

On Apr 4, 2025, at 11:44 AM, Tom Schick <tomschick1970@gmail.com> wrote:

Dear Mr Mayor: My name is Yitzchok Schick and I have owned a home at 54 Bridle Path Rd for well over a decade. Given its location I have a strong interest in what is being proposed across the road from my property.

I attended the March 24 meeting and, while I appreciated the open invitation to participate, I came away disappointed and dismayed. It seemed to me a foregone conclusion that what is contemplated is a massive project, involving the building of hundreds of units and the infusion of thousands of people. This, in a community (ie New Hempstead) in which only some 5,000-6000 currently reside. The numbers thrown around at the meeting--300, 350 units--are, to my mind, irresponsible and pose a danger to the quality of life in the village. We have all seen what has happened in other parts of Monsey, where developers have been given free reign and which has resulted in unacceptable levels of population density and snarled traffic.

I understand the need for development. The Village cannot afford to have nothing on the property. It would attract squatters or worse, or at a minimum become a de facto park which the Village would have to maintain. However, that is no excuse to allow a private, profit making entity to radically change the nature of our community. A fair solution would be to allow the building of NO MORE THAN 60-75 structures on the land. The developer cannot dictate to the Board, whose first responsibility, I would think, is to the residents of the Village. To the contrary, it is the Board that has the leverage, especially since there is a forbearance agreement that does not allow for building more than a tiny fraction of what is being proposed. I strongly urge the Board to stand fast and not allow our community to go the way of those other areas of Monsey, where for lack of foresight they were left with terrible problems of density and traffic.

I must add that I'm not at all comforted by the repeated assurances at the meeting that the proposal is at an early stage in the process. I have seen this kind of thing happen before in different contexts. People are, over time, lulled into thinking there is still time, until they wake up and learn there isn't, and they are left with an extremely unattractive outcome.

I appeal to the Board to please safeguard the standards of our community and to act now to drastically scale down the proposed plan.

Respectfully, Yitzchok Schick

PS As I don't have the email addresses of the other members of the Board, kindly share copies of this note with them. Thank you.