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## MEMORANDUM

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TO: Town of Milton Board  
Town of Milton Planning Board

FROM: Anne & Eric McDonough  
318 Jatski Drive

DATE: November 24, 2021

RE: Public Comment on the consideration of the adoption of Local Law to amend Town Code 154-19B(3)

As a resident of the Town of Milton since 2002 (and a resident of the Town of Ballston from 1994-2002), please accept this memorandum as our **notice of opposition to Resolution #62-2021 enacting #6-2021 to amend Town Code Chapter 154-19B(3)** by the Town of Milton and to **appeal to the Town of Milton Planning Board on their decision made on October 20, 2021 granting a waiver to Town Code 154-19 for the 240 Greenfield Avenue major subdivision prior to Public Hearing**. This Resolution would change the number of lots or houses on a cul-de-sac from 19 to 30.

The only rationale we have heard for justifying the change in the number of houses on a cul-de-sac is that it would be in line with NYS standards.

NYS is a large state with many different regions including both rural and large cities. The Town of Milton has its own special charm and experience, exemplified by the old mill stone in front of our town hall. Our Town standards need not be abdicated to the will of New York State simply to make it easier to approve large development plans. We are sure there are many more local regulations that must be considered, and removing this one won't make the planning process any easier, but it will have a dramatic effect on the shape of our town far into the future.

This change will open up other remaining small parcels of land to be exploited by developers. This change would be detrimental to not only the existing town residents, it will also create a subpar experience for the new residents with small cramped lots next to resentful neighbors. The change would remove controls and protections opening the floodgates for developers. We need smart and thoughtful development.

If you wonder what the impact of changing the number of houses allowed on a cul-de-sac, look at the proposed plan for 240 Greenfield Ave. This lot was previously not feasible to be developed due to its small narrow shape allowing for only 1 road. Due to a waiver granted by the Planning Board to ignore this very same standard, it emboldened a developer to propose 27 houses on a 18.9+/- acre lot with each lot being the absolute minimum lot size. If the Board approves the Resolution, could the developer propose 30 houses under the new law?

The job of the Planning and Town Boards are to preserve the character and charm of Milton in line with the Milton Comprehensive Plan, not to allow it to be exploited. The primary concern in considering such an amendment should

be on the impact it will have on our community and specifically on existing residents, not how it will benefit developers.

The **Milton Comprehensive Plan** calls out no “cookie-cutter designs” and the need to “demonstrate sensitivity to the particular natural characteristics of a site, and which provide significant buffers to protect the rural visual character of the road.” When considering proposed projects the Planning Board, as vocalized at the November 17, 2021 meeting, wants to see plans that are “similar to the aesthetic of those around you” and “in line with the neighborhood.”

People choose to live in a community like Milton because of its unique suburban neighborhoods. The proposed change to the number of houses on a cul-de-sac would pave the way to nothing short of creating a SUBURBAN SLUM.

We encourage Board members to stay true to the Milton Comprehensive Plan, the residents they represent, and oppose Resolution #62-2021.

Sincerely,

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