



## FW: Planning Board Letter of Support

**From** Sue Hadden <shadden@townofmontgomery.com>

**Date** Mon 5/12/2025 10:03 AM

**To** Jane Samuelson <Jane@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>; gnj@jacobowitzlaw.com <gnj@jacobowitzlaw.com>

**Cc** Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Richard Hoyt <rwhoyt1800@gmail.com>; John Brown <johnhbrowniii@yahoo.com>; Rose Pennings <rpennings@townofmontgomery.com>; Cheri Zahakos <czahakos@townofmontgomery.com>; Ryan McGuire <rmcguire@townofmontgomery.com>; Darran Prince <DPrince@townofmontgomery.com>; Marianne Harris <mharris@townofmontgomery.com>; bfranson@nelsonpopevoorhis.com <bfranson@nelsonpopevoorhis.com>; Shawn Arnott <sarnott@mhepc.com>; Jamison Zajac <jzajac@mhepc.com>; Leigh Miller <Lmiller@mhepc.com>

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**From:** Don Berger <berg1834@yahoo.com>  
**Sent:** Thursday, May 8, 2025 12:23 PM  
**To:** Sue Hadden <shadden@townofmontgomery.com>  
**Subject:** Fw: Planning Board Letter of Support

Hi Sue, Please add this to the letters forwarded to Jay Beaumont- Planning Board Chair concerning Sheffield Gardens.

----- Forwarded Message -----

**From:** Anna Mercurio Romero <[mercurioanna@gmail.com](mailto:mercurioanna@gmail.com)>

**To:** Elizabeth Lounsbury <[liz.louns@gmail.com](mailto:liz.louns@gmail.com)>; "[berg1834@yahoo.com](mailto:berg1834@yahoo.com)" <[berg1834@yahoo.com](mailto:berg1834@yahoo.com)>

**Sent:** Thursday, May 8, 2025 at 08:47:37 AM EDT

**Subject:** Re: Planning Board Letter of Support

Jay Beaumont

Planning Board Chair

Town of Montgomery, NY

RE: Sheffield Gardens Project – Parkland Fee Waiver Request

Dear Members of the Planning Board,

### Community Services

**16.1** We are writing to express deep concern over the Sheffield Gardens project's apparent request to be relieved of the mandatory parkland fee—currently \$2,000 per unit—as required by the Town of Montgomery for impacts not mitigated on-site. With 261 residential units planned, this amounts to a potential loss of \$522,000 in critical funding for our Town's Park and Recreational Department.

It is unrealistic to suggest that a development of this size—with a projected 55 school-age children—will rely exclusively on a privately maintained "small park." These children and their families will undoubtedly utilize and benefit from the Town's public recreational programs, including Little League, soccer, and lacrosse, all of which are open to every child within our township.

Relinquishing this fee not only sets a damaging precedent but also undermines the quality and availability of recreational services for all current and future residents. The notion that the community surrounding Sheffield Gardens would not bear any additional burden on town resources is simply not credible.

The Town of Montgomery has always taken pride in providing robust recreational opportunities that contribute to the well-being and development of our youth and families. Waiving this parkland fee would be a disservice to that mission and to the residents who rely on these shared spaces and services.

I urge the Planning Board to uphold the parkland fee requirement in full. Doing so is essential to maintaining the integrity of our recreational infrastructure and ensuring equitable access for all members of the community.

Thank you for your time and thoughtful consideration.

Sincerely,

Anna Mercurio Romero, President

Improve Montgomery Parks .

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**Jane Samuelson**

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**From:** Sue Hadden <shadden@townofmontgomery.com>  
**Sent:** Tuesday, March 11, 2025 8:38 AM  
**To:** Jane Samuelson; Zach Szabo; Jerrymarlen  
**Cc:** jaybeaumont49@gmail.com; John Brown; RWHoyt1800@gmail.com; Rose Pennings; Cheri Zahakos; Ryan McGuire; Darran Prince; Marianne Harris; Bonnie Franson; Shawn Arnott; Leigh Miller  
**Subject:** FW: Sheffield Gardens Project

-----Original Message-----

From: Blaise Castaldo <biltk@icloud.com>  
Sent: Tuesday, March 11, 2025 7:24 AM  
To: Sue Hadden <shadden@townofmontgomery.com>  
Subject: Sheffield Gardens Project

[You don't often get email from biltk@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

My name is Blaise Castaldo, I live at 2 Farm Meadow Ln. Which is a corner lot on the north west intersection of Farm Meadow Lane and Bailey Road.

**17.1** I am very concerned about the traffic that may impact Bailey Road before and after this project is completed. As you know, Bally Road runs between route 208 and Route 17 K. It has long been used as a." shortcut." for people who like to avoid the light at the corner of Route 17 K and route 208.(Scott's corners). Whenever there is a problem on route 208 or 17 K (Scott's corners )there is always a certain amount of traffic that decides to. Use Bailey Road as a cut off or cut through to avoid that traffic light and the congestion that is already out of control at that intersection.

An already congested area I feel that construction of this project will further stress and have a negative impact not only on the 17 K/208 corridor, but in our residential neighborhood and Bailey Road. There is a lot of pedestrian traffic in our neighborhood. Adults and children-regularly walk, ride their bikes and jog on Bailey Road and the side streets along its corridor. Any added traffic to that road would certainly become huge safety hazard. The speed limit is 30 mph on Bailey Road, that is seldom obeyed by most drivers, this new traffic will certainly exasperate this situation.

Farm Meadow Lane is a loop and is the main access for the town of Montgomery Park along the Walkill River. After this project is completed, there will definitely be a significant increase in traffic to access this park. Bailey Road is narrow and windy, it has two railroad crossings. Most of the road has absolutely no shoulders.

Will there be safeguards against construction vehicles using Bailey Road as" a way around" to access or exit the new construction entrances on 17k ?

The developer of this project should be made responsible to provide funds to improve the roads and infrastructure that this project will have a direct impact on in our area. And to guarantee our residents safety during construction. A project of this magnitude should've been thought out better and maybe placed in an area where the roads and infrastructure are better suited for it. **Traffic**

Respectfully,  
Blaise Castaldo

Sent from my iPhone

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**Town of Montgomery Planning Board**  
110 Bracken Road  
Montgomery, New York



Dear Planning Board,

As a resident that lives right next door to the proposed development I have many questions and concerns regarding this project. As the previous owner of Richards Dairy Shed I have seen many changes to the surrounding area over the decades. Some of those changes have significantly affected our property and surrounding area, which is one of my concerns about Sheffield Gardens. The amount of water behind Richards has been growing exponentially over the years as anyone can see, with this project's approximately 261 units, where will all of that new water be displaced? Also as the Wetlands have grown the Culvert that is on the edge of our property has never had any sort of functioning water drainage. There is a tremendous amount of standing water which sits near the Culverts opening undrained for years. I have also never seen anyone do any maintenance or upkeep or even be concerned that the Culvert does not work properly. So it's safe to assume, without being told otherwise, that if this project plans on using this Culvert to divert or discharge water it will only make matters worse, more water will continue to build up and eventually cause major issues for not only our business but other businesses and local residents. Therefore leaving those property owners to deal with the repercussions.

This project also means that it will be a huge disruption to the healthy population of wildlife that is in that area and has been for decades. Deer, Geese, Ducks, Foxes, Blue Herons, Hawks etc. Many of our customers and residents enjoy sitting at Richard's bird watching and enjoying that same wildlife.

I also don't know why the water treatment plant is proposed for where it is. The plant is for Sheffield Gardens and its residents. So why is the treatment plant positioned away from them and right on the road for our local residents, business, visitors and myself to endure the smell and visual impact it will have on our area. I assume it's a cheaper or easier option to have it there. I don't believe someone should propose a project and then to save money or time the rest of the area has to "pay for it" over the years. This plant should be positioned towards the back end of the project somewhere. Therefore new visitors or potentially new residents don't see a treatment plant as one of the first buildings as they head towards the Village.

Another Major problem that has been brewing is the traffic. Traffic on this highway has grown and grown over the years. This project along with other proposed housing and businesses is only going to make it worse. Also if the road has to be extended due to all

18.1

Surface Water

18.2

Plants & Animals

18.3

Waste water

18.4

Traffic

these projects once again its local residents and businesses will have to pay the price. By having their properties altered for further development. A turning lane was mentioned for the project but no reference on where they will extend, how far they will extend or if it's even been approved. A turning lane place without consideration of neighboring business and residents could be a serious safety concern. There are a lot of new drivers going in and out of the school and with these proposed changes it will surely create unfortunate traffic hazards for our towns children.

These apartments and its amenities can have a positive influence on our town and its residents, but in order for that to happen our current residents and businesses have to work together with developers to ensure projects are thoroughly inspected. Reports are completed with no bias. And the safety of neighbors, residents and the future of our Town are properly considered.

Thank You

- Charlotte Palumbo  
Previous Owner Richards Dairy Shed  
Resident of 1103 State Route 17k  
Montgomery, N.Y. 12549

Comment 19.# - Gina Zwart letter dated 3/10/2025

March 10, 2025

Town Of Montgomery

Town Planning Board

RE: SHEFFIELD GARDENS  
PUBLIC COMMENTS

19.1  
Traffic

I'm a town resident and reside on Goodwill Rd, after reading material and listening to the presentation at the 2/10 meeting regarding this project, I'm happy to hear this board is concerned about the traffic and have taken steps to address it OR at least start. It's taken years and I appreciate the efforts made to get a comprehensive traffic study done. All building should be placed on a stop until its completed. A 6-month moratorium with two 6-month renewals if needed until the study is completed and a plan in place and started. Not only do we need a study, but we need action before anything else is allowed to be constructed in our town. This project brings a great deal of traffic concern along with the size.

19.2  
Aesthetics

Addressing the buffer for those homes along Montgomery Heights Road, it should be large and dense. Don't let what happen to the old Hawkins house on Goodwill happen to them. That is clearly a prime example of the planning board not addressing buffers to protect the homes around projects.

19.3  
Waste  
water

The location of the wastewater treatment location on the site really is not business friendly to Richards Ice Cream stand. I travel past one daily in Maybrook and some days that smells. I surely wouldn't want to eat ice cream smelling that on a warm summer night. Not very business friendly.

19.4  
General

Concerning the water for this project, what happens when the old Village at Goodwill with it's 400 plus homes finally takes off? This property borders that what are the concerns with this. Who is paying for the water and sewer district connections that we all know will happen. My tax bill went up 48% in one year I don't think the town residents would appreciate another large increase.

19.5  
Community  
Character

The size of this project is concerning also. The property really doesn't seem the right size for this many apartments and all the things they want to provide. Three story tall building will be an eye sore along that area. Look at the one on Hawkins. That is an eye sore and not a good fit. / I'd also make sure fire

19.6  
Community  
Services

trucks can really enter and get around the complex in an emergency. Look at Lakeview in the Village of Montgomery by the post office. I'd be very surprised if you can get a fire truck around that complex.

Thank you for reading and I strongly encourage you to consider a moratorium in the town until a traffic study is done and a plan in place and started. As a resident for more then 40 years we deserve action and along with better planning from the town.

