

M E M O R A N D U M

TO: Town Board, Town of Milton, NY
Planning Board, Town of Milton, NY

FROM: Judith A. Snyder
9 Woodland Court
Ballston Spa, NY

DATE: November 20, 2021

SUBJECT: 240 Greenfield Avenue Major Subdivision
Cottage Hill Townhomes, LLC.

I am submitting this letter to convey my opposition to the proposed development of the project entitled 240 Greenfield Avenue Major Subdivision . My husband Kenneth and I moved to the Town of Milton in 1987. As we loved the area and amenities the Town of Milton had to offer, we purchased the property at 9 Woodland Court in 1997. As an adjacent property owner, the proposed development of 240 Greenfield Avenue will have a detrimental impact on our property and current quality of life. A few of my concerns and issues are as follows:

1. The waiver approved by the Town Planning Board with regard to Section 154-19 B (3) code of the Town of Milton. This code previously required that subdivisions of land containing 20 or more units would have at least two connections with existing public streets. The builder/developer purchased the parcel at 240 Greenfield Avenue with this requirement in place. However, they requested modification to this requirement expressing a “hardship”. The waiver clears the way for the builder/developer to build 27 units on the 240 Greenfield Avenue parcel. The lots will only satisfy the minimum lot size requirement and does not appear to be in agreement with the mission identified in the Town of Milton Comprehensive Plan (Rev. 2012). The waiver appears to have been approved in the best interest of the builder/developer without consideration to the impact this modification would have on surrounding property owners and residents due to the increase in density.
2. The impact excavation and construction could have on our wells. The wells on Woodland Court are only 50 to 80 feet deep. Mass construction within a close proximity could have an impact on the quantity and quality of our water, result in sediment or have an adverse impact on the aquifer, which is our only water source. There should be an agreement that will hold the builder/developer financially responsible should our wells and water be compromised in any way resulting from the construction of the proposed 27 unit development.

3. Little or no buffer between the proposed 27 units and the adjacent properties on Woodland Court. There is no ground vegetation to block the view or provide privacy of our backyards, as the trees on the 240 Greenfield Avenue parcel are primarily aging old white pine and oak trees which do not have lower branches. The construction of 27 units would result in the existing adjacent homes on Woodland Court having two or three homes bordering their property boundaries with direct view resulting in no privacy. To erect a fence along the back of our property for privacy could cost us approximately \$12,000 if not more.
4. The increase in traffic. The current volume of traffic on Greenfield Avenue would increase with the proposed 27 unit development. The traffic at the intersections of Greenfield Avenue/Northline Road, Rowland Street/Northline Road and Northline Road/Route 50 currently back up during peak travel periods. Adding the vehicles from the 27 units will only add to the already congested traffic loads. Have traffic studies been completed to determine the actual projected increase in traffic that can be expected?
5. The 240 Greenfield Avenue parcel is currently inhabited by various wildlife, including but not limited to deer, wild turkey, fox, owls, hawks and a variety of bird species. Many of these use this greenspace as a place for their habitats and as a pathway between the Nature Preserve. Loss of this greenspace would be unfortunate.
6. The impact on the value of our homes. The residents on Woodland Court continue to invest time and money to maintain an/or improve our properties and homes. With the proposed 27 unit development so close to adjacent boundary lines, with no barriers or vegetation for privacy and to provide noise reduction, in addition to possible negative impacts on our wells and local traffic, there will surely be decreases in value. Does the Planning Board know the price points or square footage of the projected units? Property values can be affected if the units are not in line with our existing homes.
7. At the November 17, 2021 meeting of the Planning Board, a date of December 15, 2021 was suggested for the public hearing associated with the 240 Greenfield Avenue Major Subdivision proposal. This date seems rushed with such short notice, especially during the holiday season. A date in January 2022 seems more realistic for all residents and concerned or impacted parties to express their opinions and/or concerns.

In closing, I ask the Town and Planning boards to re-evaluate the development of 240 Greenfield Avenue as currently proposed and the impact this will have not only on the surrounding residents and property owners, but the entire Town of Milton.

Respectfully,

Judith A. Snyder
9 Woodland Court
Ballston Spa, NY