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July 19, 2022

Christopher Mathews, Supervisor
Town of Neversink
273 Main Street
Grahamsville, N.Y. 12740

Re: Kerilands Project- Letter of Support

Dear Supervisor Mathews and Town Board Members,

I know your time is valuable. I hope you will take a couple of minutes to read my letter, as it is not a form letter.

First- I had the privilege of meeting Jonathan a couple of times. As a skier- downhill and cross country- I was selfishly excited to learn about Jonathan's plans to expand our recreational opportunities here in the County. What I came to learn more about, was Jonathan's passion for the land that had been in his family since the 1960s. His grandfather had a vision to build a ski area, and he painstakingly acquired over 25 parcels to be able to do so.

Skiing is a sport near and dear to my heart. In fact, without skiing in Sullivan County, I wouldn't be on this earth. My Mom, Judith Schmid, 20, arrived from Switzerland in November 1959, to teach skiing at the Concord hotel. She met my dad, Walter Rhulen, on the day she arrived and married 3 months later.

I've been privileged to spend a great deal of my life in her hometown in Switzerland- Lenzerheide- which is not so different from the proposed location for Kerilands. Let me compare: It is @ 2 hours from the city of Zurich, ultimately accessed via a single lane road for the last 30 minutes of the drive. It hosts spectacular views, green space, mountains and cross-country ski trails that go on for miles. In fact, recently, they built a cross country venue that is now home to world cup cross country ski events each year. The area, over the years, attracted a first-class hotel, and many other fine inns and second homes. It is now a very desirable destination for day-trippers from the surrounding cities, second home owners living within a drive to the area, and international guests who want to experience world class cross country and downhill skiing in winter, and hiking and biking in all other seasons. Recently the region developed mountain bike trails that have led to it becoming a world-cup mountain bike championship event location. All of these resources, and more (spa, ice skating, children's programs) attract people who value wellness and the outdoors- a place to recreate, a place to rejuvenate.

Kerilands offers the same potential for the Town of Neversink. The location is within 100 miles of millions of people. It is close enough for day-trippers who want to spend a day outdoors, families that want second homes in the area, vacation-goers from near and far who want every level of accommodation—ranging from camping/glamping to the ultimate experience of being a guest at a Six Senses Hotel- a sustainable first-class resort. All these differing experiences serve as a counterbalance to urban living, which so many people are looking for.

Most people aren't lucky enough to have a Swiss mother and the ability to retreat to a heavenly town called 'Lenzerheide.' Kerilands can be that place for people from near and far, right here in the Town of Neversink. Each attribute that I am drawn to in my Swiss town exists here too—beautiful land, mountain vistas, clean water, fresh air.

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This project, like those in Lenzerheide, requires municipal leadership and community support. With an open mind, working cooperatively with Jonathan and his team, the Town of Neversink can create a legacy for generations to come. This legacy will maximize all of the natural resources that are here, and they will continue to be protected. This legacy will promote wellness and a healthy lifestyle and will attract visitors who appreciate the balance a place like Kerilands can bring to their hectic urban lives.

Yes- there will be change. Lots of it. More housing- of all types from market to workforce. More people. More construction. More opportunities for existing businesses. More tax dollars. More jobs. More recreational opportunities for everyone already here. More collaboration opportunities with Kerilands for our citizens and youth to build a healthier living style, which we all know is desperately needed in our County, which still ranks at the very bottom of the Robert-Wood Johnson scale.

As a resident of Sullivan County for 60 years, and as a current/past board member of many organizations, I've seen projects proposed that one can only dream about. That said, the people behind the projects—for a million different reasons- couldn't deliver or lacked a critical quality—'integrity of motivation'.

One of the biggest hurdles you don't have to overcome with Jonathan, is determining whether he has 'integrity of motivation.' Jonathan is not an outsider. This land has been in Jonathan's family for 60 years, and he has remained committed to fulfilling his grandfather's vision. Not only does he seek to create a first-class recreational facility and hotel, but also a sustainable community with layers of activity, experiences, and living accommodations. Jonathan has a proven track record of building successful projects on a large scale throughout the world, as have the partners he has selected in architecture, planning, design, landscape architecture. What is unique and most encouraging about their track record is their ability to create sustainable places with lasting legacies in the communities they are in.