Gina Zwart  
317 Goodwill Rd  
Montgomery, NY 12549

Comment 20.# - Gina Zwart letter dated 5/8/2025

May 8, 2025

Town of Montgomery Planning Board

RE: SHEFFIELD GARDENS – TRAFFIC

20.1  
Traffic

Traffic is a major concern within this town and this project. Not just with this project but with every project coming to the town and in the 17K and 208 area. It's great a traffic study has been whispered to the county planners and state DOT. We need more than a whisper. The town of Montgomery has been squeezed to a breaking point and the Town Board and Planning Board need to put the brakes on. It's a matter of public safety for this community. Proactive planning needs to start happening before the damage is done to no return. Let's see the town put down a moratorium and get this worked out better for everyone.

This town can not handle anymore and needs to be corrected.

Thank you.

Gina Zwart  
317 Goodwill Rd



## Comment 21.# - Karina Tipton email/letter dated 5/9/2025

### FW: Sheffield DEIS comments

**From** Sue Hadden <shadden@townofmontgomery.com>

**Date** Mon 5/12/2025 10:58 AM

**To** Jane Samuelson <Jane@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>; JerryMarlen <jerrymarlen@aol.com>

**Cc** Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Richard Hoyt <rwhoyt1800@gmail.com>; John Brown <johnhbrowniii@yahoo.com>; Rose Pennings <rpennings@townofmontgomery.com>; Cheri Zahakos <czahakos@townofmontgomery.com>; Ryan McGuire <rmcguire@townofmontgomery.com>; Darran Prince <DPrince@townofmontgomery.com>; Marianne Harris <mharris@townofmontgomery.com>; bfranson@nelsonpopevoorhis.com <bfranson@nelsonpopevoorhis.com>; Jamison Zajac <jzajac@mhepc.com>; Leigh Miller <Lmiller@mhepc.com>

1 attachment (25 KB)

Sheffield DEIS 050925 TIPTON.pdf;

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**From:** Karina J. Tipton <karina.tipton@gmail.com>  
**Sent:** Friday, May 9, 2025 12:00 PM  
**To:** Sue Hadden <shadden@townofmontgomery.com>  
**Subject:** Fwd: Sheffield DEIS comments

Hi Sue,

If you could also please include this email in my comments to the Planning Board:

Chair Beaumont's representation to the public at the final public hearing that there would be several opportunities to participate in public hearings glossed over the importance of the SEQRA hearing for DEIS. The public can provide comment on the site plans and other components at other hearings, however, the public will not have an opportunity to indicate to the planning board where mitigation activities have not been fully taken or evaluated after the DEIS and FEIS have been finalized. This is a key component of SEQRA - the opportunity for neighbors to share with the planning board how a project will impact them, and an opportunity for the planning board to work with the applicant to ensure that all potential impacts have been mitigated.

Thank you,  
Karina

----- Forwarded message -----

From: Karina J. Tipton <[karina.tipton@gmail.com](mailto:karina.tipton@gmail.com)>

Date: Fri, May 9, 2025 at 11:56 AM

Subject: Sheffield DEIS comments

To: Sue Hadden <[shadden@townofmontgomery.com](mailto:shadden@townofmontgomery.com)>

Good morning Sue - please find my comments attached for the Sheffield DEIS.

Thank you, and have a good weekend!

Karina

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Karina J. Tipton  
225 Union Street  
Montgomery NY, 12549  
karina.tipton@gmail.com  
May 9, 2025

Sue Hadden  
Secretary to the Planning Board  
Town of Montgomery  
110 Bracken Road  
Montgomery, NY 12549

Dear Ms. Hadden,

I am writing to respectfully submit my comments and concerns regarding the Draft Environmental Impact Statement (DEIS) for the proposed Sheffield Gardens Development located on State Route 17K in the Town of Montgomery. I request that this letter be distributed to all members of the Planning Board for their review and consideration. Before May 9, 2025 to be included in the public comments of record.

This DEIS does not adequately address or propose mitigations for several issues, primarily the impacts to the adjacent properties and wetlands, and traffic impacts. As an example, the applicant stated at a public hearing that the final determination of users would be made based on the NYSDOT evaluation on if a light is required at the intersection to determine what the final use of the property would be – if it would include commercial properties. My specific comments are below.

Impacts to adjacent wetlands and surrounding properties

**21.2  
Waste  
water** The proposed development requires discharge from the package wastewater treatment plant to a set of coordinates that then, based on topography, will flow through an adjoining property before discharging to the wetlands behind the site. Because of the volume of water proposed for discharge to this property, it should not be permitted to flow across neighboring property. Instead, the discharge point should be directly to the water body at a location on the project property, and at a location that will not cause a flooding condition on neighboring properties.

**21.3  
Waste  
water** The impact of discharging treated water to the NYSDEC wetlands has not been addressed in this DEIS. Treated water will have a different make-up than the receiving waters (i.e., pH, clarity, TSS, temperature, etc) and will change the ecology of the receiving waters. The impact of these physical and chemical differences should be clearly identified and

mitigated. For example, discharge of treated water that is colder than receiving waters can have an immediate impact on certain fish habitats and reproduction.

**21.4  
Surface water**

The adjoining wetlands are already impacted by the poor drainage at the outlet of the wetland (culvert under RT 17K). The proposed discharge of treated sanitary waters, AND the additional stormwater flow to the wetlands, will increase the volume of water entering these wetlands. There has been no evaluation of the volume of the water to be discharged, and the receiving capacity of the wetlands receiving the water. In order to fully evaluate the impact to the already stressed drainage system, a computational watershed carrying capacity model should be utilized that includes the area of the project as well as other drainage into the basin. The watershed carrying capacity model should then be used to determine if the culvert under Rt 17K is adequate to manage the flow of water out of the wetlands, and if there will be adverse impacts to downstream properties or other properties on the edge of the wetlands.

**21.5  
Plants & Animals**

There is no discussion of mitigation measures to be taken to protect the NYSDEC wetlands. As indicated above, this should include the evaluation of the nature of treated water to be discharged and a point-source discharge model should be used to evaluate the impact of the WWTP discharge to the biota in the wetlands. Potentially, an ecological risk evaluation may be merited to confirm that this important habitat is not adversely impacted.

Traffic

**21.6  
Traffic**

The traffic study included in the DEIS is inadequate and does not adequately measure the compounded traffic impacts to nearby businesses. Overall, at this stage, the Planning Board does not have adequate information to fully evaluate the impact of this project to the neighboring residents and businesses, and to the entire town. Based on the proximity of this project to the school a more detailed traffic study should be required that takes into consideration the flow of traffic along the 17K corridor and also Rt 211 and Rt 208. The Orange County Planning Department has stated that they will complete a traffic analysis for the Town of Montgomery that includes this breadth of data, and if the developer does not wish to undertake a robust traffic study on their own, the Planning Board should pause on approval of this project until that County-lead analysis has been finalized.

**21.7  
Traffic**

The traffic analysis collected traffic counts in early January immediately after winter break, at a time that sports and after school programs were not fully in effect. Based on this, these are undercounts for the weekday peak. Also, no counts were taken at Rt 208 and Bailey Rd to estimate the traffic that is already bypassing this section of Rt 17K and to measure the impact of traffic on the residents along Bailey Rd.

**21.8  
Traffic**

The traffic study reported that “The NYS Route 17K/NYS Route 208 intersection currently experiences an accident rate approximately three times the statewide average for similar intersections. The prevailing accident type at the NYS Route 17K/NYS Route 208 intersection is rear end type accidents due to driver inattention and following too closely.” Based on this, traffic calming tools such as a roundabout should be implemented at the entrance of this project. A traffic light will only exacerbate the danger of the Rt 17K / 208 intersection because it will cause drivers to speed up to avoid the light. Based on the many concerns of residents for pedestrian safety on Rt 17K, and the exhibited high-accident rates, traffic calming measures must be included in the construction of this project. This may include protected bicycle lanes, shift in traffic lanes slightly to create “chicanes,” and the use of a roundabout to promote slower but consistent traffic flow.

**21.9  
Traffic**

Finally, leaving the determination of the final use of the project to the requirement of NYSDOT for a traffic light speaks to a basic lack of investment in Montgomery and the neighboring community. Regardless of the size of commercial property included in this development, the apartments will have a real impact on traffic and there should be a proactive commitment to not only mitigate, but improve the traffic patterns resulting from construction.

Karina Tipton

**Jane Samuelson**

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**From:** Sue Hadden <shadden@townofmontgomery.com>  
**Sent:** Wednesday, March 12, 2025 8:13 AM  
**To:** Jane Samuelson; Zach Szabo; Jerrymarlen  
**Cc:** jaybeaumont49@gmail.com; RWHoyt1800@gmail.com; John Brown; Rose Pennings; Cheri Zahakos; Ryan McGuire; Darran Prince; Marianne Harris; Bonnie Franson; Shawn Arnott; Leigh Miller  
**Subject:** FW: Sheffield Gardens

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**From:** Kirk Phillips <phillipskirk865@gmail.com>  
**Sent:** Tuesday, March 11, 2025 6:50 PM  
**To:** Ross Winglovitz <Ross@ep-pc.com>  
**Cc:** Sue Hadden <shadden@townofmontgomery.com>  
**Subject:** Sheffield Gardens

Ross:

Sue showed me your drawings.

**22.1** Wells and a waste water treatment plant? **Project Description**

**22.2** Will the water table sustain 260 rentals? **Groundwater**

**22.3** Where will the waste end up? **Wastewater**

The traffic is another story.

Kirk A. Phillips

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Planning Board

Town of Montgomery

110 Bracken Road  
Montgomery, NY 12549

RE: Sheffield Gardens



Dear Planning Board Members:

I offer these comments on the Environmental Impact Statement for Sheffield Gardens. Sheffield Gardens, will consolidate five existing tax lots and create a two-lot subdivision to develop a multi-use development consisting of 31,000 square-feet of potential retail space, three residential buildings with a total of 261 apartment units, a wastewater treatment plant, water treatment building and water storage tank. The retail use will be contained within the first proposed lot, and the residential use, water storage tank & treatment building and wastewater treatment plant will all be contained within the second proposed lot. The apartments will be market rate rental units available to the general population (not age-restricted). The Applicant is seeking Subdivision, Site Plan and Special Use Permit approval for the Project from the Town of Montgomery Planning Board and approvals and permits from other involved agencies.

23.1  
General

The purpose of an EIS is to enable the public and decision-makers to understand the nature and consequences of specific environmental impacts that can be mitigated. Part of environmental review is to take a look at cumulative impacts. For instance, there are several large multi-family residences being built or proposed to be built out within a short period of time in the town and the village of Walden. How do all these added units affect our school system and its ability to handle all these new students as well as the other cumulative impacts like water, sewer and traffic.

23.2  
Traffic

I have a senior at Valley Central High School, anyone attempting to drop off or pick up their student in the morning knows how much traffic there is two times a day for the Middle school and High School. All these projects will dramatically increase the traffic congestion and problems in this area, especially at the school. The volume of traffic has increased over the years and all the new proposed development will increase the number of people using 17k. There are multiple driveways and access points that result in long waits to turn into a property or to exit one. This project adds to the number of entrances and exits on to 17k.

