

From: [Diana Quast](#)
To: [Maura Weissleder](#)
Subject: FW: Lake Osceola Planned Design District Overlay Zone (Public Hearing)
Date: Tuesday, July 15, 2025 1:30:46 PM

From: Christine Gogola <Christine.Gogola@brightstarcare.com>
Sent: Tuesday, July 15, 2025 1:29 PM
To: Ed Lachterman <elachterman@yorktownny.gov>; Luciana Haughwout <lhaughwout@yorktownny.gov>; Sergio Esposito <sesposito@yorktownny.gov>; Patrick Murphy <pmurphy@yorktownny.gov>; Susan Siegel <ssiegel@yorktownny.gov>; Diana Quast <dquast@yorktownny.gov>
Subject: Re: Lake Osceola Planned Design District Overlay Zone (Public Hearing)

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Good Afternoon-

From my understanding this was kept open for a 28-day period from the July 1 meeting. I was not able to attend due to prior commitments but I did have a chance to watch the meeting. I tried to be open minded listening to both the pros and cons of adding this to the overlay zone but since it was left open, I just wanted to reiterate that I still do not think this is what is best for Jefferson Valley, a rustic, country commercial zoned area! Many others at the meeting felt the same way I did and I do hope that can influence a decision as at the end of the day this is our neighborhood and we have voiced our concerns.

The coaches who are all for this because of the fields promised most likely do not live in the neighborhood and now we are adding even more cars to the area where the roads cannot handle what it already sees. Turning right or left from Wood Street to East Main or Perry Street to East Main is already difficult with the vast amount of cars and now we will be doubling to tripling that. In any way you look at that, it is not a positive for the neighborhood.

A positive for Jefferson Valley would be telling the developer that it is zoned for 20, 2-acre houses and that is what fits in with the current character of the neighborhood. A playing field could be what the developer donates to the community and one of the few pros of this project was materialized. Obviously, this project is dollar based (20 houses is far much less revenue than 200+ apartments) and the sewer is the selling point now but who with clarity knows how this will play out in the future if it becomes cost prohibitive.

If the sewer becomes cost prohibitive for the developer, they have a potential way out but what about the homeowners? Jefferson Valley is not as affluent as other parts of Yorktown. The developer said they would make a contribution toward the cost of the hookup. No amount was specified and there is no idea what the cost might be for existing homeowners. And most importantly there will be a second ongoing cost once those properties are in this newly created town

sewer district as there will be an annual cost for the operation and maintenance. I have not heard any mention of what that cost might be and every parcel in the district, whether or not they hook up , will have to pay that tax. To approve this based on a "proposed" sewer with many unknown cost factors clearly at play would be unfair to residents.

As this affects my subdivision, I researched adding a stub to this proposed sewer trunk line on East Main at Wood Street and Perry. I was told the cost to sewer our streets at some future date would be extremely cost prohibitive. A stub looks good on paper but if no one can afford it, it is not considered beneficial and takes yet another selling point of sewers in the area away.

From looking at the town website I see that from 2013 to 2016, there was a plan for the beach property; first mixed use then all apartments and the sewer connection would have been to Hill Boulevard. I also read that the developer would have paid for it same as now but that was voted down.

Jefferson Valley does not need sewers AS MUCH AS the Navajo Fields developer and sewers are doable In JV without adding this parcel to the overlay as it was stated in a previous plan it can be connected to Hill Boulevard.

Thanks again for listening to my concerns and those of my neighbors.

Best, Christine

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