

Barbara Restaino, RLA
PO Box 278
Grahamsville, NY 12740
August 2, 2022

Town of Neversink Supervisor Mathews
& Town Board Members
PO Box 307
Grahamsville, NY 12740

Dear Supervisor Mathews and Town Board Members,

I am writing to you concerning the Kerilands development proposal and as a longtime resident of Grahamsville. I have always felt that the Town's development future was directed in a secure and measured way and that the Town officials have written a strong and wisely conceived Master Plan and Zoning Code as well as executing it with fairness. It has served the Town well for at least 30 years. That is why I am extremely concerned over the positive reception the Town Board seems to be making toward the Kerilands proposal for a clustered large multi-use development in a Rural Conservation Zone. This is unprecedented for the Town and will require a change of the Master Plan and Zoning Code to go forward. Even with a "Zoning Overlay" this will open the door for high density development in rural areas of the Town where mountainous roads and other infrastructure cannot support it. It will change the quality of life here in the Town of Neversink forever. This and future high-density proposals will not be able to be denied, and our small-town life would be altered immeasurably.

The Town's own Master Plan describes the limitations of the Rural Conservation Zone quite accurately: "The roads in these areas are Town roads and are generally not suited to carrying large volumes of traffic or commercial truck traffic....such areas are poorly suited for either high density residential or commercial development." Yet the Kerilands proposal is just that!

Most of the support for Kerilands is coming from outside of the Town of Neversink, from businesses and institutions that feel there may be an economic or other benefit for them. But here in the Town of Neversink, you and the Town Board members represent our interests. Our Town is much better off adhering to the current zoning for Rural Conservation that specifies primarily single-family homes. There is a misconception promulgated by the developers that the Town has few choices. It is really a thinly veiled threat from the developers that they can max out the 3,000+ acres in single family residences--297 units. This is just not true from a land use perspective. Undevelopable steep slopes, septic fields, setbacks, road ROW's, and other limiting factors plus the necessity for subdivision and site plan review would result in a much lower number.

I think the Town Fathers and Mothers, for that matter, have forgotten that our Town is only 3,427 people, noted in the 2020 census, and only 1,346 households. How can we direct our own destiny with an influx of 170 Hotel units, 180 multi-family units and 74 single family units as well as 189,954 square feet of commercial space? If each of the units has only 2 people, then that is nearly 900 persons not counting non-resident employees. Poorly paid hospitality jobs are not the panacea we are looking for. Are we ready to absorb this many people, associated vehicles, services, and infrastructure into our small Town and how will that change the demographics and our quality of life?

The alternative, single family homes, is much preferable and in character with the way the Town has developed since it established zoning. Besides keeping our code intact, single family homes will be built in phases, utilize local labor, and will not pose a risk to the Town should a resort style development fail. Presently Kerilands is being viewed through "rose colored glasses" but we in Sullivan County should be especially skeptical. Here, we must remember, there is a history of failed resorts and destinations. The Town Board has a choice. Do what is right for the local residents and uphold the current zoning or be swept away down a slippery slope by this proposal. We in the Town of Neversink don't need an upscale resort in order to experience the beauty of nature that is all around us.

I hope there will be more public hearings and opportunities for local people, including people who will be directly impacted, to voice their concerns. Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in cursive script that reads "Barbara Restaino". The signature is written in black ink and is positioned above the typed name.

Barbara Restaino, RLA

Town Clerk (Town of Neversink)

From: Chris Mathews <supervisor@townofneversink.org>
Sent: Thursday, July 28, 2022 6:31 PM
To: Keith Zanetti; Nicole Gorr; Scott Grey; Ric Coombe; Lisa
Subject: Fwd: Letter in Support of Kerilands
Attachments: 2022-07-28 Ltr Mathews re Kerilands.pdf; Untitled attachment 00021.htm

Sent from my iPhone

Begin forwarded message:

From: Jenny Lee <jennylee@pratt.edu>
Date: July 28, 2022 at 5:47:16 PM EDT
To: Chris Mathews <Supervisor@townofneversink.org>, Lisa Garigliano <townclerk@townofneversink.org>
Cc: Walter Garigliano <Walter@gariglianolaw.com>, Victoria Schoenburg <Schoenburgv@gmail.com>, Peter Schoenburg <pschoenburg@rothsteinlaw.com>, Dave White <dwhite@pashmanstein.com>
Subject: Letter in Support of Kerilands

Please see attached.

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Sent from my iPhone

Jenny J. Lee and David G. White
64 Round Pond Road
Claryville, NY 12725
July 28, 2022

Hon. Chris Mathews, Supervisor, Town of Neversink
PO Box 307, 273 Main Street
Grahamsville, NY 12740

Via email

Re. Kerilands

Dear Supervisor Mathews:

We are residents of Denning, off Round Pond Road. This is to voice support of the Kerilands project with a guarantee of the expressed intention to preserve the open space as shown in the most recent plan.

Consideration of the plan has to start with a simple premise: Something's going to be built there. From where we sit, not only is this proposal sound but it is much better than the likely alternatives.

The zoning code would permit nearly 300 units as of right. The figure was questioned at the meeting based on inaction at the location for many years. I think those questions fail to account for the current surge of interest in the Catskills. Developments in Lew Beach, the Chapin Estates and most recently the Windham Hotel, as well as general trends following COVID, reflect growing attention to the area. Something's going to be built there. Even at 50% of the permissible limit, 150 units might presently be built—and the rest later. In our minds, this type of density and use are incompatible with the area and the Master Plan.

Preservation of 75% open space shown under the plan could be accomplished by, for instance, a conservation easement. Sure, there are issues to fine-tune down the line, such as light pollution, water consequences and helicopter access. But all things considered, we think the positive aspects of the project, especially in view of open space preservation, far outweigh the negatives. For these reasons, we urge the Town to go forward with Kerilands.

Respectfully yours,
Jenny J. Lee and David G. White