23.3  
Community  
Character

While change is inevitable there is an expectation that a place should keep a semblance of character and community. No one is trying to stop the development of this project, they would just like it to not impact the community in a way that is detrimental to them and that community. While it is true that parcels in this area have not changed their zoning since 1965, the review process has changed. For instance, we now know the importance of wetlands and their role in water quality, flood mitigation, special habitat and quality of life.

**23.4 Waste water** Richards has been a much beloved business in Montgomery for 63 years. Most people have gone on a hot summer day to enjoy an ice cream and connect with friends and community. The sewage treatment plant for this project is currently proposed on the parcel next to Richards and their residence. Are there any other options on the site to locate this plant?

**23.5 Ground water** The wells for this proposal are also close to both Richards well and the residence well. How will this impact their water supply?

I would ask the Planning Board as lead agency to consider more study and mitigation on Sheffied Gardens, specifically the impact on the Valley Central School District, traffic, water supply and wastewater treatment location.

Thank you,

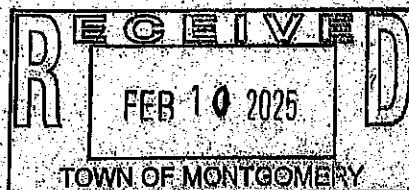
Lisa Melville

Resident

Berea Road

Town of Montgomery

February 10, 2025



Louis Doro

2 Montgomery Heights

Montgomery, NY 12549

Attn: Ms. Suzanne Hadden, Town of Montgomery Planning Board

*RE: Draft Environmental Impact Statement (DEIS) for the Proposed Sheffield Gardens Project*

Dear, Ms. Hadden:

The following questions and comments are in response to a review of the DEIS for the above-referenced project located at 1127 NYS Route 17K, Montgomery, NY 12549:

Item 1: Water quantity testing for well nos. 1, 2 and 3

Groundwater

24.1 1) The constant rate pumping tests for these wells were performed after the wettest and warmest winter in decades and cannot be an accurate report of the ground water volume and how it may affect adjoining properties' wells. New tests should be performed after a period of dry weather (similar to the 2024 late Spring and Summer conditions) to get an accurate survey of the worst case scenario. See attached precipitation data from NOAA.

24.2 2) Who will be responsible for providing water service to the adjoining properties when the wells run dry or the water quality changes? We have lived in our home for over 25 years, raised 6 children during that time and have never had any water issues regarding quality and volume.

24.3 3) The Sheffield Gardens (SG) property owner should be responsible for a minimum of 20 years after project completion to guarantee water supply for the existing developed, adjoining properties within 600 feet of all SG property lines. The SG owner, at their expense, shall provide domestic water service to the affected properties if the wells degrade in volume and/or quality.

24.4 4) Missing from the report is the fact that the well at 6 Montgomery Heights was contaminated during the pump testing period.

24.5 5) The SG property owner should pursue the Town of Montgomery (TOM) Water Connection Alternative as submitted in lieu of utilizing the wells on the property.

24.6 6) Tie-ins for water and sewer for properties along Montgomery Heights are addressed in the 12-12-2022 SEQRA scoping document under 10-F; however, these tie-ins are not mentioned in the latest DEIS. The SG applicant should be responsible for the tie-ins to these two systems at their cost.

24.7 Item 2: Building heights

1) All building heights should be restricted to 35-foot elevations maximum.

Land Use & Zoning

Item 3: Property Maintenance

24.8 1) What are the contingencies if the SG owner fails to maintain any on-site infrastructure? Does the TOM assume responsibility for domestic water and wastewater systems?

Project Description

Item 4: Buffers

24.9 1) In the renderings of the vantage points showing neighboring properties there are no buffers shown along Montgomery Heights to shield the existing residences from the commercial development. A 50-foot wide by 20 foot high (minimum) dense vegetation buffer should be provided at the SG property line along all portions of Montgomery Heights.

Aesthetics

Item 5: Traffic

24.10 1) The proposed turning lane into the SG property from 17K has many flaws. The note on page 228 of the DEIS under the Traffic heading states that the new turn lane will cause significant adverse impacts to the surrounding road network. Adverse means 'causing harm' so it seems that this is a failed design and the engineer of record understands it. The proposed turn lane has a D grade during the AM rush hour, an E grade during the PM rush hour and a D grade on Saturdays. The turn lane dimension is 100 feet long which allows room for approximately 4 – 5 standard sized vehicles while waiting to turn into the property. With 251 vehicles proposed to enter the site, this will create a dangerous situation with traffic backing up beyond the 17K/ 208 intersection, and these numbers do not include delivery vehicles such as Amazon, UPS or FedEx nor do they include meal delivery services such as Door Dash and Uber.

Traffic

The distance between the proposed entrance and intersection of NYS routes 17k and 208 is roughly 2,700 feet. That distance can support 108 vehicles if traffic is stopped, which happens just about every day in the afternoon hours. See attached photos of traffic congestion. The table on page 13 of the DEIS shows an increase in traffic volume during the PM rush hour of 251 vehicles. The traffic backs up from the Valley Central MS/HS area to approximately the Walnut Street area during most of the school season and the roads cannot support the increase in traffic volume.

How will the properties on the north side of 17K within the turning lane zone be affected when those entering the respective driveways are travelling east on 17K? They will not be able to easily navigate into their driveways and will run an extreme risk of being hit by cars travelling west on 17K utilizing the shoulder to bypass cars stopped and waiting to get into SG. Many times pulling out of Montgomery Heights onto 17K we have to be wary of cars passing on the shoulder travelling east on 17K to bypass cars stopped and turning onto Bailey Road. Cars are travelling at 55+ mph by the time they reach Montgomery Heights in the eastbound direction and utilize the shoulder as a full speed passing lane.

The applicant and/or TOM should petition the NYSDOT to reduce the speed limit to 45 mph between the VCHS and 208/17K intersection before any permission is granted to build the SG site.

24.11 2) The Level of Service (LOS) tables and the associated details paint a very grim picture of the quality of the roadways in the area of the SG development. It is so bad that it appears any level of build whether it be one new residence or 261 new residences will have a major negative impact on the roadways regarding safety. I would personally be embarrassed if I developed this report to present to the TOM and think it would get approved.

24.12 3) The 17K corridor is a popular route for people travelling west on Interstate 84 heading to Sullivan County. With tourism and developments increasing in Sullivan County this route will become more popular and may account for the 2% increase in volume (without any major new development in Montgomery) over the last 8 years since the

Resorts World casino was built and the Monticello Motor Club has gained popularity. This route will only get busier as Sullivan County attracts more people.

Traffic

24.13 4) The Montgomery Heights Intersection with 17K is not represented in any of the data and this is important. It cannot be listed due to the fact that most accidents occur between the high school and Montgomery Heights. Leaving this information out of the report allows the applicant to avoid having to disclose the major problems with this intersection. There have been numerous accidents at this intersection due to driver distraction, sun glare, and heavy traffic volumes. My wife was hit from behind in 2001 and had three of our young children in the car. While she was waiting to turn onto Montgomery Heights heading west on 17K, a driver travelling at 55 mph went to pass her on the right shoulder; however, he saw a student walking on the shoulder heading home to her Bally Road residence from the middle school and to avoid hitting her, he veered back onto the road and rear ended my wife's vehicle. This girl would have been killed had he not done that. Thankfully, there were no serious injuries and both vehicles were totalled.

A more recent incident (see pictures at the end of the report) involved a head-on collision on February 17, 2024. At 9:23pm we were home and heard a loud crash on 17K. We ran out and discovered one vehicle rolled over on its passenger side near Montgomery Heights and another vehicle further west on the shoulder. The chief of the Montgomery Fire Department arrived at 9:28pm and the fire trucks and rescue vehicles arrived at roughly 9:35pm. The problem was that the rescue vehicles could not get through the wreckage to assist the two people in the overturned vehicle nearest Montgomery Heights. An ambulance arrived from the west bound direction to assist those people but the second ambulance could not get to the second vehicle that was on the shoulder further west. An ambulance had to be dispatched from Walden to assist the occupant of that vehicle. The Coldenham Fire Department was dispatched to assist the overturned vehicle and the occupants were finally extracted from the vehicle at 10:06pm. Both fire departments worked amazingly well together to save the occupants of both vehicles and they are to be commended. This sheds light on a serious problem with 17K in that when there is a major accident or incident, emergency vehicles cannot easily get through and the traffic gets snarled very quickly with no alternate routes. This must be addressed prior to any development.

