

Date: July 9, 2002

To: Sea Fund Advisory Committee

The L.I. Greenbelt trail Conferences requests that the town Committee acquire or purchases development rights or conservation easements on the proposed subdivision (5.2 acres) known as Woodbury Hills (NCPC File #1897-P-1-Woodbury). We strongly feel that our request fits in with the Committee's stated primary and secondary criteria for evaluating prospective parcels. We forcefully oppose this project for the following reasons:

- 1) Development of the property would involve stripping a hilly, deeply forested area of all vegetation by removing 86,000 cubic yards of soil. This plot is directly adjacent to the L.I. Greenbelt trail, a 20 mile long National Scenic Recreation Trail and Nassau's only long distance hiking trail. The Greenbelt hiking trail is already confined in this area to a very narrow corridor, which it shares with a parallel mountain bike trail; and
- 2) The subdivison plan calls for constructing a 1,000' cul de sac and retaining wall directly along the edge of the property, further destroying the wooded tranquility and vistas along the trail, and squeezing it into a narrow, funnel-like slope; and
- 3) The proposed site is a steep hill of sand, covered by a very thin layer of topsoil. The hillside is already severely eroded along its entire length, where it towers precariously above the LIRR tracks. There have been a number of flash foods and washouts along the tracks below the property, most recent on August 14, 2001, when over 200' of track was swept away; and
- 4) Flooding frequently occurs along Whitney Lane, directly below the proposed project. Further development on the hillside above will only exacerbate the flooding, both for neighboring homeowners and the Town and
- 5) Access to this site will be adjacent to the intersection of Syosset and Woodbury Roads, already one of the most dangerous intersections in the entire county; and
- 6) A subdivison here, stripping away most of the trees and vegetation, would have a sever impact on the many species of birds and wildlife who currently inhabit the property. The homes of its neighbors would also lose the natural wooded sound barrier that currently protects them from the noise of the trains in the valley below; and
- 7) The property faces a serious question of adverse possession, for the mountain bike trail had been using it continuously and without permission for the 10-years, believing they were on a public right-of-way. The current claimant to the property may not in fact legally own it; and
- 8) Finally, many local homeowners oppose the project.

Sincerely,

Richard Schary

Board Member

L.I. Greenbelt Trail Conference