

Vestal Town Board
605 Vestal Parkway West or jschaffer@vestalny.com
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 of high density housing -161 units, 2-5 bedrooms, and 700 parking spaces.

We, the undersigned, are 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. This usage will have a severe negative impact on the character of the neighborhood.
- 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 students housing at this time with the current plans. Student safety is at risk due to the deep ditches, steep hill, and dangerous winter conditions on Bunn Hill.
- 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.

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.

We urge you to consider *the long-term impacts* of this proposed rezoning and hope that you oppose Landmark Properties application to rezone this land.

Thank you for your time and consideration – ResponsibleVestalZoning@gmail.com

Name: _____ **Signature:** _____
(Print)

Address: _____

Date: _____ **Email:** _____
(Print legibly)

Phone: _____