Sincerely,  
Louis Doro

## MONTGOMERY ORANGE CO AIRPORT, NY US (USW00004789)

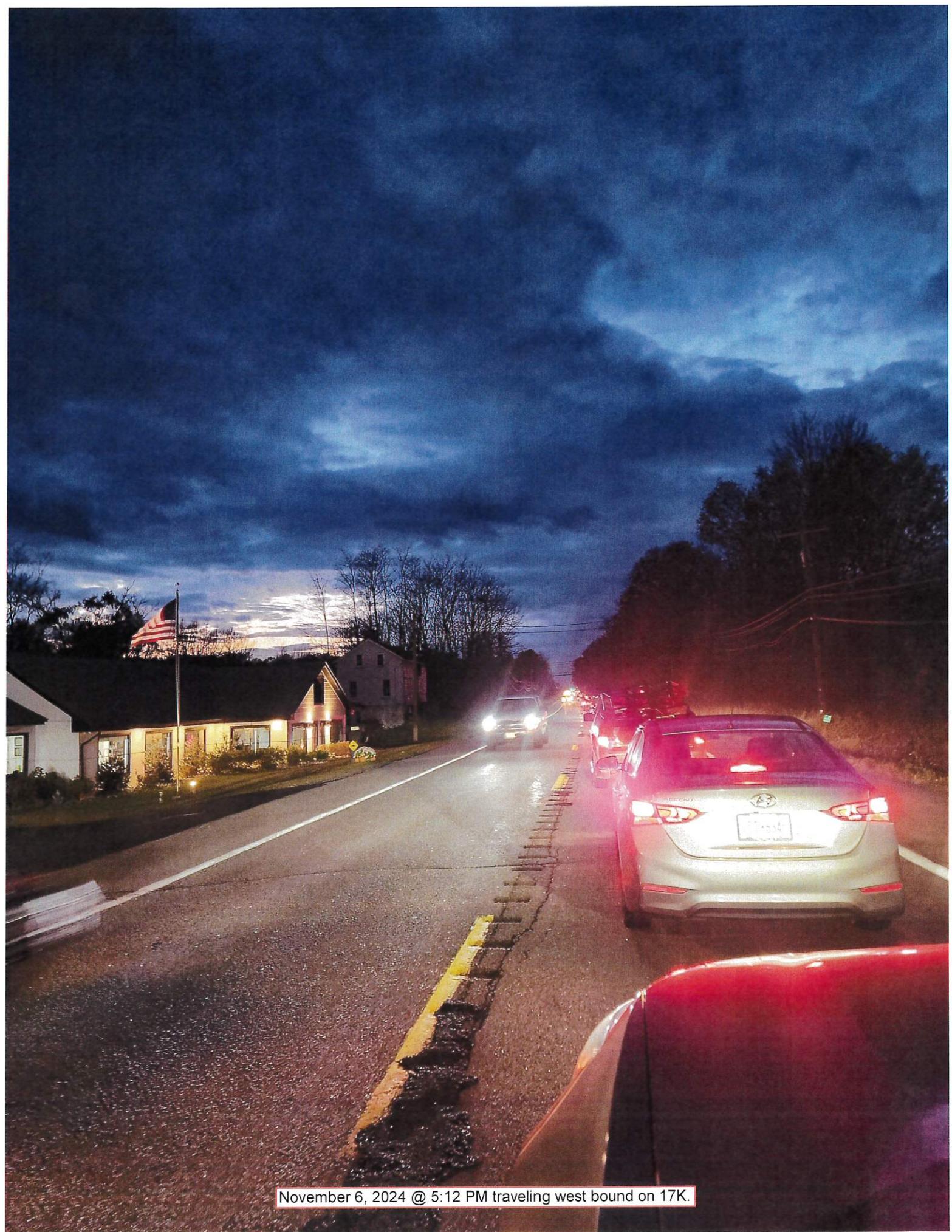
| Date       | TMAX (Degrees Fahrenheit) | TMIN (Degrees Fahrenheit) | PRCP (Inches) | SNOW (Inches) |
|------------|---------------------------|---------------------------|---------------|---------------|
| 9/1/2023   | 74                        | 47                        | 0.01          |               |
| 9/2/2023   | 78                        | 48                        | 0.01          |               |
| 9/3/2023   | 86                        | 59                        | 0             |               |
| 9/4/2023   | 87                        | 62                        | 0.03          |               |
| 9/5/2023   | 89                        | 63                        | 0             |               |
| 9/6/2023   | 89                        | 64                        | 0             |               |
| 9/7/2023   | 90                        | 65                        | 1.27          |               |
| 9/8/2023   | 85                        | 64                        | 1.19          |               |
| 9/9/2023   | 82                        | 63                        | 0.11          |               |
| 9/10/2023  | 75                        | 65                        | 0.14          |               |
| 9/11/2023  | 81                        | 65                        | 0.04          |               |
| 9/12/2023  | 81                        | 62                        | 0             |               |
| 9/13/2023  | 79                        | 61                        | 0.77          |               |
| 9/14/2023  | 74                        | 50                        | 0             |               |
| 9/15/2023  | 67                        | 45                        | 0.01          |               |
| 9/16/2023  | 74                        | 49                        | 0             |               |
| 9/17/2023  | 73                        | 44                        | 0.46          |               |
| 9/18/2023  | 65                        | 56                        | 1.43          |               |
| 9/19/2023  | 70                        | 47                        | 0             |               |
| 9/20/2023  | 72                        | 44                        | 0.01          |               |
| 9/21/2023  | 69                        | 41                        | 0             |               |
| 9/22/2023  | 70                        | 45                        | 0             |               |
| 9/23/2023  | 56                        | 52                        | 0.22          |               |
| 9/24/2023  | 58                        | 54                        | 1.13          |               |
| 9/25/2023  | 57                        | 53                        | 0.72          |               |
| 9/26/2023  | 63                        | 42                        | 0             |               |
| 9/27/2023  | 67                        | 40                        | 0             |               |
| 9/28/2023  | 61                        | 44                        | 0             |               |
| 9/29/2023  | 58                        | 53                        | 0.67          |               |
| 9/30/2023  | 64                        | 52                        | 0.06          |               |
| 10/1/2023  | 76                        | 51                        | 0             |               |
| 10/2/2023  | 77                        | 50                        | 0             |               |
| 10/3/2023  | 80                        | 47                        | 0             |               |
| 10/4/2023  | 84                        | 56                        | 0.01          |               |
| 10/5/2023  | 77                        | 54                        | 0.01          |               |
| 10/6/2023  | 71                        | 54                        | 0.01          |               |
| 10/7/2023  | 68                        | 46                        | 0.87          |               |
| 10/8/2023  | 60                        | 42                        | 0             |               |
| 10/9/2023  | 59                        | 38                        | 0             |               |
| 10/10/2023 | 61                        | 38                        | 0             |               |
| 10/11/2023 | 66                        | 46                        | 0             |               |
| 10/12/2023 | 68                        | 38                        | 0             |               |

|            |    |    |      |
|------------|----|----|------|
| 11/26/2023 | 44 | 20 | 0.24 |
| 11/27/2023 | 47 | 31 | 0.05 |
| 11/28/2023 | 36 | 25 | 0    |
| 11/29/2023 | 34 | 17 | 0    |
| 11/30/2023 | 48 | 20 | 0    |
| 12/1/2023  | 46 | 23 | 0.11 |
| 12/2/2023  | 50 | 36 | 0    |
| 12/3/2023  | 46 | 37 | 0.6  |
| 12/4/2023  | 49 | 32 |      |
| 12/5/2023  | 42 | 26 | 0    |
| 12/6/2023  | 37 | 26 | 0    |
| 12/7/2023  | 34 | 26 | 0    |
| 12/8/2023  | 48 | 26 | 0    |
| 12/9/2023  | 50 | 27 | 0    |
| 12/10/2023 | 54 | 31 | 1.28 |
| 12/11/2023 | 43 | 30 | 0.41 |
| 12/12/2023 | 41 | 24 | 0    |
| 12/13/2023 | 41 | 23 | 0    |
| 12/14/2023 | 39 | 20 | 0    |
| 12/15/2023 | 54 | 22 | 0    |
| 12/16/2023 | 53 | 30 | 0    |
| 12/17/2023 | 48 | 40 | 0.46 |
| 12/18/2023 | 61 | 34 | 2.15 |
| 12/19/2023 | 38 | 27 | 0    |
| 12/20/2023 | 41 | 22 | 0    |
| 12/21/2023 | 38 | 20 | 0    |
| 12/22/2023 | 34 | 17 | 0    |
| 12/23/2023 | 35 | 18 | 0    |
| 12/24/2023 | 42 | 30 | 0    |
| 12/25/2023 | 52 | 29 | 0    |
| 12/26/2023 | 43 | 31 | 0    |
| 12/27/2023 | 47 | 39 | 0.53 |
| 12/28/2023 | 49 | 45 | 1.18 |
| 12/29/2023 | 52 | 40 | 0.03 |
| 12/30/2023 | 44 | 35 | 0.01 |
| 12/31/2023 | 40 | 30 | 0    |
| 1/1/2024   | 42 | 23 | 0    |
| 1/2/2024   | 40 | 17 | 0    |
| 1/3/2024   | 37 | 22 | 0    |
| 1/4/2024   | 42 | 23 | 0    |
| 1/5/2024   | 35 | 18 | 0    |
| 1/6/2024   | 31 | 16 | 0.15 |
| 1/7/2024   | 34 | 28 | 0.05 |
| 1/8/2024   | 40 | 16 | 0    |

|           |    |    |      |
|-----------|----|----|------|
| 2/22/2024 | 43 | 21 | 0.12 |
| 2/23/2024 | 46 | 28 | 0.23 |
| 2/24/2024 | 38 | 21 | 0    |
| 2/25/2024 | 38 | 13 | 0    |
| 2/26/2024 | 56 | 23 | 0    |
| 2/27/2024 | 59 | 25 | 0.17 |
| 2/28/2024 | 58 | 35 | 0.66 |
| 2/29/2024 |    |    |      |
| 3/1/2024  | 47 | 19 |      |
| 3/2/2024  | 46 | 34 | 0.54 |
| 3/3/2024  | 65 | 33 | 0    |
| 3/4/2024  | 59 | 38 | 0    |
| 3/5/2024  | 46 | 42 | 0.29 |
| 3/6/2024  | 52 | 44 | 1.13 |
| 3/7/2024  | 54 | 39 | 0.09 |
| 3/8/2024  | 54 | 28 | 0    |
| 3/9/2024  | 41 | 37 | 1.54 |
| 3/10/2024 | 45 | 31 | 0.03 |
| 3/11/2024 | 47 | 31 | 0    |
| 3/12/2024 | 62 | 28 | 0    |
| 3/13/2024 | 70 | 30 | 0    |
| 3/14/2024 | 71 | 34 | 0    |
| 3/15/2024 | 67 | 40 | 0    |
| 3/16/2024 | 58 | 31 | 0    |
| 3/17/2024 | 55 | 34 | 0    |
| 3/18/2024 | 45 | 31 | 0    |
| 3/19/2024 | 42 | 30 | 0    |
| 3/20/2024 | 46 | 28 | 0.04 |
| 3/21/2024 | 36 | 25 | 0    |
| 3/22/2024 | 41 | 18 | 0    |
| 3/23/2024 | 38 | 30 | 2.4  |
| 3/24/2024 | 43 | 22 | 0    |
| 3/25/2024 | 51 | 24 | 0    |
| 3/26/2024 | 54 | 32 | 0    |
| 3/27/2024 | 48 | 40 | 0.39 |
| 3/28/2024 | 47 | 40 | 0.15 |
| 3/29/2024 | 51 | 38 | 0    |
| 3/30/2024 | 56 | 37 | 0    |
| 3/31/2024 | 59 | 36 | 0    |
| 4/1/2024  | 52 | 37 | 0.01 |
| 4/2/2024  | 42 | 36 | 0.76 |
| 4/3/2024  | 41 | 34 | 1.54 |
| 4/4/2024  | 43 | 32 | 0.34 |
| 4/5/2024  | 46 | 32 | 0    |



October 2, 2024 @ 5:16 PM traveling west on 17K.

