

Submitted on Monday, July 19, 2021 - 3:22pm
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Choose One: Public Comments for Board Meeting

Please include any questions or comments:

Comments Made by Mitchell Bring July 6, Comments on Hudson National Golf Course application for Storage Area Special Exemption:

I'm Mitchell Bring, I live at 12 Prickly Pear Hill Road, directly across the street from the Hudson National Golf Course's lower storage area. I have lived here for almost 25 years, and have witnessed firsthand the unpermitted expansion of a facility that absolutely does not belong in a residentially zoned area. Over the years I have watched the original mobile home caddy shack moved out and replaced by an equipment parking lot, and lots of scattered piles of rotting wood debris and construction/industrial garbage.

The need for an exemption has brought this area into close Village scrutiny for the first time in decades. As a result, course crews have made efforts to clean up this area to gain the needed code exemption it never had.

Let me be clear, there is still much to be done, and the code that permits exemptions spells out what's needed to restrict some storage area activities and bring other activities into compliance. Code for neighborhoods are meant to keep areas on par and well maintained and as per the code, village protections and safeguards need to be put in place so the yard does not revert to its previous condition. This is the Key.

The Village must assure the storm water functionality and maintenance via the maintenance bond like conditions spelled out in code chapter 169-9. Specifically, it calls out that storm water systems be regularly maintained.

1) The current stormwater plan is inadequate. The new swale along the north side of Prickly Pear Hill Road ends abruptly without connecting to the older swale further down the hill. The older swale has not been maintained for years, and recent efforts to fill in destroyed segments with hot asphalt have left a patchwork drainage system.

The sizing of the storm water collection points on the yard itself lack any formal waterflow calculations. If the current swale system already doesn't work, what problems will the proposed addition of even more water cause?

2) Returning to exemptions, the codes permitting exemptions specifically reference consistency with the neighborhood purposes and activities: Industrial garbage compactors and open dumpsters do not belong in a residential neighborhood. These refuse collection points leak and add foul smelling liquid to the surface water runoff.

3) the operation of wood chippers, chainsaws, and other loud commercial landscaping equipment should not be permitted in our neighborhood.

4) The land directly across the street from 12 and 16 Prickly Pear Hill Road is a steep embankment, below the level portion of the storage yard itself. It is forest land that is being damaged. Additionally, the screening plan must restore the original environment by including replanting of destroyed deciduous trees.

The proposed code exemption must include responsible residential code compliance efforts by the applicant and enforced compliance by the Village. The water, noise, smell and environmental nuisances will only continue if Hudson national is left to its own devices. Through proper

application of codes and enforcement, it is our expectation that the golf course will at long last become a good neighbor.

==Please provide the following information==

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