

TO: Chair Susan Meaney and Planning Board Members, Town of Washington

FR: Adelaide Camillo

RE: Driveways and Plat Maps – Arch River Farm Subdivision, Stanford Road

DA: February 19, 2025

Dear Chairperson Meaney and Planning Board Members:

This memo is an addendum to my letter of January 28, 2025 to provide context for the three new driveways proposed by this applicant and discussed quickly at the January 7th public hearing. (The February meeting was adjourned to March 4, 2025).

Please scroll down in this document past photos to see a hand-drawn map prepared from the applicant's sketch of building envelopes used in the January public hearing. The numbers represent abutting parcels that coincide with the Parcel Access map also included in this document. The black arrows represent existing driveways. The pre-existing farmhouse on Woodstock Road with three driveways (including two for barns) along with the pre-existing house on the opposite side of Woodstock Road are indicated but not numbered. [Note: The applicant's maps presented at all the meetings do not provide adequate detail in a single place as stipulated for a Plat in Section 42 of the Subdivision Regulations including natural resource data such as: steep slopes, wetlands, streams, soils, forested areas, large trees, and scenic vistas among many other details (Section 42 attached). How can the Planning Board, the neighbors, or the public properly evaluate this subdivision without the legally required data overlaid on one map? I am confused by the lack of adherence to these Regulations. Are there different guidelines that I am not aware of in this process that have yet to be discussed?]

It should be noted that Stanford Road is designated a Major Road in the Town, and Woodstock Road is a designated Scenic Road and dirt road. **The addition of three new driveways to the existing fourteen on abutting properties in an area totaling less than one-half mile along Stanford Road and less than one-half mile on Woodstock Road significantly diminishes the rural and historic character of this neighborhood and places an undue traffic burden on the surrounding neighbors and traveling public.**

The attachments I submitted with my January 28th letter from David Clouser, Certified Engineer, include a discussion of the County safety regulations for sight distances on this same stretch of road in an adjacent subdivision. It appears from the traffic engineer's notes that these proposed driveways would not meet the County safety standards for sight distances. Clouser also references Subdivision Code Section 32.7, which prohibits

driveway access on major town roads and encourages shared driveways for safety reasons (a major reason to use Cluster zoning).

I know this road well having lived on it for many years. I can tell you that adding one or more driveways to a blind curve directly across from two existing driveways, on a stretch of road that quickly declines to a steep slope is misguided at best. This is a busy pass-thru road from Rt 44 to Stanfordville and Route 82 with above-average rural truck traffic traveling at significant speed.

It is for these public safety reasons and the substantial disturbance and harm to wetlands, drinking water aquifers, and steep slopes (see Constraints Map attached) on this fragile parcel, that I continue to urge this Planning Board to eliminate Lot 2, and to require that it be placed in permanent easement with no further subdivision according to the Town's Subdivision Regulations and Zoning Code for protecting open space and environmentally fragile areas.

These are decisions worth deliberating carefully as this historic farm (see photos below) in an environmentally fragile area will be lost forever. Sadly, this farm like many other areas of this town have not been protected by environmental zoning districts that were recommended to this Town Board in multiple Comprehensive Plans and in *Hudsonia's Significant Habitats Report in the Town of Washington* decades ago.

And while I am not opposed to development, I strongly oppose development done at the expense of rare and precious natural resources and public safety when far better and more creative alternative solutions are available to both the town and the applicant.

The future of this town and community lies with your actions and those of the elected Town Board. It is a solemn responsibility, especially in a town that has rare and abundant natural resources.

Thank you.

