

COPY

Town of Westport Planning Board
22 Champlain Avenue
Westport, New York 12993

Adirondack Park Agency
Attn: Colleen Parker
P.O. Box 99
Ray Brook, New York 12977

March 31, 2009

Re: Project # P2009-67

Dear Ms. Parker,

This letter provides comments on the project referenced above involving subdivision of land by the Westport Golf Investors, LLC and its intended purchase by Crossshore's Properties LLC for the purpose of training for and staging polo matches. It is the planning board's understanding that one (1) principle building right will be assigned to the new parcel.

The planning board's comments are organized according to the two stages to this project.

Subdivision – This is an “approvable” subdivision. However, there is an issue. Normally, the planning board requires an applicant for a subdivision that contains a principle building right to provide an engineering report which demonstrates that somewhere on the property there is suitable soil for an on-site, sewage disposal system. That has not been done in this case because no use requiring sewage disposal is proposed. Therefore, the planning board would like there to be a condition to the effect that: *“no use shall be allowed, including a single family dwelling, that requires an on-site sewage disposal system until such time as an engineering report is provided demonstrating that an on-site system is feasible; the report is accepted by the APA (Town of Westport Planning Board); and the condition is removed.”*

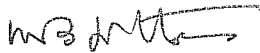
During the hearing a statement was made that the sight distance for the access driveway is poor. Since the Essex County Department of Public Works must issue a permit to install a culvert and since they take sight distance into account when reviewing a permit application, the planning board concluded that this concern, if applicable, would be addressed by Essex County.

Polo usage – This is an “approvable” Special Permit project. During the hearing a number of concerns about the proposed project were raised. The minutes of the hearing are attached so that you may read for yourself what the concerns are. The concerns include: visibility of horse shelters and porta-potties from an adjoining residential

property; whether excess water from washing and watering horses would be a problem; whether littering by event attendees would be a problem; whether commercial activities (for example, sale of concessions) might occur and cause a problem; whether increased traffic on Stevenson Road would cause a problem. The planning board concluded that the impacts, if any, would be minor and NOT be a problem. However, we think that in permitting this project the permit needs to be quite specific to insure that any of the issues that were raised DO NOT become a problem. The project proposer offered to discuss the location of the porta-potties with the adjoining land owner in order to find an inoffensive site.

Recently, the concern about increased traffic on Stevenson Road also was raised in the course of a Class B review for the renewal of the permit for the Barber/Sheehan gravel mining operation. At the public hearing for that project it was pointed out that all types of traffic, not just the gravel-hauling trucks, contribute to the belief that there is a problem. The planning board feels that there is a portion of Stevenson Road, where there are a number of residences and pedestrian usage generated by residences, golf course, post office, library, and village-center activities, and there is a sharp turn in the road limiting sight distance, that would benefit from a lower, legal speed limit. To that end, the planning board passed the following resolution (see enclosed) at its meeting on March 25, 2009. Since the ultimate decision will be made by NYS DOT, APA support for lowering the speed limit might help persuade NYS DOT to agree to the request.

Sincerely yours,



William B. Johnston, Chairman

Enc: Hearing Minutes and Resolution

CC: Planning Board and Town Supervisor