

July 23, 2025

To : Town Board

From: Advisory Committee on Open Space (ACOS)

Re: Hidden Valleys

Although there is no potential park land acquisition involved in the proposal there are related issues that affect open space in general.

1. The proposal has a number of the proposed buildings in the FEMA 100 year flood plain. Flood plains are part of what should be protected lands. We understand that those FEMA lines are probably incorrectly drawn but until they are corrected by FEMA the town and developer cannot include the buildings in that zone as part of the project. This affects the whole scale of the project and how much the developer can afford to devote to the proposed sewer connection. **ACOS thinks that the project should be put on hold until FEMA corrects the flood plain lines.**
2. Recreational fees or land donation are part of what supports the town's open space and recreation. Private recreation is not a suitable substitute for public recreation. We could not find anything in the proposal about how they would meet these requirements, **ACOS thinks the project should be put on hold until they have explained how they will meet the town recreation requirements.**

Walt Daniels, Chair ACOS