

Vestal Town Board
Supervisor: jschaffer@vestalny.com
605 Vestal Parkway West
Vestal, NY 13850

Dear Supervisor Schaffer and Members of the Town Board,

On behalf of Vestal Residents, we strongly urge you to oppose rezoning and developing the land around and including 833 Bunn Hill Road. This out-of-town developer, Landmark Properties of Athens, Georgia is proposing to rezone this rural-residential area to a Planned Development District for high density housing of 161 units, the majority of which are 4-5 bedrooms, and over 550 parking spaces.

I am opposed to this rezoning for the following reasons:

- The plan is **NOT in accordance with the Town's draft Comprehensive Plan or current zoning**. This rezoning sets a bad precedent for the overall town and Vestal residents. The Town needs to honor "rural/residential zoning", so family homes are protected without the worry of arbitrary, incompatible development along-side homes.
- There is **inadequate existing infrastructure (sewage, water, drainage, roads, etc.)** and we believe that the increased maintenance of this infrastructure and costs of other community services (fire, police) will **raise the tax rates for all Vestal residents**.
- There will be **significant environmental impact - damage to the Bunn Hill Nature Area (Nuthatch Hollow) and a dramatic increase in erosion along the Bunn Hill Creek**.
- Student housing availability is **currently over saturated** and there is no foreseeable need for more student housing at this time. **Student safety is at risk due to the deep ditches, steep hill, and dangerous winter conditions on Bunn Hill**. There are no plans to include the necessary safety of sidewalks, bike lanes or lighting from this complex to the main campus.
- There is no worthy public benefit to the majority of Vestal for this project. It **will only benefit one rich landowner and an out-of-state developer** to the detriment of many Vestal homeowners.
- **County Planning EXPERTS have recommended AGAINST this project at this location**.
- Up to this juncture the Town Board has not given adequate consideration for the neighborhood and the possible environmental impacts that such a large-scale project deserves. We would ask that you require the developer to prepare **and submit a full Environmental Impact Statement** for your full review.

Many people purchased homes in Vestal with a confidence that residential zoning would offer protection to raise our families in areas zoned for single families. We have invested in our homes and have enjoyed the surrounding areas for their beauty and recreation.

I oppose rezoning parcels on Bunn Hill for a PDD for Landmark Development as outlined in Responsible Vestal Zoning's petition.

Name: _____ **Signature:** _____

Address: _____

Date: _____ **Email:** _____ **Phone:** _____