

William E. Steidle  
Pine View Farm  
575 Jackson Avenue  
New Windsor, New York 12553  
August 20, 2006

Mr. Genero Argenio  
New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12550

**Re: Shadowfax Run Subdivision – Jackson Avenue**

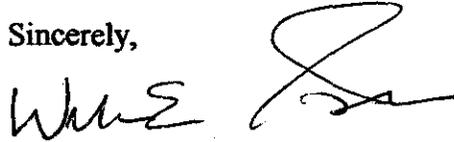
Dear Mr. Argenio:

I was encouraged by a number of the events which occurred at the August 9, 2006 Planning Board meeting. I wanted to take a moment to express my thanks and to state my current position on the above subdivision. Please consider the following:

1. **Lot Configuration**: I am very pleased by the re-configuration of lots and the undisturbed buffer being provided along Jackson Avenue. This will benefit not only my farm but all residents and travelers of Jackson Avenue.
2. **Jackson Avenue Relocation**: I thought that the comments to develop a landscaping plan that was consistent with the existing setting showed good insight and perception. I was also pleased to hear that the assistance of a professional in the field would be utilized to review and/or to help develop the plan. I felt that Mr. Clearwater's comments that no plantings were being proposed within the Central Hudson easements lacked an essential element; that being input from Central Hudson. The overall proposal and pole relocations require Central Hudson approval. Input should be sought regarding compatible plantings.
3. **Sidewalks**: As Mr. Kartiganer stated, sidewalks are not compatible with maintaining the rural character of the area. In this case, it also is not fiscally prudent. The potential liability and future maintenance costs incurred by both the Town and lot owners will be substantial. One need only look at Lot # 15, which has about 570 linear feet of sidewalk, to see the incongruities and future conflicts. The one downside of the meeting involved the comments by one Planning Board member who wants sidewalks everywhere regardless location, lot sizes or land use objectives. In my opinion, sidewalks are not appropriate in a rural, large lot subdivision on a dead end road in a rural residential zone and agricultural district. I hope to have the opportunity to address the issue before the Town Board.
4. **Street Lights**: The street light near the intersection of the entrance and Jackson Avenue serves no purpose and is unnecessary. If anything, it will increase hazards because headlights coming out of the development will be less likely to be seen. I ask that it be deleted.

I appreciate the efforts that have been made to date by the developer and Town officials in helping to reduce the impacts of the project. I would ask that these efforts be continued and that the forthcoming determination under the State Environmental Quality Review Act address the resolution of these and other relevant issues. It is important to me that the project is compatible with my farm and the benefits that it provides for all residents. Thank you.

Sincerely,



William E. Steidle

cc. G. Green, Supervisor  
M. Blythe, Town Attorney  
M. Edsall, Town Engineer  
D. Cordisco, Planning Board Attorney  
D. Kartiganer