

Robert Laga

From: Susan Laga [vze29prw@verizon.net]
Sent: Wednesday, March 25, 2009 8:54 PM
To: putcoleg@putnamcountyny.com
Cc: Robert Laga; capozzax4@aol.com
Subject: An Open Letter to Dan Birmingham, Mary Ellen Odell, Richard Othmer Jr., Mary Conklin, and Vincent Tamanga, Dini LoBue, Tony Fusco

An Open Letter to my Couy Legislatures,

I am writting to ask your assistance in canceling the Park and Ride facility currently under construction in Mahopac, NY. The project is located on the corner of Rt 6 and Mt Hope Road. About 4 weeks ago the County arrived at the site and started the construction of a 60 car park and ride facility for the Croton Falls Train station located in West County. At NO TIME DURING THE Planning or Engineering phase was myself or my neighbors properly notified. They just showed up.

The first phase of the project involved the removal of 100-200 live trees. Because these trees have been removed, the neighborhood now has a clear view of the Route 6 and vica versa. The removed trees deadend the noise during the winter and when the leaves bloomed, we would not know route 6 was there. Some other concerns we have as a neighborhood are as follows:

- 1) Traffic - the proposed entrance/exit for this facility is located about 50 feet from route 6 on Mt Hope Road. When the county was asked, they stated that no traffic study was perfomed at the site. Typically a resident needs to sit thru 5-6 light cycles. During the morning commute School bus traffic is heavy on the road. The county is not making an plans to address the traffic issue just adding to it. This corner has had many accidents since living up here. There was a lack of vision and planning when designing this project. The county admitted that they did not do a traffic study, yet they offered to give us more green time. How will this help the traffic in the area?
- 2) Notification - The County did not proerly notify the neighbors in the area of this project. At the town board meeting held last Wed. They stated that an add was placed in the local paper and the properties that were affected were notified. The properties that were affected were vacant lots. The adds placed in the paper did not specify the location of the project, simply that the work was being perfomed in Putnam county. Even if I had read the article, I would not know that the project was being done where it is. The County needs to address the notification issue in future projects...
- 3) Wet LAnds - The area where the project is located is always wet. This area has been deemed a wet lands by the Env Control board of Mahopac. Years ago, a builder wanted to construct houses on the lot and was denied because it was a wetlands.
- 4) Water Conditions - The church located across the street is 120 yrs old and every time it rains it floods. The County and the town have promised the church that they would address the flooding problems. The land where the park and ride is being constructed acted as a buffer to the church. The County is planning to use a pervious road material, but where will the water go? The Church will get flooded again. The County also said that they were planning to address the water issue seperate, but now the work is married to the park and ride...why? This is a 120 year old church that needs help.
- 5) Lighting - The County plans to install 16 - 20 foot lights in the parking lot. This site will look like an airplane runway strip. Not to mention that the excess ight will come onto my yard as well as the other neighbors facing the project. The lot is 10-20 feet below the elevation of my house. The lights will be in my

yard.

- 6) Property Values - How does this affect the property values of my house. The existing lots the county is building on are Residential lots. Now by installing a Parking lot changes the classification of the area to a Commercial area. I only received the information regarding the zoning tonight. How will this affect the property values of the neighborhood? Am I allowed to be reassessed and have my taxes lowered? This will have a ripple effect if all the neighbors in the neighborhood decide to reassess. Doesn't the county have the obligation to the town to file for a variance application to change the zoning from Commercial to Residential? In that case some of the property owners in town would like to change the zoning.
- 7) Currently the County leases 16 spaces from the Temple located on Route 6. Does the county truly expect to have 60 cars use this lot? At the town Board Meeting held on 3/18/09 All 70 residents spoke up AGAINST the lot and no one was in favor of it. You did not hear the commuters at the meeting demanding a Park and Ride. Who are they building this for? Do they really just want to spend \$2.3 million dollars on a swamp? If so I have some land in Florida I would like to get rid of.... This \$ could be spent on education, teachers, existing park upgrades a small traffic program, repair the drainage issues etc.. We do not need a Park and Ride in a Residential Neighborhood!!!!..
- 8) The SEQR process - I have had the pleasure of reviewing some of the SEQR applications. Based upon my review, it appears there are holes in the applications which were not properly addressed especially notification. The project was changed many times from inception and we were not notified of any change or project. The SEQR filled out was a short form, which it should have been a long form. They did not follow the rules properly.
- 9) Typically when a municipality construct a park and ride, they put it where it would not impact the neighbors, they use an existing already developed municipal property. Had the County performed due diligence for the surrounding area, they would have found other areas to put this in a commercial area. Some suggestions are The fire house, The strip club is for sale, There is a piece of property located across the street from the strip club for sale, MUD Pond Road... There was no due diligence in the planning or Engineering process.
- 10) Mahopac's wet land inspector has cited numerous violations against the County for the work they are performing against the wetlands. Yet the County continues to move forward. They are not respecting our land and the neighborhood rights. We have asked the county to continue the stop work embargo until the issues are resolved, but the County will continue to waste our tax dollars.
- 11) Noise and Pollution - The lot will expose my family and friends to excessive noise and air pollution. Has the county addressed these issues. The answer to this is NO.
- 12 Safety - Many of my neighbors have expressed concerns regarding the safety of the neighborhood. This lot will be a great place to pick up day laborers, teens hanging out and doing stuff and it's a great place to park a car rob some houses for a quick getaway.
- I ask all of you. Would you like this located directly behind your house. I personally invite all of you to my home so that I can give you a tour. You will be surprised by the utter lack of concern the County Executives and the State agencies have taken in planning this lot.
- I personally spoke in front of a few of you on March 4, 2008 and asked for your help. I am asking you again to help us. This project could be better served if it was done in a commercial area NOT in a residential area. There has to be some due diligence in planning out this project and not affecting home owners.