Adelaide Camillo

ARCH RIVER FARM, WOODSTOCK ROAD, 2020



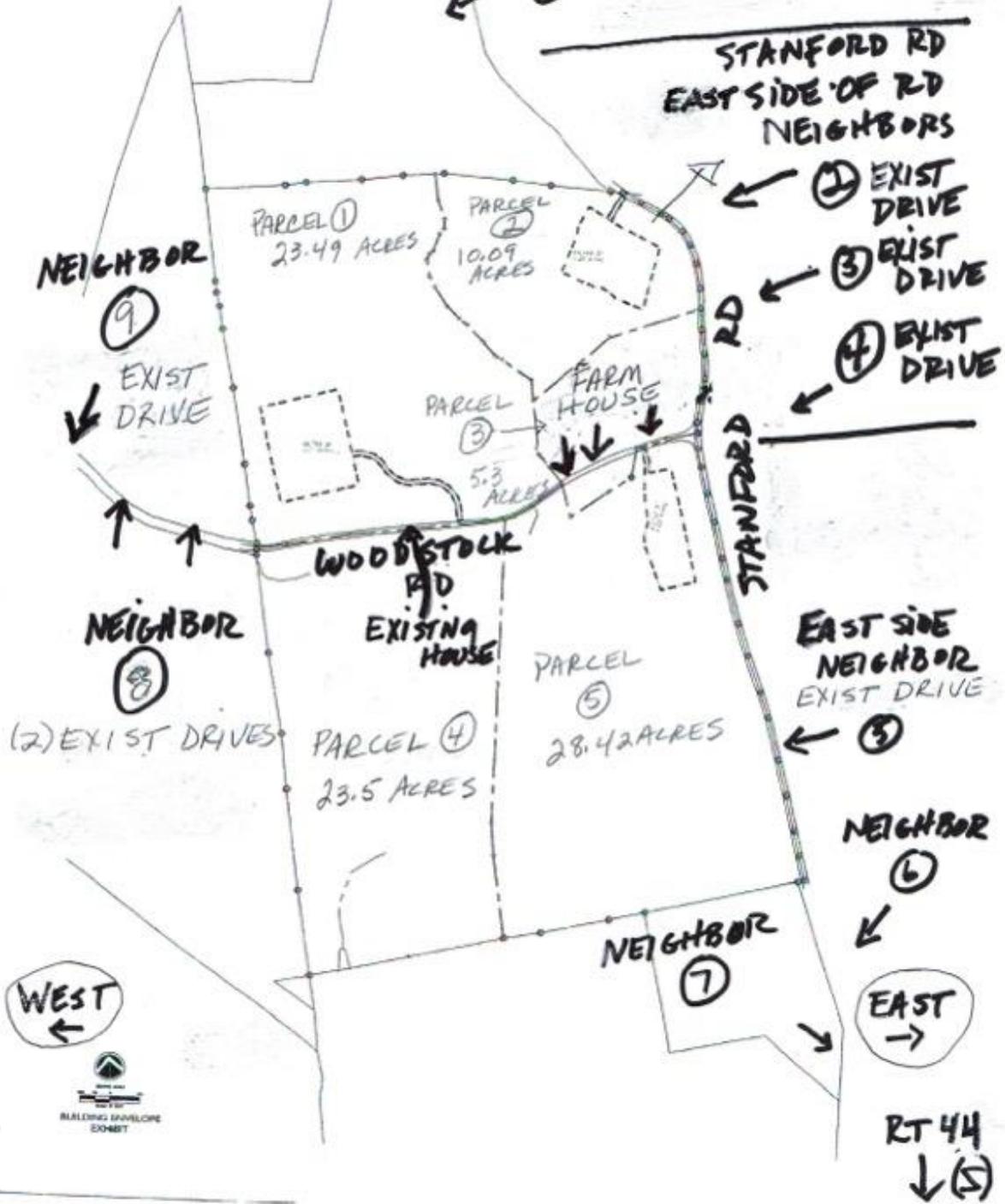


ARCH RIVER FARM, WOODSTOCK RD 2020



EXISTING DRIVEWAYS
ABUTTING NEIGHBORS NEIGHBOR WEST SIDE

SHUNPIKE ↑ (N)



PARCEL ACCESS MAP



NT

* PROPOSED DRIVEWAYS

← EXISTING DRIVEWAYS