

Joel E. Gingold
55 Nordica Drive
Croton-on-Hudson, NY 10520

November 18, 2021

Re: 23 Nordica Drive

To the Planning Board,

I hope this finds you all well. As I will not be able to attend the Public Hearing on November 23, I am submitting my comments herein.

I do not have to remind the Board of the long, sordid history of the development of this parcel as well as those above it on Piney Point Avenue. That history is replete with violations of permits, commitments unfulfilled, work (authorized or not) performed without the notification of neighboring property owners, the existence of ugly, visually offensive chaos on the property for months, complete failure of village officials to oversee the work and enforce those permits that did exist, etc., etc., etc. At present, we are not comfortable that the property owner, his contractors and cognizant village officials will follow and enforce established codes, laws, and regulations and that commitments made by any of these individuals or organizations will be kept.

Consequently, whatever trust may have originally existed between the property owner(s) and its neighbors has been totally destroyed. A similar lack of trust of village officials and their ability and willingness to enforce established codes and regulations exists as well. It is incumbent upon all of those involved to attempt to rebuild that trust before the project proceeds too much farther.

My preference at this time would be for all permits for this parcel to be denied and for the owner to be compelled to return the property to its original condition before any work was performed in the area. However, I appreciate that this is unrealistic and that, ultimately, construction will proceed. I also understand that a variance on the size of the parcel has already been granted. So as your review of this project continues, I respectfully request that you ensure at least the following:

1. That the structure planned for the parcel be constructed in strict accordance with all applicable codes, laws, and regulations with no further variances or other departures and that, especially, the setback regulations be rigorously adhered to.
2. That the size and appearance of the structure be compatible with the existing houses in the area and it not stand out as an unsightly aberration in a quiet residential neighborhood. When completed, the ambience of the neighborhood should not have been changed for the worse.

3. That the aesthetics of the property, including any structures constructed, be a major consideration. That additional trees and other vegetation be required to be planted to screen the property from its neighbors and to present a presence compatible with the neighborhood as it existed prior to any work being performed. That any retaining walls required be constructed and screened so that they do not materially detract from the aesthetics of the property and the neighborhood.

4. That a reasonable end date be established for the completion of the work. Little if any progress has been made on the houses on Piney Point Avenue for months or even years and the Nordica Drive property has been an unsightly quagmire for ages. We should not have to live forever with this unfinished work

5. That the owner and his contractors be instructed to take whatever action is necessary to prevent the washout of soil and debris during heavy rain or snow melt.

6. That the owner and his contractors be instructed to properly and discreetly store all equipment and supplies each evening and to perform the construction in such a manner as to minimize the disruption to the neighborhood, visual and otherwise. We have lived with this hideous scar for far too long.

7. While it is probably not within the purview of the Planning Board, to use your best efforts to make clear to village officials that they have an obligation to their constituents to ensure that all work is performed in conformance with all permits, laws, and regulations and that any commitments made by the owner or his contractors be met to the letter.

One final point. As you well know, this project and its compatriots on Piney Point Avenue have generated a great deal of animosity among the residents of the neighborhood toward the owner(s) and the contractor(s) and this was not helped by the owner's publicly referring to those who wish to see the work performed properly as "crazy people." If this project cannot be brought under tight control, and this animosity continues to build, I fear that it may ultimately be directed at the innocent individuals who ultimately purchase to house. Something that none of us wishes to see. We are a close-knit neighborhood and we look forward to welcoming new residents in the future just as we have in the past. I hope you will use whatever authority you may have to ensure that this occurs.

May I also extend my best wishes to you and your families for a very Happy Thanksgiving

Sincerely,

Joel E. Gingold