May 30, 2021

Dear Vestal Planning Board Members,

With the forward motion of the Retreat at Bunn Hill project, I recognize that you are now in the difficult position of working the details of this monstrosity of new development in a rural area. I have a few concerns/questions that I would like to voice and I implore you to take into consideration the following issues.

Despite the magnitude of the housing units, a couple of thoughts (#1-3) come to my mind to perhaps help ‘minimize’ the prominence and obtrusiveness of the structures.

Thought #1: With respect to the structural exterior color scheme, can the colors selected be such that they are more natural or neutral in the spectrum so that they reflect similarly to the rural landscape? Colors that are vivid or bright would not at all fit within the character of the land. More muted tones of browns, tans, mossy greens would fit best in that area.

Thought #2: With structures 3 stories high (2 living stories plus attic/roof peaks as per advertised graphics) and so close to the road, can the setback be increased so that when driving by, there is not effectively a 30’ wall right next to you as you drive by?

Thought #3: As far as landscaping, the developer has indicated trees to be planted. I am not sure where in the plan nor how many are proposed. Can a minimum height and number of trees be defined? It would not behoove the surrounding area if little 2-foot tall stick trees were planted and the box checked. Can, for example, a 20’ minimum be placed on tree height? Will there be trees between these structures and Bunn Hill Rd? Can that be mandated if they are not already planned?

Thought #4: Can a sturdy and tall fence be erected to protect Nuthatch Hollow from human trespassing? We need to maintain the integrity of the environment as much as possible. What protections will be put in place for both humans and the bears that are in the area? Trash receptacles need to be bear proof!

Thought #5: When and where will we be able to view complete drawings, actual topo maps/drawings with the development, elevation drawings depicting every angle and some sort of model, etc?

Thought #6: We are all aware of the dangers of Bunn Hill Rd. I feel that sidewalks must be put in place for the safety of all occupants of the new development. Not everyone will have a car and yes, people will walk up and down the road. There are walkers and cyclists now regardless of what anyone says. Where is the concern for safety? What will the town do when there is a tragedy? Will the Town have to get additional insurance to cover liability of an unfortunate incident? With the increase in traffic and population, it is only a matter of time.

Thank you for your time.

Regards,

Gretchen Schlegel

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