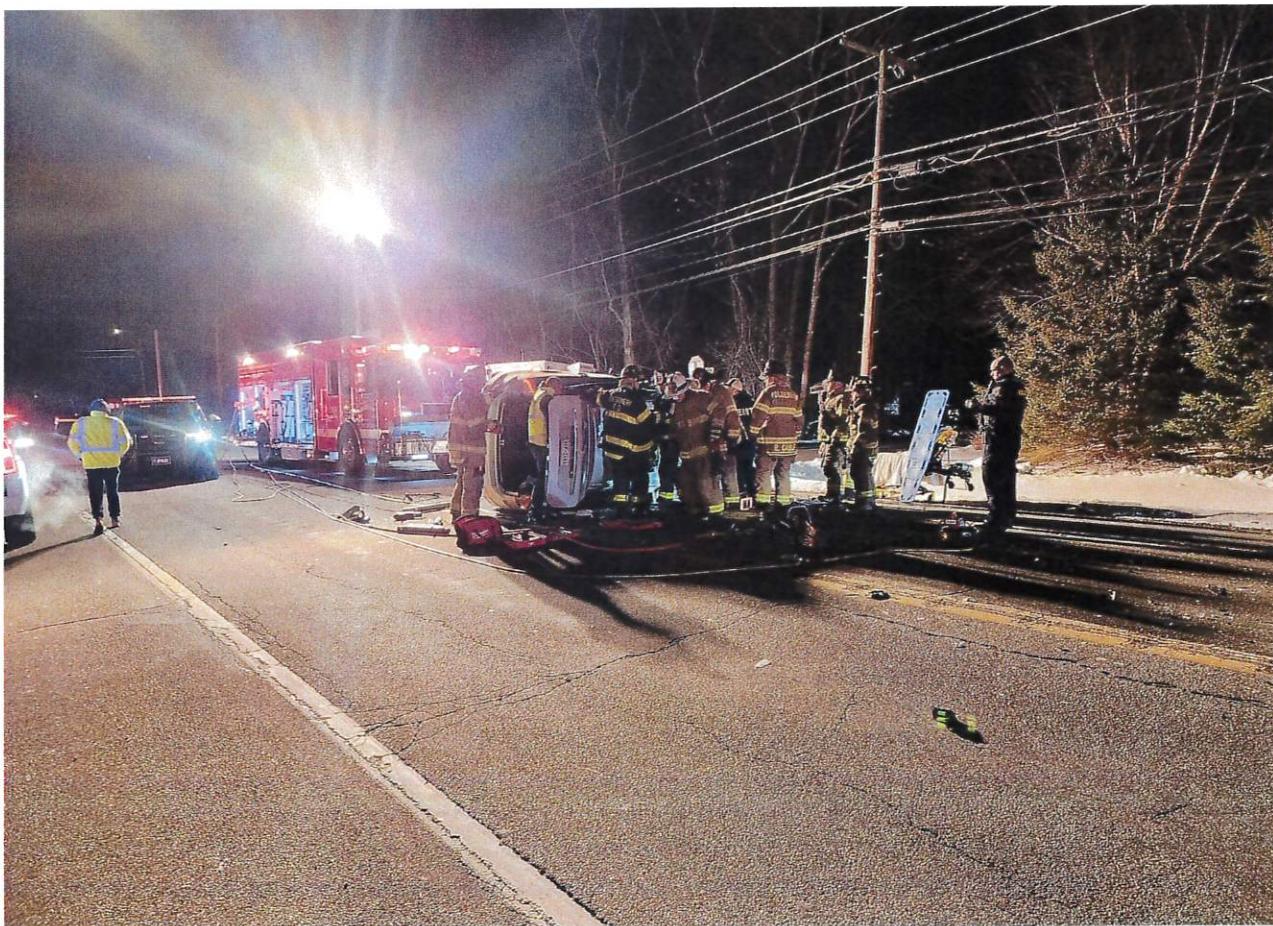


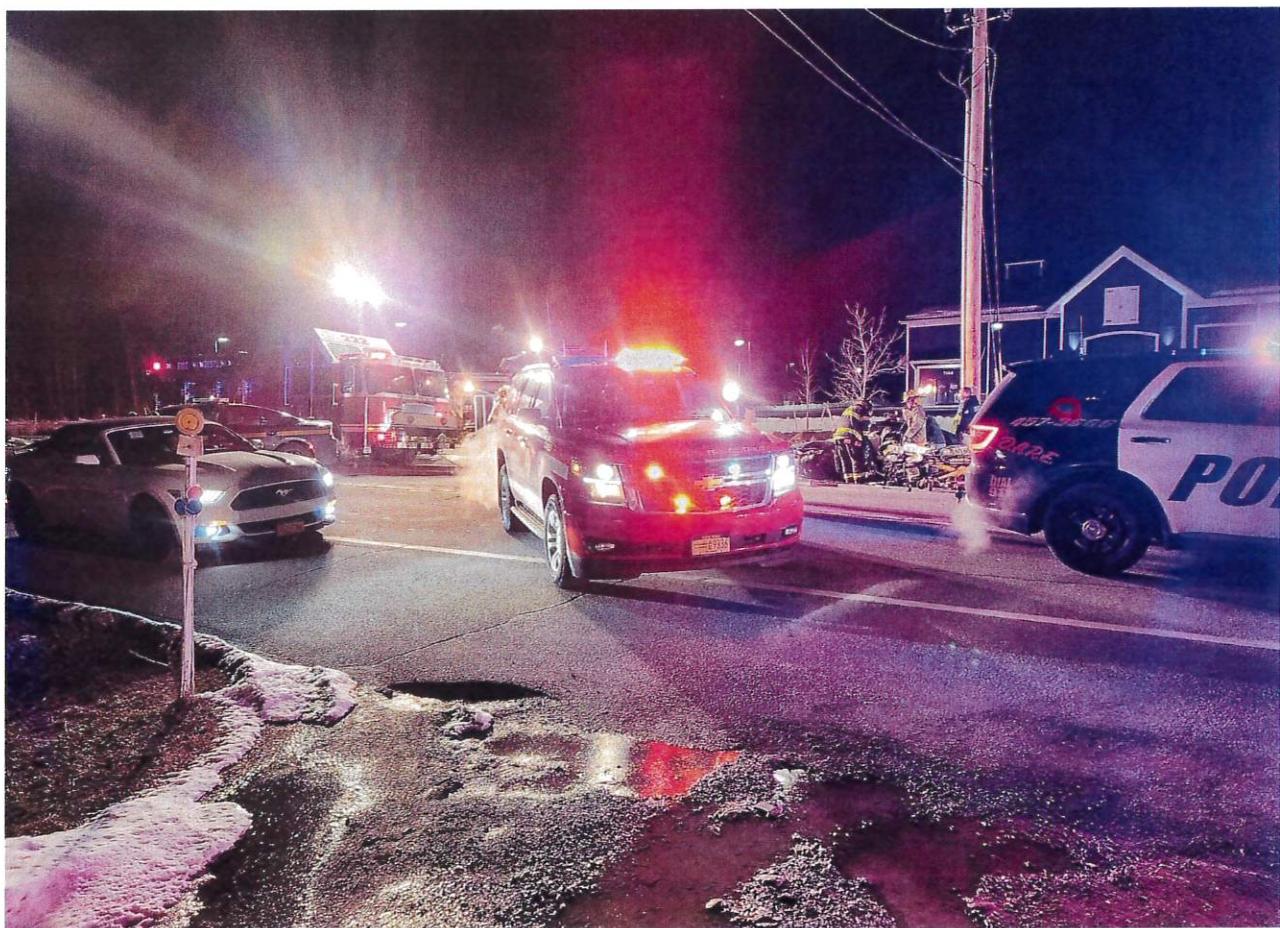
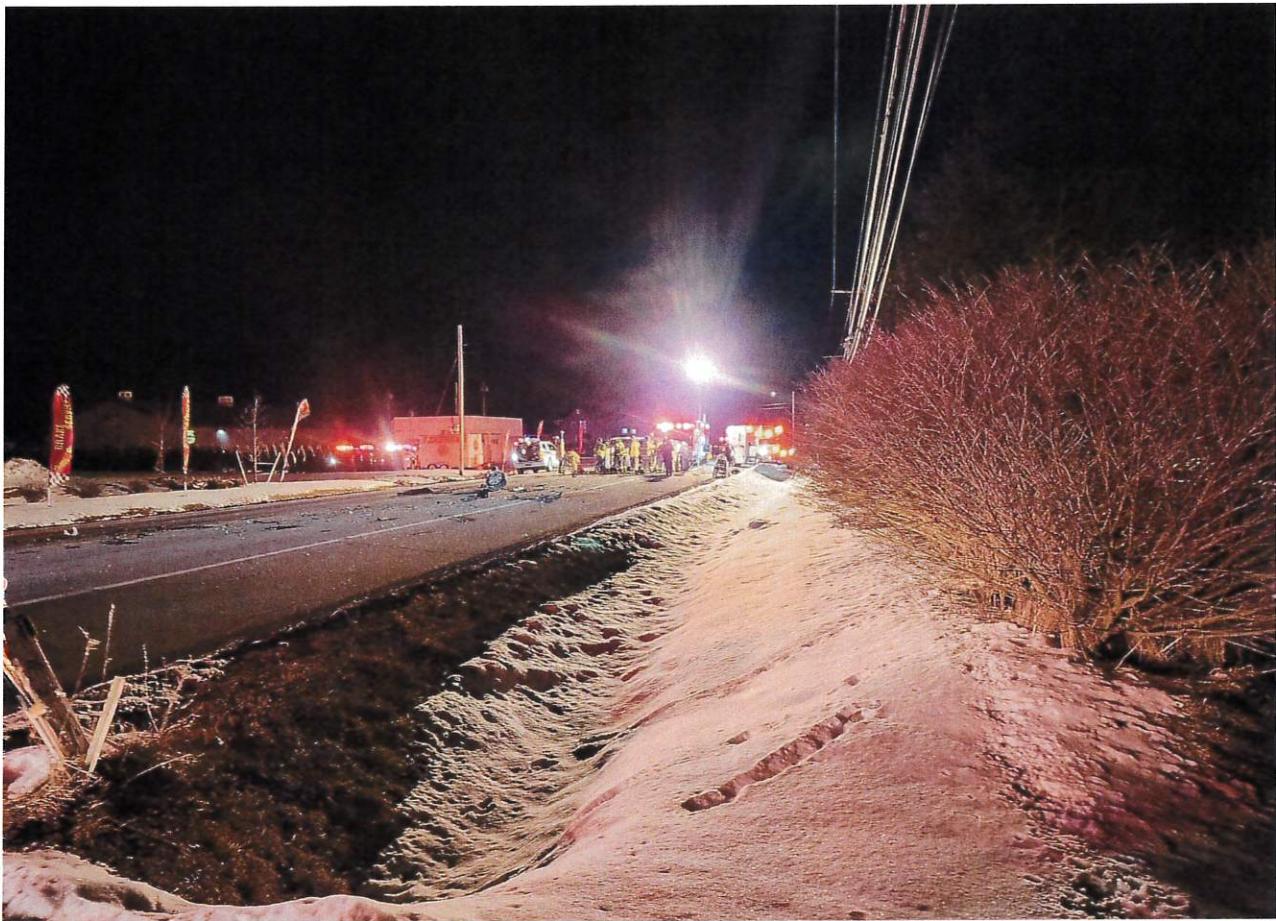
November 6, 2024 @ 5:12 PM traveling west bound on 17K.



Head on collision occurred on February 17, 2024 @ 9:23pm.  
Victims were extricated from vehicles at 10:06pm.







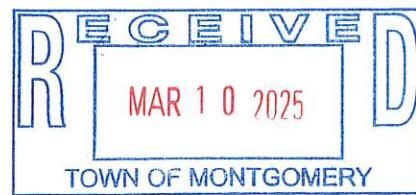




Comment 25.# - Louis Doro letter dated 3/10/2025

March 10, 2025

Louis Doro  
2 Montgomery Heights  
Montgomery, NY 12549  
Attn: Ms. Suzanne Hadden, Town of Montgomery Planning Board



***RE: Draft Environmental Impact Statement (DEIS) for the Proposed Sheffield Gardens Project***

Dear, Ms. Hadden:

The following comments are in response to a review of the DEIS for the Sheffield Gardens project located at 1127 NYS Route 17K, Montgomery, NY 12549:

The DEIS submitted as part of the application for the Sheffield Gardens (SG) project should not be accepted for the following reasons:

**25.1  
Traffic**

- 1) The additional volume of traffic created by the proposed project will cause harm to the surrounding road network as stated in the DEIS. There have been numerous accidents as well as fatalities in this corridor and this project, as stated in the DEIS, makes the traffic worse. Since the last public hearing on February 25, 2025, I have made notes of pulling into and out of Montgomery Heights as follows:
  - 23 times I was passed on the shoulder by cars travelling at least 55 MPH while attempting to turn into Montgomery Heights while travelling west on 17K.
  - 11 times I waited more than 5 minutes to turn onto 17K east bound.
  - 12 times I waited 5 minutes or longer to turn onto 17K west bound. The longest wait was 8 minutes.
  - 3 times I was almost hit while waiting to turn onto 17K because cars were already driving on the shoulder to pass cars waiting to turn onto Bailey Road while travelling east on 17K.

