



Washington Comprehensive Plan Committee <compplan@washingtonny.org>

(no subject)

1 message

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To: compplan@washingtonny.org

Cc: Mary Alex <malex@washingtonny.org>

To the Comprehensive Plan Review Committee:

I do hope that the open forum last week makes it clear that those who showed up (over 150) and those who chose to speak were almost entirely against changing our comprehensive plan and were certainly opposed to the proposed Migdale development. Even those who voiced some support for the Migdale resort seemed only to want a place where friends and relatives could stay.

I truly do not understand why we are still even considering the proposed Migdale development. As was eloquently stated by many, there is no water on Tower Hill to support a large hotel. Sewage will be a huge issue and traffic congestion on Route 44 will be extremely disruptive both during the building phases and when guests and 130 employees try to access the property. It should also be noted that the main driveway is on a low visibility curve. When a previous owner researched applying for a subdivision, he was told that no other homes would be allowed to use the current driveway as it was too dangerous.

Migdale is not nestled in, but on a hillside visible from all over the town. No one notices it now but take down the trees and build 74+ structures connected by lighted roadways, and we will all know exactly where it is. Further, when the wind blows from the East, one can hear the train in Dover Plains. Depending on the breeze, I am sure many of us will be able to enjoy the audio from the movies, wedding music, and boisterous parties.

It was also pointed out that the Town of Washington is fortunate to be in good financial shape. Even if this were not the case, a large resort hotel is not the answer. As one gentleman pointed out, 80% of new hotels fail. Even the threat of failure would be enough for the resort to continually come back to the town asking for tax breaks (as Silo Ridge has done), or asking for additional buildings, facilities, houses which they would claim are needed for success. Another gentleman stated that he did not open a restaurant in our town because he did not feel he could find adequate staff. We all know several restaurants who have curtailed service due to staff shortages. Even after stealing workers from every other business, where does Mr. Guidara think he is going to find 130 employees particularly as he has unequivocally stated that he does not plan to provide staff housing?

Finally, I believe many, many town residents worry that if we open our town to development, we will be opening the flood gates, and we will lose everything we love about the Town of Washington. Once we allow commercial development in our residential neighborhoods, it will be impossible to say no to the next developer, and the next.

There are ways, short of forever changing the character of our town, for us to bring business to the village. A hotel in or near the village would do far more for local business than an exclusive resort located miles away and would likely be a better option for those who simply want an attractive place for friends and relatives to stay. Apparently, we already have a good alternative with the proposed Cottonwood renovation or might we consider hospitality on the Bennett property?

I ask the committee to think long and hard about changing the recently adopted comprehensive plan in order to accommodate a New York City restaurateur and his ill-conceived project. The plans for this project are constantly changing. Mr. Guidara has not done his homework with respect to scarce resources, the environmental impact, staffing, and occupancy rates. When asked who his investors are, he states that he has no specific investors right now. Who are we actually dealing with? It is my hope that the committee will table the Migdale project, and spend their valuable time and energy finding a way to add hospitality, if they feel that is appropriate, on a scale and in a place that makes sense and does not open our town to wide-spread development that will change its rural character forever.

Thank you

Nancy Hathaway