John Ingram, Chair January 2022

Joe Crocco

Philip Hack, Alternate

Palmer Irving
Colleen Lutz

Ann Rader

Bob Roche

James Stickle

J. Hoffman, Clerk

Dear Town of Ancram Planning Board:

I live on \_\_\_\_ road and have been a resident of Ancram/ Ancradale for the last \_\_ years.

 I am writing to voice my strong opposition to the proposed Iron Star resort development. This resort proposes at least 30 new structures, bringing a building density out of keeping with the rural fabric of the township. It is effectively a sub-division, despite what its sponsors are calling it.

If built, this out of scale development will bring unwanted car and trailer truck traffic, as supplies are trucked in and out multiple times a day, it will bring traffic congestion at all hours, as well as ambient noise from guests and parties, and light pollution, changing the look and feel of the land bordering the hamlet, as precious open space is gobbled up by glare and sprawl.

And there are further risks. The addition of multiple new wells will burden the fragile aquifer that serves the hamlet of Ancram and the surrounding farms, many of which rely on seasonal irrigation. The many new, individual sewage disposal systems required pose a very real danger to the surface waterways running through the property and into the Roe Jan.

And this is only the beginning, I should add. All the additional traffic and people will necessitate the need for more road repairs, more emergency personnel, more fire- fighting equipment, more police, all of which will cost residents by raising our tax burden. Developments like Iron Star always end up costing taxpayers more than the tax revenue they generate.

Water has been an issue of concern in our town for some time. People living in the hamlet of Ancram have had their wells go dry in recent summers, and many surrounding landowners have experienced water shortages of their own. Many have working wells that provide barely enough for a small household, let alone a sub-development. Given all this, the risks to our collective water supplies that this development poses are not worth it, but most especially to Iron Star’s immediate neighbors.

Finally, this resort will decrease the amount of land the zoning board had previously designated for affordable housing, which is in short supply. This is something the town has worked hard to carve out for itself.

Given these negative impacts, I urge you to vote against this out-of-scale development project

Thank you for your time and consideration.

Sincerely,