Sustainability. In every sense of the word, isn't that what every municipal leader hopes for when they approve a project? That it will be sustainable for generations to come? That it will continue to provide the benefits that were promised? That it will generate the tax dollars needed to enhance the community within which it operates? That it will create and sustain jobs? That visitors will populate it for decades to come?

From what I have read, to see this project reach its full potential, some compromise will be needed with respect to zoning. I hope this project will be viewed holistically from the outset to understand why each component will help to ensure the overall success of the venture. The proposed conservation-type subdivision will preserve green space while enabling the construct of a farm, village center and world class hotel, elements that will give this project world-class status. If this is going to happen in the Town of Neversink and Sullivan County—let's do it in a way that puts ourselves on the map—the world map!

Thank you for reviewing this letter and I thank you for your service, as volunteers, who I know only want the best for your community.

Sincerely,



Suzanne Rhulen Loughlin

Town Clerk (Town of Neversink)

From: Chris Mathews <supervisor@townofneversink.org>
Sent: Monday, July 25, 2022 12:50 PM
To: Keith Zanetti; Nicole Gorr; Scott Grey; Ric Coombe; Lisa
Subject: Fwd: Town of Neversink: SUPPORT OF KERILANDS DEVELOPMENT

Sent from my iPhone

Begin forwarded message:

From: Town of Neversink <noreply@townofneversink.com>
Date: July 25, 2022 at 11:01:13 AM EDT
To: supervisor@townofneversink.org
Subject: Town of Neversink: SUPPORT OF KERILANDS DEVELOPMENT
Reply-To: Elizabeth Guenther Whittaker and Family <Lizwhitt@gmail.com>

This is an enquiry email via <https://townofneversink.org/> from:
Elizabeth Guenther Whittaker and Family <Lizwhitt@gmail.com>

Town Supervisor & Board Members
Town of Neversink
PO Box 307
Grahamsville, New York 12740

Dear Supervisor Mathews & Town Board Members:

The Guenther family has owned property in the Town of Neversink for 55 years. Over the past five decades our property investment has grown and become multi-generational. After starting as a weekend home, Paul and Diane Guenther are now full-time resident of Neversink. Siblings Matthew Guenther, Christopher Guenther and Elizabeth Guenther Whittaker have been deeded ownership of the largest parcel and are planning to keep the property in the family for the next generation.

The Guenther Family whole heartedly supports the Kerilands project. We believe Kerilands offers the opportunity for environmentally sensitive growth that will benefit both Neversink and all of Sullivan County. This is a well thought out, environmentally friendly & community conscious project. We are aligned with other supporters of the project in the belief that utilizing just 25% of their owned 3500 acres, guaranteeing the remaining 75% to remain undeveloped through conservation easements, is unheard of in this day and age. It is a sharp contrast to the projects and overdevelopment other local townships are experiencing right now. This well thought-out development will provide jobs, increase the local tax base and support the area financially.

We care what happens to our community and fully support this enlightened change.

Best regards,

Paul and Diane Guenther

Matthew Guenther

Christopher Guenther

Elizabeth Guenther Whittaker

July 21, 2022

Mr. Chris Mathews, Supervisor
Town of Neversink
273 Main Street
Grahamsville, NY, 12740

Dear Mr. Mathews,

I write this letter to you today in support of the Kerrilands project.

It is my understanding that the project in one form or another complies with current zoning and planning department rules – and with that it is permitted. The question is what will the project ultimately look like.

The logic behind the zoning change request makes sense on many fronts – in particular as it relates to leaving most of the land with minimal disturbances. As a member of the IDA Board, being a local businessman and also an avid outdoorsman I appreciate the attempts to preserve the great outdoors while balancing development, creating meaningful jobs and creating a healthy living community.

Mr. Leitersdorfs project will provide jobs, prestige, added tax revenue and many other opportunities for the Town of Neversink and neighboring communities. He has a track record of developing top quality projects. This seems to be a once in a lifetime opportunity for our area! The fact that this property has been in Mr. Leitersdorf's family for 60 years or so – giving him a personal, vested and sentimental attachment to it should give us all comfort that the project will be done right – out of respect for the land, his family heritage and our communities.

Good Luck with you decision making process- we look forward to following the progress of this project!

Sincerely,

Phil Vallone
President

