

To: Yorktown Town Board

From: Dr. Wayne Puglia

Subject: Dell Avenue Solar Farm Project

My name is Wayne Puglia and my wife and I have owned 155 Hog Hill Road for 30 years, the longest tenure of any present Yorktown resident of Hog Hill. We purchased the house and one additional lot from Nancy Zeckendorf, who owned additional parcels in the same area. She eventually sold off her remaining properties, leading to the current map. In 1994, Hog Hill was an idyllic dirt road consisting of three Philip Johnson style glass houses and a 65-acre farm, and bordered by New York City reservoir property. But this was not without downsides; it was too far from Yorktown to deliver mail, so we relied on the Chappaqua postal service. It is 9.4 miles/18 minutes from the Yorktown Heights Fire department, 9.3 miles from the Volunteer Ambulance Corp and 9 miles from the Yorktown Police. Thus, the reservoir that separates our parcels from the Town Center can suggest that we're an isolated and irrelevant community- perfectly appropriate for a solar farm.

The residents of Hog Hill Road have defended their community in the past. In 2000, the town of New Castle considered the use of Hog Hill Road as a cantilevered bus route to the then proposed Seven Bridges School. And we fought the use of its septic system (unsuccessfully) due to its proximity to reservoir property. In 2010 the Croton Overlook Corporation attempted to build 70 retirement community residences on the "Old Muldoon Estate" on Hog Hill Road. Though not publicly known, the project was abandoned because the residents again fought the creation of another large septic system.

Now that we've established the progression from a peaceful isolated community to its clashes with New Castle boards, and builders, let's look at the contributions that this block has made to the municipality. These figures are approximate but prove the difference. The average property tax bill for a Yorktown homeowner is \$15,500. The average tax bill for the Hog Hill Road Yorktown residences is \$41,000, led by the two largest parcels where the tax bill averages more than \$75,000 per year.

Hog Hill Road is one of, if not the most significant contributor to the tax rolls of Yorktown. It is isolated from police, ambulance and fire resources, and most residents do not use the public school system. The sacrifice of over 1000 trees that buffer sound and depress soil erosion will increase road sound from Route 100, which is my adjacent cross street. And significantly, the values of the two largest parcels will undoubtedly suffer, thus eventually driving down the values of the adjacent properties.

Please reconsider this proposal, as we're not out of sight, out of mind. We support all environmental efforts but there should be a more reasonable attainment other than grandfathering us.

Sincerely, Dr. Wayne Puglia

Dr. Wayne Puglia
November 20, 2025