

SUMMARY OF COMMENTS RECEIVED
for October 18, 2022 Planning Commission Meeting

Item 5c: RZ-2022-0735 CLREF III Acquisitions LLC aka Nisbet

Item 5d: DA-2022-0735 CLREF III Acquisitions LLC aka Nisbet

71 Emails and letters were submitted; 3 prior to publication and **68** after publication of agenda. **All were statements in opposition to the Nisbet proposal.**

One additional letter was received from the Town of Van Wyck.

Of highest concern were the topics of traffic congestion on Van Wyck Road and its nearby intersections; infrastructure concerns, in particular road conditions/width, water & sewer service, and Duke Energy service; school overcrowding; capacity and response time for emergency & safety services; and the negative impact on the rural character of the area.

Attached to Agenda:

Russ Knutson (1p.)

Dawn Eckholm (1p.)

Linda Pelletier (2 pp.)

Received after Agenda publication:

Town of Van Wyck

Desiree Accetturo
Allan & Betty Ahner
Robert Arnold
Cheryl Badorrek
Devon Bagley
Maria Baker (2 pp)
Joan Baron
David Bates
N.S. Bentley
Valerie Brassell
Heather Breedlove
Susan Brown
Gregory Chase (2 pp)
Stephanie Conklin
Courtney Crowell
Ann Marie Dudek
Jean Fritchley
Deb Fulcoly
Megan Gaissert
Sylvia Gilland (2 pp.)
James Gore
Marie- Helene Grabman
Cathy Grady
Elizabeth Greenan
Madelyn Greenspan
Jen Kocsak
Larry Kopyta
Anthony Koszalinski
S. & R. Livingston
Patricia Loggia
C & P Maida
Clare McConaughay
Thomas McKnight
Elaine Molnar (2 of 2) (3pp)
Margaret Norris

Patricia Oglesby
Kay Ostram
Judy Overhulz
Steve Patton
Melissa Pelletrino
Fred Peltz
Allison Peterson
Sharon Peterson
Diane Ramsay
Mike Reddy
Ann Richardson
Brenda Sadler
Dan Sadvary (2 pp.)
Dan Saffer (2 pp)
Paul Schulz (2 pp)
Sandy Sharer
John Sheehan
Donna Sigman
Sharon Summers
Tylee Tracer-Anderson
Diane Tracey
Glenn Trutner (2 pp.)
Jen Tsonas
Betsy Ulibarri (2 pp.) (1 of 2)
Betsy Ulibarri (2 of 2)
Ronald Ulibarri (3 pp.)
Gail Vance
Richard Vaughan
Matthew Walgren
Anne White
Jimmy White (2 pp)
Beverly Williams
Carol Yow

Summary of comments/issues raised:

- 51 Traffic (Van Wyck Road)
- 49 Infrastructure/water & sewer/ road condition
- 14 Conservation/Preservation/ Green spaces
- 3 No Sidewalks on major thoroughfares
- 20 Noise & safety on roads
- 18 Too many developments already
- 25 Violates Quality of life/community character/Future Land Use
- 22 School overcrowding
- 2 Lack of school buses/children must walk
- 5 Pollution/Littering
- 7 Density too high
- 16 Safety/Emergency Services response
- 10 Violates farm and/or conservation easements
- 6 Violates Van Wyck density regulations (1 du/acre)
- 3 Lack of involvement of Town of Van Wyck in Planning process
- 1 Berms and sound buffers needed
- 5 Improvements needed at nearby intersections
- 5 New turn lanes needed
- 5 Developer should pay for all improvements and maintenance
- 6 Corporate Credentials of CLREF III Acquisitions, Landeavor and Nisbet Properties LLC (Nisbet Applicants)
- 5 Pollution from sewer pump station
- 10 Duke energy insufficient service
- 3 Preserving Historic properties / Native American sites
- 8 Negative impact on the Ivey Place
- 4 Negative impact on home values
- 1 Stormwater runoff
- 1 Danger to cyclists on Van Wyck Road
- 2 Lack of stores and restaurants
- 1 Traffic signals not synchronized
- 1 Quality and aesthetics of proposed development
- 1 Didn't see signs posted

Other matters:

- 2 Oppose Billboards on Hwy 521
- 20 Traffic from Vantage Apartments
- 1 Limit truck traffic through Town of Van Wyck