
Subject: FW: Scoping Session - 164 acre Annexation request from Town of Monroe into Village of Kiryas Joel

From: Elizabeth A. Ridgeway [<mailto:liz.ridgeway@randrealty.com>]

Sent: Monday, September 29, 2014 2:14 PM

To: tim@timmillerassociates.com

Subject: Scoping Session - 164 acre Annexation request from Town of Monroe into Village of Kiryas Joel

Mr. Miller,

My name is Liz Ridgeway and I am a resident of the Town of Monroe. My address is 250 Schunnemunk Rd., Monroe, NY 10950.

I was unable to attend the recent Scoping Session in Kiryas Joel due to work obligations. As such, I am supplying my comments via e-mail as instructed by you in that session.

The only audio of the session was supplied by an audience member. I've not seen a video or heard audio supplied by any other source. The Monroe Town Board did not have anything available for it's residents to review nor did the Village of Kiryas Joel.

Although I have pulled up - <http://www.kj-segra.com/164Acres/> to review all the documents from that session, I did not see the maps you referenced from that audio which are colored in brown and pink.

My concerns are as follows and I believe I have included reasonable worst case development scenarios:

Annexation is a form of governmental action frequently associated with the consolidation of municipalities. What exactly is being consolidated? Where has it been determined that the proposed annexation is in the overall public interest? Annexation is not to be used to obtain property.

This annexation is said to be petitioned by home owners. The applicants present no information concerning future development plans for their properties. I took the following directly from the Scoping Outline draft dated September 5, 2014 under - I A. Project Description:

"The annexation is proposed so that petitioners' properties will be within the Village and provided with Village services, including central water and sewer services, public and private schools, public safety and fire protection services, full-time paid EMS, places of worship and mikvahs, daily sanitation pick-up, day care, head start services, pedestrian friendly communities with access to sidewalks, use of Village parks and public transportation, streetlights, municipal water supply for fire protection (hydrants), and affordable housing and health care services with specialty care to accommodate larger families, among others."

The map itself does not disclose any of the Section, Lot or Block numbers disclosed in the petition. This makes it difficult to refer back and forth between documents. I selected just one of the larger parcels from the annexation map provided which was referred to as Section 1, Block 2 and Lot 8.21 and looked it up on the Orange County Government web site. Property owner: Forest Edge Development, LLC located at 1600 63rd St., Brooklyn, NY 11204. This is a vacant 24.70 acre parcel. If there is no information presented concerning future development plans for their properties, why would a property owner with vacant land, who is a corporation who resides out of Brooklyn be concerned with the aforementioned? This goes for a large portion

of the proposed annexation acreage. This land will most certainly be built out to the maximum allowable housing units. Staying to this point, the Village has built and is currently building schools and mikvahs inside the Town of Monroe and outside of the Village of Kiryas Joel where there are no sidewalks, streetlights, municipal services, Village parks... and is not in this annexation area nor the original annexation area proposal which was for 507 acres. For a village who wants to stay onto itself and have all of the above within it's own community, why is Kiryas Joel currently building the very amenities their culture uses in another town? It seems these areas will be the next annexation request.

It is my concern that the leadership of Kiryas Joel is really requesting the annexation and not individual property owners. This annexation request is a segmentation of the first 507 acre annexation which was also supposed to be petitioned by individual property owners. How is it that property owners of 343 acres of land have now decided that being within the Village of Kiryas Joel is no longer a concern of theirs but the remaining balance of 164 acres of land owners want to be annexed? This 164 acres all happen to be zoned URM. Since the Town of Monroe is required to have a certain portion zoned under URM, where will the Town of Monroe now replace that land zoned for URM? Annexation is possibly an impermissible means by the property owners to circumvent Town of Monroe zoning by annexing into the Village of Kiryas Joel. The original 507 acre annexation petition was never withdrawn. Isn't this segmentation and isn't it illegal?

If the annexation were to happen, the remaining Town of Monroe property owners will have tax increases to make up for the land leaving the Town. This loss of tax ratables would be in perpetuity.

An annexation proposal of this magnitude needs to be handled by competent stewards of the law. The municipality of Kiryas Joel does not honor FOIL requests and has never submitted a 239M referral. This is an environmental issue. There is a lack of respect with regards to the Open Meetings Law. The Village had no web site and thus no posting of meeting agendas or minutes and often cancelled/cancels meets at whim. The Village of Kiryas Joel doesn't even have a Village Clerk. Is the Village itself even legal?

Multi-family development of parcels, as would be allowed, would require the installation of pump stations or sewer treatment facilities which would result in greater environmental impacts. These impacts would be on storm water protection plans and storm water management.

As far as public safety and fire protection services, this annexation would probably have the likely result of longer response times.

The deterioration of wildlife including endangered species of plants and animals. As in the development of any land, wildlife needs to be preserved and respected. There are Timber Rattlesnakes in this area proposed for annexation as well as other endangered species. A hard look must be taken regarding their habitat as well as the surrounding wetlands. You can look to the Sterling Forest Annexation and the precedent that was set.

Traffic is a major concern as there is no entrance or exit into or out of the Village of Kiryas Joel from the Quickway or Thruway. This has lead to major traffic congestion on the residential streets in and around this area and that of our surrounding neighbors. Streets are already deluged with buses, tractor trailers, taxis, delivery trucks and construction vehicles in addition to commuter traffic into the Village of KJ. The infrastructure is unable to handle what we already have. There is increased air pollution and noise pollution due to the increased traffic.

There will be negative visual impacts to the surrounding rural landscape.

Where is the water coming from to enable this growth? In the 507 acre annexation petition, a \$25k water hook-up fee was being charged to each property owner. Is this the case with this new 164 acre request? The annexation seems to be a means for the Village of Kiryas Joel to fund their water pipeline.

The Monroe Woodbury Central School District (MWCSD) will be impacted by the cost to bus the additional children who will be residing in the newly built high density housing. MWCSD will be impacted by voters within the high density housing who will not be sending their children to the MWCSD and will not vote for programs their children will not be using. The East Ramapo School District has been through this very situation.

It is critical to involve the residents and keep the public informed from the start and throughout the process. Neither the Town of Monroe nor the Village of Kiryas Joel leadership have done this. Why?

I trust my concerns will be entered into record and added to the scoping outline.

Thank you,

Liz Ridgeway