

Letter to:

Paul Colucci, Chair, Planning Board

Planning Board of Directors

Town of Gardiner, NY

October 15, 2018

Dear Planning Board,

Writing to you regarding the Heartwood project. As you may know, we have been quite neutral about Heartwood's arrival and plans; choosing instead to focus on the rehab and creation of Stone Wave - a personal and passionate investment in our community.

However, it has come to our attention that the Rapapport's intend to use their current driveway (which is approximately 15 feet from our property line and 35 feet from our building) as access for construction and pre-construction purposes. We were under the impression that a new driveway, farther to the west, was to be installed and that all construction vehicles would enter and exit the property via this new road. We were assured by the Rappaport's that a conservation easement surrounding our property would allow us a peaceful uninterrupted environment. This now seems not to be the case and we are alarmed.

As you know, Liz and I purchased our property about 17 months ago. In that time, we took an existing, highly visible, Gardiner building that had been neglected and was in disrepair and spent a lot of time, money and energy to make it not only much more presentable and attractive, but also a place where hundreds of our neighbors come to grow, stretch and exercise, physically, spiritually and creatively. We provide art classes for kids, yoga, exercise and meditation classes all in studios with large windows with stunning views of the inspirational Shawangunk Ridge (and just a few feet from the current Heartwood project driveway).

Peace, quiet and serenity are integral and imperative ingredients to the experiences we provide. Current programming includes yoga 32 times a week, various workshops, community offerings, summer art kids programming and 4 times a week for our after school kids art program during the entire school year.

Any vehicular traffic on Heartwood's current access road is disruptive and potentially damaging to our business and community setting. Not to mention, increased activity would be a danger for our after school kids who enjoy play time under the trees lining our property with serene views of the ridge. All of our community who comes here to Stone Wave deserves the right to safety and a peaceful enjoyment.

The flow and magnitude of construction vehicles necessary for an enterprise the size and scope Heartwood proposes would be disastrously destructive to our mission, as would the back and forth of delivery, service and employee vehicles should it be decided the current road be used in perpetuity as a service road.

We understand the Rappaports' need for access to their property and it is not that we are contesting. We simply would like their very first order of business to be the construction of the proposed new driveway and abandonment of the current one, especially since it's running right through a proposed conservation easement. We furthermore request that the road not be utilized for any pre-construction deliveries or activity beyond the occasional car for property review, as we have already experienced occasional disruption; clearly a result of the Rappaport's (potentially unintentional) indifference to our business model and right to a peaceful business environment.

It is our hope (and plea) that the planning board require the complete abandonment of use of the current road as soon as possible and that it be removed from final maps and long term plans and that the current condition and landscape remain as is to ensure ongoing safety and enjoyment. The existence of this access road for any pre-construction/construction activity once all is approved is against (and in violation of) the purpose, principle and spirit of the conservation easement, which should allow a buffer between bordering properties and the activity of Heartwood.

Our mission from the beginning has been to enrich our community and the community has been very receptive. Of course we want to thrive and grow. We have been and want to be neighborly to our newest neighbors, but we are suddenly feeling very vulnerable and would sincerely appreciate any help the board could provide.

We also ask that the planning board not waive any final public hearing before final permitting is approved; allowing us and other concerned residents to ensure all is in good order.

Please feel free to contact me at 845-825-7860.

Keith Buesing and Liz Glover Wilson

Harmony Inn LLC

Stone Wave Yoga

Sunflower Art Studios