This is just my experience, and I have heard from many residents of the Bailey Road area who are afraid to turn left onto 17K east from Bailey Road due to the poor visibility, high volume of traffic and high speed of traffic on 17K. Most of these people turn right from Bailey Road onto 17K west and either use the Valley Central roads or Montgomery Heights to turn around to head east on 17K. This is not our idea of a safe roadway, and it is only going to get worse. There is an old saying in the civil engineering profession that states, "A traffic light does not get installed until somebody dies." Let's prevent making our roads more dangerous than they already are.

**25.2  
Traffic**

- 2) The New York State Department of Transportation should be petitioned to reduce the speed limit on State Route 17K to 40 MPH from Valley Central High School to the intersection of State Route 208 before any additional development is approved within this corridor.

**25.3  
Ground  
water**

- 3) Water quality and quantity should be guaranteed to be provided by the SG property owner to all properties within a minimum of 600 feet from the property boundaries for a minimum of 20 years. If any wells within this area are diminished in quantity and/or quality, then the SG property owner shall pay for water service during this guarantee period at their expense. Water is an extremely valuable resource that has been adequate for us in this area and if we lose it then we have no recourse to restore it if there is no

guarantee in place. If the SG property owner feels that there is more than enough water supply, then they should have no problem honoring this guarantee. The water storage capacity of the onsite water supply system should be redesigned to provide water to the surrounding properties as a commitment to this guarantee because they have stated that there is only enough water supply in their design to provide water to the new residences. The water storage capacity should be increased by a minimum of 25% to ensure excess water supply if it is needed to supplement the adjoining properties. As an optional water source, the SG developer should be required to pursue the Town of Montgomery Water Connection Alternative as submitted as part of the DEIS and abandon the use of on-site wells.

25.4      4) In the Appendices section of the DEIS under Appendix A4 - Responses and Correspondence, there appears to be no response from the Montgomery Fire Department regarding their review of the documents for Sheffield Gardens. In addition, it does not appear that the adjoining fire districts nor the board of commissioners were contacted for their input as the project will certainly influence their mutual aid response. The DEIS should be rejected pending review and input from the Montgomery Fire Department, Montgomery Ambulance Corp., Coldenham Fire Department, Maybrook Fire Department and the Walden Fire Department.

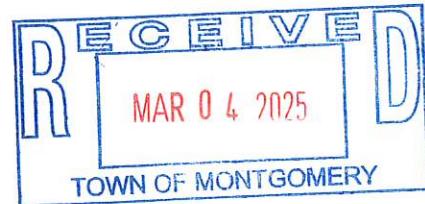
25.5      5) As an act of good faith to the community, the SG property owner should be required to make an allowance of 20% of the proposed units to be affordable to people making 80% of the area median income for renters to allow for more housing in the town to be available to seniors, young adults and service providers (i.e. nurses, teachers, EMS personnel, firefighters, police officers, etc.) to be able to afford to live in the area they work in.

Please know that I fully support the right of property owners to develop their land as they see fit and that the Town of Montgomery is in fact in need of affordable housing; however, building a project of this immense size with absolutely no regard for the safety of the people who travel along the 17k corridor is irresponsible. The DEIS for this project must not be approved as submitted.

Sincerely,  
Louis Doro

12 Montgomery N.Y.  
Montgomery N.Y.  
March 4, 2025

Jay Beaumont  
Planning Board Chairman  
Town of Montgomery



Dear Mr. Beaumont,

I am writing regarding Sheffield gardens and its impact on the community. I have lived in Montgomery

Highs for 36 years and in the local area all my life.

26.1

Groundwater

The town of Montgomery has no municipal water or sewer to serve this project. We had a drought this summer. What happens in future droughts causing our wells to dry up? Who will be responsible or will it just be our problem?

26.2

Wastewater

The projected wastewater treatment plant / sewer plant is right across the road from peoples' homes and next door to Richards Dairying Blvd, a family business for over 60 years. No amount of camouflaging can hide this eyesore. The runoff will be diverted beneath RT 17K to Scotts' Corner golf course. What quality of life will these high rises have?

26.3

Aesthetics

Will the homes in Montgomery Highs road here buffer to shield us from traffic, noise, lighting etc. from the apartments and commercial buildings?

12 Montgomery Hts  
Montgomery, NY  
March 4, 2025

26.4

Community  
Services

What impact will this development have on Valley Central Schools? There is a proposed sidewalk for Middle School and High School students. In inclement weather, parents will be driving them back and forth adding to traffic on NYK then parents will request the school to provide bus transportation to and from school for another added expense.

26.5  
Traffic

Traffic backs up on NYK when there are transporting students and commuters are going to work. It is dangerous trying to get in or out of Montgomery Hts. I was side swiped while trying to make the left hand turn into Montgomery Hts. What happens with all this extra traffic from the apartments?

There are homes (\$799,999 or \$800,000) being built across from the Middle School not to mention Quick Creek, Rose Chase and Dino Park. I don't know where the people in charge of this development live but I'm sure they would not like to be surrounded by all this.

I would ask you and the planning board to seriously consider this whole development

Jenna Manning

Comment 27.# - Patricia Henighan letter dated 4/15/2025

Response to DEIS for Sheffield Gardens 4/15/25

**27.1  
Plants  
&  
Animals** It doesn't appear that the Town of Montgomery Natural Resources Inventory (NRI) of 2020 which is also part of the Town Comprehensive Plan had been consulted; In the NRI the Areas of Known Importance starting on page 14 with a chart on p.65 lists the three categories: Special Concern, Threatened and Endangered species located in this area.

Spotted turtles and snapping turtles are of special concern, Indiana bat is endangered.

Marbled salamander is of special concern

,

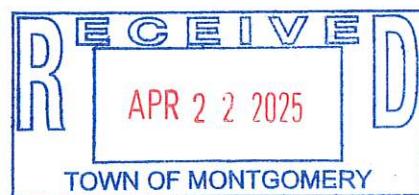
Not being observed on a site on a particular visit (p. 90,91 ) does not mean they are absent

On page 91, it is concluded that none of the wildlife would be adversely affected because the adjoining areas have not been disturbed. Having corridors for wildlife are important as stated, but if the habitat that is connecting them is damaged or removed this does not provide a safe place for wildlife to exist.

Why should we care about bats, turtles and salamanders? They are part of the web of life we all depend on.

It would be beneficial if the Planning Board had their own biologist examine some of these claims and visit the project area .

Patricia Henighan, CAC member , Walden resident.



Comment 28.# - Residents Protecting Montgomery letter dated 5/7/2025

May 7, 2025

Town of Montgomery Planning Board  
c/o Jay Beaumont, Planning Board Chair  
110 Bracken Rd  
Montgomery, NY 12549

Dear Mr. Beaumont,

This letter is in response to the Draft Environmental Impact Statement for the proposed development "Sheffield Gardens." Specifically, section 3.13.3 Mitigation Measures – Recreation on page 222. As stated in the DEIS,

28.1

**Community Services** *"The 625 new residents will increase the need for recreational areas, which may be met by the proposed project. The Project Site includes areas of undisturbed lands that will serve as passive recreation areas. The Project Site has space to include additional outdoor recreational facilities. The Town of Montgomery requires a payment in lieu of parkland for impacts not remediated on-site, which is currently \$2,000 per unit. Since the Proposed Project will provide outdoor amenities consisting of a children's playground, fit pit area, bocce courts, pickleball courts, a community garden, fenced-in dog park and a covered picnic pavilion with a movie wall and grills within a 3-acre green space located between the residential buildings, a payment in lieu of parkland is not required."*

We strongly disagree with this interpretation of the Town of Montgomery Zoning Fee Schedule, alleging that this development is exempt from the payment in lieu of parkland because of recreational amenities within the private community. Although we appreciate the inclusion of green space and recreational space within new developments, it does not constitute *parkland*, which is public space, and therefore should not supersede the town's payment in lieu of parkland requirements.

It would be a disservice to the current and future residents of the Town of Montgomery to support the mis-aligned interpretation of the Town of Montgomery code and not require the payment in lieu of parkland. All of our residents bear the impacts of growth, and this existing fee ensures that we create and maintain a standard of living that supports the health and well-being of our community.

Sincerely,

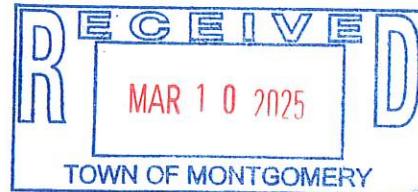
Sylvie Rainaldi (845) 527-0817  
Donald Berger (845) 800-7584  
Karina Tipton (646) 312-3111

Town of Montgomery Residents and co-chairs of  
Residents Protecting Montgomery (Community Advocacy Group)  
<https://www.facebook.com/groups/protectingmontgomery>

## Comment 29.# - Richards Dairy Shed letter dated 3/10/2025

March 10, 2025

Town of Montgomery Planning Board  
110 Bracken Road  
Montgomery, New York



@ PB mtg.

Re: Notice of Completion of the Draft Environmental Impact Statement  
Sheffield Garden Estates, NYS Rt 1k Montgomery NY

Dear Planning Board Members,

Firstly, we want to say that we are not against this development and we look forward to the future, we are just concerned about the following items being presented at this time.

We are the owners of Richard's Dairy Shed located immediately to the east along Route 17k of the proposed Sheffield Garden project. We require further clarification on the following issues:

### Traffic

**29.1** The DEIS indicates that a left turn lane will be installed for entry into the proposed development. **Traffic**  
We can see no drawing that shows the left turn lane other than photo simulation. What will be the length of the left turn? Where does the lane start? Has the DOT approved the plan? Will construction of the lane involve taking of land? (17k is a narrow two-lane highway at this location.)? We are concerned that it will make entry into our store challenging. We can be quite busy on a typical Summer night and the additional turning and increase in traffic does not seem to be accounted for. We are lay persons; however, the traffic study did not seem to factor in the increase in the traffic associated with our business. We are very concerned that the safety of our patrons may be at risk.

**29.2** We think the traffic study underrepresents the actual volume of traffic. Anyone who drops children off at the high school or middle school probably feels the same. As do residents coming home during the hours of rush hour. During these times traffic has backed up well beyond the 17k/208 and 17k/211 intersections. The traffic count seems unrealistically low just from our physical observations of living in this area.  
Also the addition of a turning lane may impact our business and the safety of our patrons. New customers would be nice, but new traffic would not be.

### Sewer District #3

**29.3** Why is a sewer district created in 1991 part of this project? It looks though it was arbitrarily created specifically for this property, but it looks as though Richards may be included in this District, please clarify? **Wastewater**

## **WasteWater Treatment Plant**

29.4 We do not think the placement of this plant is appropriate. It could have a significant negative Wastewater impact on our business. The location was selected for one purpose only, so that the proposed commercial building can use gravity to drain septic to the plant. The plant is also located far away from the proposed development. Why, I ask myself, would that be required? I suspect that it is done for aesthetic purposes, because sewage treatment plants often smell. Which would leave other residents and our patrons to deal with those consequences. Why does the plant show no odor control?

