that the Town Board honor the moratorium to allow its members time to consider the concerns expressed by so many homeowners, and therefore to approach their commitment to the community with due diligence.

Sincerely,  
Stacy Rogers  
Timber Hill Lane

Sent from my iPhone

## Linda Ingber (Town of Fallsburg)

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**From:** Alphonso Poppe  
**Sent:** Monday, June 27, 2016 12:28 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Tonight's town meeting

As a resident of South Fallsburg, I would like to suggest a 10 year moritorium an any purchase by or transfer to of real estate property in Sullivan County by any NGO or religious organisation that has tax-free status.

I welcome anyone to our beautiful county, but the development of multiple housing without the tax money to upgrade the water plant is bad government planning. Let people move here while paying through real estate tax and school tax for the necessary upgrades to services it would require.

I seem to remember the building of a correctional facility brought a water processing plant into our community as an environmental impact concession to the community's benefit.

Please propos this idea to the town board concerning new construction in our comminity.

Thank you.

Louis Poppe

**Linda Ingber (Town of Fallsburg)**

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**From:** Diane Ebeling  
**Sent:** Monday, June 27, 2016 1:02 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** YES MORITORIUM YES YES YES

Dear Mr, Vegliante,  
PLEASE totally support the development moritorium so the town can study impacts on sewage, drinking water, and the ecology in general. I am a full time year round resident.

Thank you,  
Diane Ebeling  
Timber Hill Lane

**Linda Ingber (Town of Fallsburg)**

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**From:** Alice Camara  
**Sent:** Monday, June 27, 2016 1:22 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** Moratorium for Town of Fallsburg

Dear Town Board,

I am in full support of the moratorium as proposed to give the board time to review and adjust the comprehensive plan for the town. This is a sensible avenue to ensure that the integrity of the town is maintained.

I was offended that some speakers last week said that Fallsburg is not alive in the winter. There are many permanent employers in the area: Catskill Regional, the prisons, Center for Discovery, New Hope Community to name a few.

Construction jobs are temporary and not a lasting source of jobs in any area.

Thank you for the courage to call for a moratorium.

Thank you,  
Alice Camara  
Timber Hill Lane  
South Fallsburg, NY 12779

**Linda Ingber (Town of Fallsburg)**

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**From:** Steven Vegliante  
**Sent:** Monday, June 27, 2016 2:39 PM  
**To:** Linda Ingber  
**Subject:** Fwd: Moratorium for Town of Fallsburg

Begin forwarded message:

**From:** Alice Camara  
**Subject:** Moratorium for Town of Fallsburg  
**Date:** June 27, 2016 at 1:21:56 PM EDT  
**To:** [svegliante@fallsburgny.com](mailto:svegliante@fallsburgny.com)

Dear Town Board,

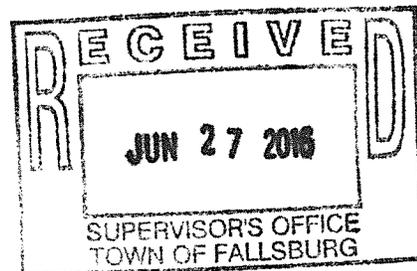
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Thank you for the courage to call for a moratorium.

Thank you,  
Alice Camara  
7 Timber Hill Lane  
South Fallsburg, NY 12779



*by email*

**Linda Ingber (Town of Fallsburg)**

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**From:**  
**Sent:** Monday, June 27, 2016 4:06 PM  
**To:** svegliante@fallsburgny.com  
**Subject:** New Sfo Development

Dear Sir,

As a Timber Hill HOA resident I'd like to express my concern regarding multiple development sites popping up in our area. I think approach to releasing of new permit should take into account capacity of town's infrastructure and especially water and sewage plants. Significantly increasing density of population mainly at summer months will apply tremendous stress on already at a capacity water system. And expose Fallsburg residents to unnecessary risk.

Best regards,  
Vlad A. Kozlov

## **Linda Ingber (Town of Fallsburg)**

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**From:** Barbara Hamilton  
**Sent:** Monday, June 27, 2016 5:08 PM  
**To:** lingber@fallsburgny.com  
**Subject:** I support the building moratorium

Dear Ms Ingber,

Please let the town board know that I wholeheartedly support the building moratorium. I have been living here since 1979 and have seen what has happened to our town as people want to crowd into it.

Several years ago I visited a community that had a large seasonal tourist influx and did not have the infrastructure to manage it after a while. When the sewer system finally gave way they had to tear up the main road and it took 2 years to fix. During that time the stench in the community was unspeakable.

These matters need careful planning and consideration. Please do not throw away the beautiful community that many of us have worked long and hard to build here.

Thank you.

Barbara Hamilton