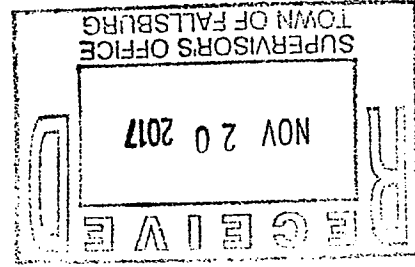


November 20, 2017

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



Re: Amendments to the Town of Fallsburg Zoning Code and Maps

Dear Steve and Board Members,

I think the board and everyone else need to take a long, hard look at what we all want this town to be in the future. At the rate things are changing with new residential development, this will not remain a rural community. It is fast becoming a summer suburb with many drawbacks and few benefits. Absent the necessary zoning regulations to maintain rural standards and limit high-density residential development, the town will eventually be turned into a summer suburb of New York City. And I think the general consensus in Fallsburg is that's not what's wanted.

I also offer the following comments about the Duplex development zoning regulation. I, like many town residents, do not like the way duplex developments have proliferated in Fallsburg, especially when they are in close proximity to the hamlets and established neighborhoods. Maybe if they were in remote areas they would be OK. But having them in the residential areas is wrong because they interfere with the physical and social characteristics of the community. Physically they obstruct typical development patterns that integrate residential areas into neighborhoods, primarily with street networks that connect everything. Socially they become segregated enclaves that disconnect neighbors and the community. They also play a big part in the large population increase in the summer that imposes difficult situations for the town to mitigate in terms of managing traffic and the aberrant demands on municipal infrastructure and services. They add increasing levels of traffic in the hamlet residential areas where the capacity of the existing streets and roads is not adequate and in need of expansion and improvement. Ultimately they exert many unwanted conditions on the residents of the community.

Further, the dwellings themselves have posed aesthetic problems which town residents have complained about for years as being too "cookie-cutter" in style, something that was identified in the 2006 Comprehensive Plan as being undesirable. Efforts to "hide" them by requiring a 175-foot setback at public streets have failed to mitigate their visual impact. Creating setback formulas and screening requirements do not address the actual problem stemming from the underlying cookie-cutter design and site layout. Ideas to regulate their design through an

architectural review process might be effective, but have not been up till now due to the absence of any design guidelines that have to be followed.

Therefore, I think the Duplex Development law should either be abolished or that it only be allowed in special zones in remote areas of the town. They should definitely not be allowed in the HR districts. All other residential developments of more than five dwellings (whatever the type) in the R and HR districts should be regulated by conventional subdivision regulations that require public street frontage.

Sincerely,
Brian Manown