29.5 The village of Montgomery plant is permitted to treat up to 750,000 gpd. The plant has currently maxed out 260,000 gpd, leaving an excess capacity of 490,000 gpd. It looks like the option was ruled out because of costs, not capacity. Max daily estimates for the proposed development is 56,5000 gpd so it should be evaluated more thoroughly.

29.6 The plant will be designed for ~58,000 gpd capacity. Why is the plant designed with such a limited amount of surplus capacity (approximately 2,000 gallons)? There is no room for expansion of Sewer District #3

29.7 Another major concern is where the discharge point will be? It is not shown on any of the maps that we looked at. This truly concerns us because as everyone can see the Wetlands behind Richards continues to grow each year, which impacts our way of life and our way of business. The culvert directly located next to Richards has never properly drained the water in this area. The amount of standing water near its entrance is evident.

29.8 What level will the effluent water be treated to? Inadequate treatment of water could be a problem if it is discharged into the wetlands. Therefore creating a suboptimal living for what wildlife that may be left. The proposed area already is home to a healthy deer population along with thriving wildlife, ducks, geese, swans, etc. Where will they go? .

## **Pumping Test and Groundwater**

29.9 No data was included from our property, I was notified after inquiring about the results that even though we granted permission and observed them setting up flags in preparation for the test Groundwater that our wells were inaccessible. This was not communicated to us. I learned of this after a recent inquiry after not having received any notification. So they have No data on either of our wells. This is a major Concern, at Richards Dairy Shed we serve the public through a soda fountain that uses the water, our ice cream machines are water cooled, we use water for sanitization, washing dishes,etc. Our Well is located less than 1,000 feet from Well #1 which is the primary Well for the development. My mothers house and Our business wells are closer to

Well #1 than Wells #2 and #3. I'm worried about being impacted. The test is not valid unless **Groundwater** you can demonstrate we are not going to be affected.

29.10 The 180-day drawdown prediction shows significant prediction drawdown in Well #1. We would be interested in seeing the radius of influence of drawdown over time and how it impacts us.

29.11 Well #1 is more than likely under the influence of the surface water. Coliform bacteria was encountered in the well during testing. Excessive drawdown could cause similar impacts to our well. We Have been testing twice a year annually and have met acceptable standards.

29.12 All of the impervious land created by these parking spaces will have a tremendous impact on the water as well. With all of the stormwater runoff that will collect pollutants as it returns to the wetlands or surrounding streams and waterways.

### Visual Impacts

29.13 We believe this development will be visible, we would like to see a visible buffer included in the plan. Currently the photo suggests that it is not going to be and that it is our ultimate hope. The view from our family area is one of the pleasures of coming to Richards. Please keep us informed regarding this project as it moves forward.

**Aesthetics**

In conclusion, we would like to ask the Planning Board to take a look at the cumulative impacts of the 17K/Scotts Corners corridor and how Sheffield Gardens plays into this. This is one project of several that are coming into this area that are affecting water supply and treatment. In addition, would like some more study about how Sheffield Gardens would impact our residence and livelihood. Thank you.

Respectfully,

Tracy Palumbo-Cortez & Carlos Cortez  
Owners, Richards Dairy Shed  
1097 State Route 17k  
Montgomery, New York

**Jane Samuelson**

---

**From:** Sue Hadden <shadden@townofmontgomery.com>  
**Sent:** Tuesday, March 11, 2025 8:37 AM  
**To:** Jane Samuelson; Zach Szabo; Jerrymarlen  
**Cc:** jaybeaumont49@gmail.com; John Brown; RWHoyt1800@gmail.com; Rose Pennings; Cheri Zahakos; Ryan McGuire; Darran Prince; Marianne Harris; Bonnie Franson; Shawn Arnott; Leigh Miller  
**Subject:** FW: Sheffield Gardens Concerns

**Caution:** This is an external email that contains a suspicious subject and/or message content. Do not click any links or open any attachments unless you have confirmed the sender.

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**From:** Tracy Palumbo <tracy.palumbo@gmail.com>  
**Sent:** Monday, March 10, 2025 11:01 PM  
**To:** Sue Hadden <shadden@townofmontgomery.com>  
**Subject:** Sheffield Gardens Concerns

You don't often get email from [tracy.palumbo@gmail.com](mailto:tracy.palumbo@gmail.com). [Learn why this is important](#)  
March 10, 2025

Town of Montgomery Planning Board  
110 Bracken Rd  
Montgomery, N.Y 12549

Re: Notice of Completion of the Draft Environmental Impact Statement  
Sheffield Garden Estates, NYS Rte 17K Montgomery

Dear Planning Board Members,

I just wanted to voice a few more concerns. Along with the other traffic concerns we were wondering if  
30.1 any there were any plans to have a sidewalk on 17k? This would not only help students and residents in  
the area but also for patrons of Richards and other local businesses. For everyone's safety we feel the  
need to have a sidewalk. **Traffic**

30.2 The Culvert that was already mentioned to not be working properly would also need to be maintained  
indefinitely **Surface Water**

30.3 Also, the construction of the actual site and its number of trucks should also be further examined. **Construction**

30.4 If the residents of Montgomery Heights are connected to Sheffield Gardens who is responsible for that  
extra maintenance, how that affects school traffic and emergency services as well. Do those residents  
have their taxes raised for this proposed connection. **Traffic**

30.5 We feel that a buffer of trees (mostly mature not replanted trees) is a required necessity for any adjacent  
properties. Not limited to 1103 ST Rt 17k (Charlottes House). This will greatly help with aesthetic **Aesthetics**

purposes of our patrons, surrounding neighbors and all future residents, as well as helping with water absorption and privacy.

Thank You

Respectfully,

Tracy Palumbo-Cortez & Carlos Cortez  
Owners, Richards Dairy Shed 1097 Rte 17k  
Montgomery, NY 12549

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Comment 31.# - Richards Dairy Shed letter received 5/9/2025

Tracy Palumbo-Cortez  
1103 State RT 17K  
Montgomery, NY 12549  
[tracy.palumbo@gmail.com](mailto:tracy.palumbo@gmail.com)  
845-787-7255

Sue Hadden  
Secretary to the Planning Board  
Town of Montgomery  
110 Bracken Road  
Montgomery, NY 12549

Dear Ms. Hadden,

I am writing to respectfully submit my comments and concerns regarding the Draft Environmental Impact Statement (DEIS) for the proposed Sheffield Gardens Development located on State Route 17K in the Town of Montgomery. I request that this letter be distributed to all members of the Planning Board for their review and consideration and to be included in the public comments of record.

As a business owner in the Town of Montgomery and the adjacent property owner to this development, I have significant concerns about the impacts this development will have on our community. The DEIS as submitted does not appropriately mitigate many concerns that our Town has, also does not adequately mitigate impacts on neighboring properties. These impacts can create major problems for Montgomery and directly affect the livelihood of some of its citizens and business owners. I appreciate the opportunity to participate in the public review process. The following points outline some of my key issues with the current DEIS as presented.

WasteWater Treatment Plant

31.1

The placement of the proposed WasteWater Treatment Plant and the discharge of its **Wastewater** WasteWater will have a detrimental impact on our property as proposed. Directly pumping the WasteWater onto a section of shared Wetlands will dramatically impact not only the value of our property but will also affect our way of life for years to come. Richards Dairy Shed has been in operation in this Town since 1961 and this project could seriously affect its business if certain issues are not resolved. There are 3 separate Wetlands areas that are shared with the property at 1103 State Route 17k, labeled Area C (pin Oak stand) Area C (cattail marsh) and Area D. All of these areas should be reassessed due to the new Wetland Laws that are in place. Area C (pin Oak stand) is the site in which Sheffield plans to discharge its WasteWater. There is no evidence that the amount of waste proposed to be dumped will properly drain in this area or even flow to the larger Wetlands. This entire area also will be a lower elevation to the project's stormwater basins, this along with erosion and stormwater runoff there is no way to determine where the waste will sit. The mitigations made for odor are for the actual WWTP but the

discharge spot for the wasted will be that area an entire Waste Pool with no drainage. The smell will affect everyone along 17k in that area, which included quite a few local businesses. I don't see why Richard's Dairy Shed and others will have their business affected on a daily basis, along with many residents, to help a developer and their bottom line.

31.2 There are quite a few Wetland Areas that exist in the landscape of this project all of **Surface Water** which will never be the same after construction begins. Each of these areas are labeled in appendix C4 in the DEIS. One of these areas is also shared with Valley Central High School.

31.3 We would like to request that the discharge from the Wastewater Treatment Plant be **Wastewater** discharged to another location. The discharge point is going to be flowing immediately to the adjacent property(ours) and will change our land and have an immediate impact on our property. There are capacity issues for the drainage basin and receiving water. The waste water cannot accumulate in the wetlands, there will be a detrimental effect on the animals and the adjoining properties, including but not limited to stagnant water (smell) due to the water not moving, changes in the Hydrology. We have operated a food service business for the last 64 years. The smell from the sewage discharge alone will have a negative impact on our business and the community. The neighbors in close proximity that have lived here for years especially. What considerations have been taken in regard to that? How would we be compensated for loss of business?

31.4 The Ecological evaluation for this project was only done only on the property, not **Plants & Animals** considering the adjoining or adjacent property/properties, which include ours. We have beautiful wildlife that depend on the balance and stability of the ecology of those wetlands. Canadian geese, herons, swans and many other species and insects return year after year to live off our property and the wetlands. They are dependent on this for survival and food source.

31.5 The Culvert that is adjacent to our property is where they are proposing the water will **Surface water** drain. This will not happen the way they are proposing. The wetlands are already impacted by the poor drainage at the outlet of the wetland (culvert under rte 17k). The current plans do not show how the overall discharge of the wetlands will be updated or "fixed". This culvert has been an ongoing problem since its inception. It has never worked properly or been cleaned or maintained regularly.

### Traffic

31.6 We feel that the traffic study that was completed for this project is not a true **Traffic** representation of this area. The traffic impacts to nearby businesses have not been properly considered. This study was conducted when our business was closed for the season. How will our customers be able to safely turn in and out of our parking lot. The traffic impacts from other developments(Quick check, dinosaur park, etc) have not been included. The traffic light is not designed to manage traffic on the 17K corridor, but instead just to manage traffic safely in/out of apartment building. What about the rest of Rte 17K? The time and season in which the study was conducted (January), was at a time when our business is not open. Also, it was not conducted during a time when the school is at a lul as far as activities, sports, dances, fairs, etc. It was not conducted at a peak time to depict the true reality of the traffic during these high volume times. The county is undertaking a town-wide study that will provide a comprehensive view of the impacts. The Town board should implement a moratorium on the development that will have an impact on the traffic on the roads included in the county-wide traffic study so the

outcomes of the study can be included in the design. For example, the dollar General construction was allowed to go forward without a light. When the school district determined that a light WAS needed at that driveway, it was paid for by us, the taxpayers, instead of the developer that constructed the Dollar General.

