

RE: Suggested Letter to Editor from a Cornwall Borough Resident

Cornwall Zoning Hearing Was A Disappointment

At the April 27th zoning hearing, twenty-five attendees spoke against and two spoke in favor of H&K's "Preserve at Cornwall Village". I was one in favor of the development.

The two of us who spoke in favor of the development attended many of the 75 public meetings and reviewed reams of data. How many of the people complaining had attended many, if any, of the meetings and read information on H&K's website? **I was disappointed** that 99% of the objections were irrelevant; those issues had been analyzed in detail and resolved.

Many are suspicious and negative of a big development. That was my initial position. My views changed when I saw the professional approach employed by Paul Vranesic and the Ad Hoc Committee and their willingness to solicit, understand, analyze, and fairly resolve concerns of residents. I attended many meetings and raised my concerns. I didn't get everything I wanted, but all of my issues, and those raised by others, were considered and fairly resolved.

Democracy is not a spectator sport. It's our responsibility to attend public meetings, become informed, and raise our concerns in a constructive way. Otherwise, we forfeit our right to influence the outcome. **I'm disappointed** that people who forfeited that right by choosing not to be involved nor informed, attended the zoning meeting to complain.

I'm disappointed to hear residents want to stop progress and keep things the way they are/were. That's not the issue; vacant land will be developed. The issue is, "How will the land be developed?"

If we reject the proposed zoning overlay, industrial land will be converted to warehouses or some other noxious, intrusive use. More homes than proposed by H&K will be built in piecemeal developments. We will not have the bypass roads nor a connection to Rte 322. Borough streets will be overburdened. There will be a significant tax burden for schools and borough net tax revenues will NOT be positive. **I'm disappointed** the complainers want that choice.

I hope Borough Council looks ahead and does what is best for the future of Cornwall Borough by approving the zoning change. The "Preserve at Cornwall Village" is a better use of land than current zoning. It's a thoughtful, planned community, developed over time and designed to accommodate new traffic without over-burdening existing roads. It provides net positive revenue to the Borough and School District. It's a distinctive, desirable, development that capitalizes on the history, character, and amenities of Cornwall Borough and creates a cohesive theme to enhance our community.

Sincerely,

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