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NOV 13 2007

BUILDING DEPT.  
NEW PALTZ, NY

November 11, 2007

Dear Members of the Zoning Board:

I've written against the Rivendel development before and presented my reasons at a board meeting, as well.

I am still against the winery project, as I really think it's going to be a catering establishment. My arguments against were: inadequate parking, lack of shoulders for vehicles to get through, both on Rt. 299 and the adjoining roads of Albany Post and Butterville, and the change of the aesthetics that commercial establishments bring to residential neighborhoods.

This past autumn brought a huge number of weekend tourists to the New Paltz area, more than I've ever seen before, and the traffic conditions on 299 were, at times, overwhelming. Cars were backed up, for the first time, beyond my street, Jacobs Lane, 1.3 miles from the bridge at Water Street. One of my neighbors on my street told me, too, that she was actually unable to leave the street until one of the drivers eventually allowed her to get out. She, of course, then had to sit in bumper to bumper traffic.

As I mentioned in the past: If people were forced to park on 299 or the other roads, there are no shoulders for emergency vehicles to use. If traffic is at a standstill and there is an emergency, there'll be no escape. If you've been on 299 in autumn or on busy summer weekends, you would fully understand. I'm not trying to exaggerate my worries.

If Rivendel were catering weekend events for weddings, parties, etc., the additional cars on the road would make it even that much more difficult.

As for aesthetics, ours is an area renowned for its beauty and its preservation is a major reason we're a destination spot. Having a catering place, wine store, gift shop and perhaps, winery, would damage the quality of life we all love and appreciate.

I truly wish the owners of Rivendel well. We're all in business and try to support one another, and I shall certainly continue to do so, but I feel that locating their business in that location would be detrimental to everyone living in that general area. I would lend all my support in assisting and encouraging them in their desire to expand, but 299 and Albany Post Rd. is less than ideal.

Thank you,

Michael Gold  
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