## **SCHOOL**

**31.7** The DEIS states the average class size is 11. This is not an accurate depiction of the actual class size. It is underestimated. In reality the class size is 20-25 students on average. **Community Services**

## **BUFFER**

**31.8** We would like to request that a significant buffer be placed between our property and immediate bordering properties. We are also asking for consideration in reducing the amount of units in the development. This project seems too large for this location. **Community Character**

Our Concern is that if the statements made in the DEIS as presented are not accurate to the community and if that is a consistent theme throughout, then how do we know if any of it is accurately considered?

Thank you for your consideration in looking over these topics.

Sincerely,  
Tracy and Carlos Cortez  
Owner of Richards Dairy Shed



Outlook

Comment 32.# - Ron Trent email dated 3/19/2025

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## FW: Planning Board - MILR, LLC Sheffield Gardens Project

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**From** Sue Hadden <shadden@townofmontgomery.com>

**Date** Thu 3/20/2025 8:13 AM

**To** Jane Samuelson <Jane@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>; Jerry Marlen <jerrymarlen@aol.com>

Good Morning to All,

Please see this email with comments for the above referenced, thank you

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**From:** Ron Trent <rontrent68@gmail.com>

**Sent:** Wednesday, March 19, 2025 7:00 PM

**To:** Sue Hadden <shadden@townofmontgomery.com>

**Cc:** Liz Trent <lizannetrent@gmail.com>

**Subject:** Planning Board - MILR, LLC Sheffield Gardens Project

You don't often get email from [rontrent68@gmail.com](mailto:rontrent68@gmail.com). [Learn why this is important](#)

Hi Sue!!

Just wanted to get my comments for this project on the public record:

My name is Ronald Trent. My wife's name is Elizabeth Anne Trent.

Our home is at 12 Knapp Lane, Montgomery, NY 12549, at the corner of where Knapp Lane intersects with Bailey Road.

I've lived at this address for 45 years. My wife for 42 years.

I've been a resident of the Town for all of my 71 years, having first grown up on Coldenham Road in the hamlet of Coldenham.

My concerns with this project are:

**32.1 Wastewater** 1. The proposed sewage waste discharge into the swamp land East of the project property, and behind the adjacent property of Richards Dairy Shed, is ridiculous. That swampy area drains across SR 17K East of Richards Dairy Shed, then flows slowly North through various swampy, low lying lands along the West side of SR 208 eventually forming a small stream that flows behind my neighbors homes on Knapp Lane and under Bailey Road near that roads Northern end intersection with SR 208. I've very familiar with that stream having lived next to it for 45 years. This stream is often dry in the Fall and early winter months. It sometimes has good water flow in the spring after a heavy snowfall winter and/or extreme rainfall events. But never enough water flow to carry the discharge effluent of a sewer waste water treatment plant. This proposed plan is ridiculous! The project should seek to form a sewer district and connect to existing Town or Village of Montgomery Sewer services that discharge treated waste into the Wallkill River, a water body that has a much better water flow to handle treated sewer waste water. They should be investing in municipal system expansions instead of creating new, private systems.

**32.2 Groundwater** 2. The projects proposed source for potable water are on site water wells and a 110' tall storage tank. Once again, the project should seek to form a water district and connect to existing Town or Village of Montgomery water services and investing in expansions of those existing municipal systems.

**32.3 Traffic** 3. The traffic along that SR 17K corridor, from its intersection with SR 208 to the Valley Central School District Middle/High School complex, is horrendous now. The projects proposed solution, simply adding a single turning lane at the entrance to this project, with its proposed 270 apartment units, commercial retail mall and 900 parking spaces, is a ridiculous solution. Before that solution and this project goes forward, this

project and all the other proposed projects in the area needs to be addressed by the NY DOT for a comprehensive plan.

Thank you.

Elizabeth and Ron Trent

12 Knapp Lane

Montgomery, NY 12549

845-913-5673

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Outlook

Comment 33.# - Ron Trent email dated 5/8/2025

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## FW: Sheffield Gardens - Town Parkland Fee

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**From** Sue Hadden <shadden@townofmontgomery.com>

**Date** Mon 5/12/2025 10:26 AM

**To** Jane Samuelson <Jane@ep-pc.com>; Zach Szabo <Zach@ep-pc.com>; JerryMarlen <jerrymarlen@aol.com>

**Cc** Jay and Patti Beaumont <jaybeaumont49@gmail.com>; Richard Hoyt <rwhoyt1800@gmail.com>; John Brown <johnhbrowniii@yahoo.com>; Rose Pennings <rpennings@townofmontgomery.com>; Cheri Zahakos <czahakos@townofmontgomery.com>; Ryan McGuire <rmcguire@townofmontgomery.com>; Darran Prince <DPrince@townofmontgomery.com>; Marianne Harris <mharris@townofmontgomery.com>; bffranson@nelsonpopevoorhis.com <bffranson@nelsonpopevoorhis.com>; Jamison Zajac <jzajac@mhepc.com>; Leigh Miller <Lmiller@mhepc.com>

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**From:** Ron Trent <rontrent68@gmail.com>

**Sent:** Thursday, May 8, 2025 6:24 PM

**To:** James Beaumont <jbeaumont@townofmontgomery.com>; Sue Hadden <shadden@townofmontgomery.com>

**Subject:** Sheffield Gardens - Town Parkland Fee

Dear Members of the Planning Board,

**Community Services**

**33.1** I am writing to express deep concern over the Sheffield Gardens project's apparent request to be relieved of the mandatory parkland fee—currently \$2,000 per unit—as required by the Town of Montgomery for impacts not mitigated on-site. With 261 residential units planned, this amounts to a potential loss of \$522,000 in critical funding for our Town's Park and Recreational Department.

It is unrealistic to suggest that a development of this size—with a projected 55 school-age children—will rely exclusively on a privately maintained "small park." These children and their families will undoubtedly utilize and benefit from the Town's public recreational programs, including Little League, soccer, and lacrosse, all of which are open to every child within our township.

Relinquishing this fee not only sets a damaging precedent but also undermines the quality and availability of recreational services for all current and future residents. The notion that the community surrounding Sheffield Gardens would not bear any additional burden on town resources is simply not credible.

The Town of Montgomery has always taken pride in providing robust recreational opportunities that contribute to the well-being and development of our youth and families. Waiving this parkland fee would be a disservice to that mission and to the residents who rely on these shared spaces and services.

I urge the Planning Board to uphold the parkland fee requirement in full. Doing so is essential to maintaining the integrity of our recreational infrastructure and ensuring equitable access for all members of the community.

Thank you for your time and thoughtful consideration.

Sincerely,

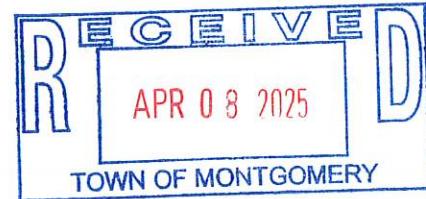
Ron Trent  
12 Knapp Lane  
Montgomery, NY 12549

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Roswind Farm Land Corp.  
M.G.U Realty Corp.  
North 208 Properties Inc.  
64 East 86<sup>th</sup> Street, 11C  
NY, NY 10028

April 4, 2025

Town of Montgomery Planning Board  
Attn: Mr. Jay Beaumont, Chair  
110 Bracken Road  
Montgomery, NY 12549



RE: Sheffield Gardens Project

Dear Mr. Beaumont:

We are the owners of the 136± acre property north of Route 17K and west of Route 208, a portion of which the Scott's Corners Golf Course is located on. We have owned the property for over 60 years and the golf course has been in operation for most of that time. We would like to make the Planning Board aware of some of our concerns in regards to the Sheffield Gardens Project.

Stormwater

**Surface Water**

34.1

There is a small stream which runs along the southeastern edge of our property which comes from the Sheffield Gardens property and will be the stream that the Sheffield Gardens Project outs stormwater into. Historically, this area of our property has experienced problems with flooding which has impacted the operation of the golf course. Attached is a letter from Patrick Brandenfein, the golf course operator detailing his experience with this. We understand that the Sheffield Gardens Project will be providing some stormwater storage facilities, but we question whether these will include the increased flow from the sewage treatment plant. Also, while the sudden stormwater increase in flow rate may be reduced, there still will be an increase in the amount of runoff volume coming onto our property, prolonging the time that our property might be flooded and impacting the golf course operation. Additionally, will downstream culverts such as those under Route 17K or our access driveway from Route 208 be evaluated as part of the drainage study?

## Sewage Treatment

### **Wastewater**

34.2

The Sheffield Gardens Project proposes to construct an on-site sewage treatment plant to handle the project's sewage disposal. This is proposed to discharge to a wetland which drains into the same small stream that flows onto our property. Who will operate the sewage treatment plant and make sure that it is working properly and what will happen if the plant isn't and what impacts can we expect to our property and golf course? Is there no other way that sewage treatment could be dealt with? Maybe on a larger municipal scale? The Scott's Corner area already has existing commercial and residential uses with the potential to grow and a larger facility might be considered at this time.

## Water Supply

### **Groundwater**

34.3

Will a groundwater analysis be done in regards to Sheffield Gardens proposal to drill on-site wells and if so, will our property wells be included as part of that study?

## Traffic

### **Traffic**

34.4

As we all know, traffic in the Scott's Corner area is a major concern, has been steadily increasing over time with speeding and congetion and this project will add to it. Our property has an access point onto the north side of Route 17K, approximately 1,000 feet east of the proposed Sheffield Gardens access. We would ask that the traffic study done for the project take this into account and evaluate the project's impact on it.

We would like to thank the Planning Board for giving us this opportunity to express some of our concerns and we look forward to receiving a response.

Very truly yours  
Directors of  
Roswind Farm Land Corp.  
M.G.U Realty Corp.  
North 208 Properties Inc.

Comment 35.# - Scott Corners Golf Course letter dated 3/27/2025

On Par Golf Inc. (Scotts Corners Golf Course)  
1 Golf Course Rd,  
Montgomery, NY 12549

March 27, 2025

Town of Montgomery Planning Board  
Attention: Mr. Jay Beaumont, Chair  
110 Bracken Rd  
Montgomery, NY 12549



Re: Sheffield Gardens Project

Dear Mr. Beaumont,

Dear Mr Beaumont

**35.1** We are communicating our concerns about the impact the Sheffield Project planned water treatment would have on Scotts Corner Golf Course. The proposed use of the wetlands along 17k for discharge from the water treatment plant will spill onto a third of the golf course denying access and use. Currently when the wetlands receive large amounts of rainfall the connecting stream that runs adjacent to multiple points of the golf course quickly flood. The entrance to the golf course requires crossing the stream that has seen water levels rise to the bridge in the last three years numerous times with natural rainfall even while experiencing long periods of drought.

**35.2** We are aware that use of the wetlands for the discharge of the water treatment is the initial plan for the Sheffield Garden Project ,and alternative solutions are available as stated by a representative of Sheffield Gardens during a previous town council meeting. The alternatives, however, were not discussed to make us aware of the logistics and how they would be implemented. What has been done to support the wetland and stream are able to handle an increased volume that would be received from the water plant?

Sincerely yours

Pat Brandefein  
Scott's Corners Golf Course  
On Par Golf Inc