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*Recd.  
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bnd*

July 5, 2022

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

**RE: KERILANDS DEVELOPMENT**

Dear Supervisor Mathews & Town Board Members:

I write to you as a local business owner of five decades, lifelong resident of Sullivan County and employer of 130 local people. I believe I was very fortunate to have a family business which kept me in the area while the vast majority of my classmates left Sullivan County as what's been said for decades, "there's nothing here to stay for". I lived through the demise of the resort hotel industry and the loss of most larger employers in this County. One by one businesses have closed and many, many quality, productive residents have moved out of the area. Nothing here to keep anyone.

You have the opportunity now to help positive development return to this County with a project that would have spin-off for not only Neversink, but also the larger Sullivan & Ulster County areas. This well thought out, environmentally friendly & community conscious project will undoubtedly be an economic catalyst that will send positive waves through the region.

Utilizing just 25% of their owned 3500 acres, guaranteeing the remaining 75% to remain undeveloped through conservation easements is unheard of to any developer today as other local townships are experiencing right now. This well thought-out, amazing development will provide not only local construction jobs for years, it will increase the local tax base and support the area financially forever.

I personally look at a well planned development like the Chapin Estate in Bethel where the homeowners built amazing homes, pay taxes, buy endless products & procure services from local businesses and trades. These consumers are just what we want here – those that will gladly "buy local" and create jobs, support local businesses. I would ask you to ask anyone in the town of Bethel today, do you see or experience any negative impact from the Chapin Estate development? The answer will clearly be "no".

 [CombinedEnergyServices.com](https://www.combinedenergyservices.com)

**KERHONKSON, NY**

6525 Route 209  
845.647.6226

**GOSHEN, NY**

5070 Route 17M  
845.294.4343

**DINGMANS FERRY, PA**

1483 Route 739  
570.828.1700

**ANDOVER, NJ**

430 Route 206  
973.948.0090

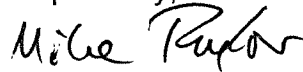
Today that project would surely be fought by local activists that believe it would destroy the area and ecosystem – but as history has proven, Chapin is an amazing entity to the region with zero negative impact which has pumped many millions into the economy continuously.

The Leitersdorf family has owned this property over 60 years, have paid taxes, been good stewards & neighbors. Their track record of quality development is second to none across the globe and this isn't a project that hinges on government subsidization. The Leitersdorfs want to develop in an amazingly responsible manner, asking for input from the community and have tailored something that will be a true asset to the region.

New York saw 350,000 people move out in 2021. The State has a shrinking base of development, businesses aren't moving TO New York States. The Leitersdorfs are offering this area a sensible project that will take advantage of the exodus from NYC and create reasons why people will want to STAY in Sullivan County for the long run.

I would hope the Township will approve the overlay zone, work with the Leitersdorf's team of professionals and allow this world-class development to take root here in Sullivan County.

Respectfully,

A handwritten signature in black ink that reads "Mike Taylor". The signature is written in a cursive, flowing style.

Michael Taylor, owner

Recd  
7/11/22  
Brd



July 6, 2022

Hon. Christopher Mathews, Supervisor  
Town of Neversink  
273 Main Street  
Grahamsville, NY 12740

**Re: Kerilands Overlay Zone Request**

Dear Supervisor Mathews and Town of Neversink Council Representatives:

On behalf of the Partnership for Economic Development in Sullivan County, I am writing to you in support of the Kerilands request for an overlay zone to accommodate a proposed conservation resort development project. As the primary economic development organization in Sullivan County, the Partnership facilitates a diverse menu of projects year after year. From small entrepreneurs to large corporate developments, we have been involved in financing assistance, siting, environmental approvals, workforce, site planning and special studies, all with a keen interest in ensuring that projects exhibit not only economic and job creation benefit to host communities, but also, that they fit within the environment developers wish to locate to.

The Kerilands development is a once in a lifetime project that represents the best of what the Sullivan Catskills is. It embraces our natural setting as a core asset rather than try to force its way into it as many projects do. The benefits a project of this type brings to our County, the Town and the region are extraordinary, providing for year-round outdoor recreation and direct investment and employment needed to support it. In addition, the tax ratables for the Town will be a tremendous boon, providing for the funding of cost of services that keep the Town as pristine as it is.

The Partnership does have a concern as you may have as well. The as of right zoning which allows for the development of the entirety of the 3,000 acres into large lot subdivision plan, while permissible, would necessarily exhibit a greater impact on the land and character of the community. We are not aware of such plans today, but with the demand for high end residential development due in large part to the Covid pandemic catalyzing urban flight into parts northwest of New York City, it may be only a matter of time where this development will be an option.

Under the conservation plan, which the Kerilands developers prefer, and that Hart Howerton, a world-renowned professional services firm specializing in planning, architecture and natural landscaping has designed, only 22% of the property is impacted by the development with the rest remaining forever wild, green, and with little impact on the viewshed. This ratio is extremely environmentally friendly as typical developments can impact well over 35% of the total site. There has been a sophisticated, expensive, methodical approach to the proposed development to ensure that the project adheres the vision of the developers while focusing on the least impact and embracing of the natural beauty that represents the Sullivan Catskills. In this case they are not mutually exclusive. In fact, the natural characteristics that make up the land are the core assets to the vision of the project.

Therefore, we encourage the Town to move ahead with approving the overlay zone allowing for the conservation plan as it is in the best interest of the Town, County, and the residents of our precious area. The Town of Neversink can be the municipality that fosters the ultimate balance between development and our natural treasure. We trust you will be.

Respectfully,



Marc A. Baez  
President/CEO

To the Town Board of Neversink,

The Center for Discovery (TCFD) would like our position put into public record on the subject of the proposed Kerilands project.

All of us at TCFD wholeheartedly support Jonathan Leitersdorf's plan and vision for the Neversink project.

At a time when the property faces development either as a large lot or subdivision (currently allowed under the Neversink Zoning Law) the town is extremely fortunate to have Jonathan, whose family has owned the property for 60 years, envisioning a project that is a model for the Catskills region, environmentally conscious, a symbol of healthy living and a destination that will show off the beauty of our area during every season of the year. It is also important to note that only 22 percent of the property will be impacted by the development, with the rest remaining undeveloped with little impact on the view shed.

The Center for Discovery and the residents we care for live by much of the healthy model Jonathan envisions with Kerilands. A model that is based on community, health, movement, diet, purpose, sleep and mental wellness. We see many areas for collaboration and partnership with Kerilands and that is very exciting to us.

In short, the town of Neversink and our region is very lucky to have the 60 years of history, passion and devotion to the land that Jonathan Leitersdorf brings to this project. It will be a destination that is a benefit to the community, providing local employment and recreation, while preserving its natural beauty and heritage.

Sincerely,

Patrick H. Dollard, CEO, The Center for Discovery

Dr. Terry Hamlin, President of The Center for Discovery, and a 35 year resident of Neversink residing on Smith Road

Town Board  
Town of Neversink, New York

July 11, 2022

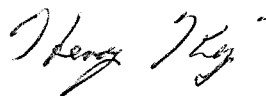
My name is Henry King, my wife and I purchased our piece of property on Blue Hill Road some fifty plus years ago. We purchased the property for what it was. The property today is the same as it was when we bought it. We never intended to make changes.

The proposed project by Kerilands will change the whole character of the area. I could list the many concerns I have; I am sure you will hear them from many other people.

My request is that you read the attached article "The Fork is Done" that appeared in The New York Post on Wednesday May 15, 2022.

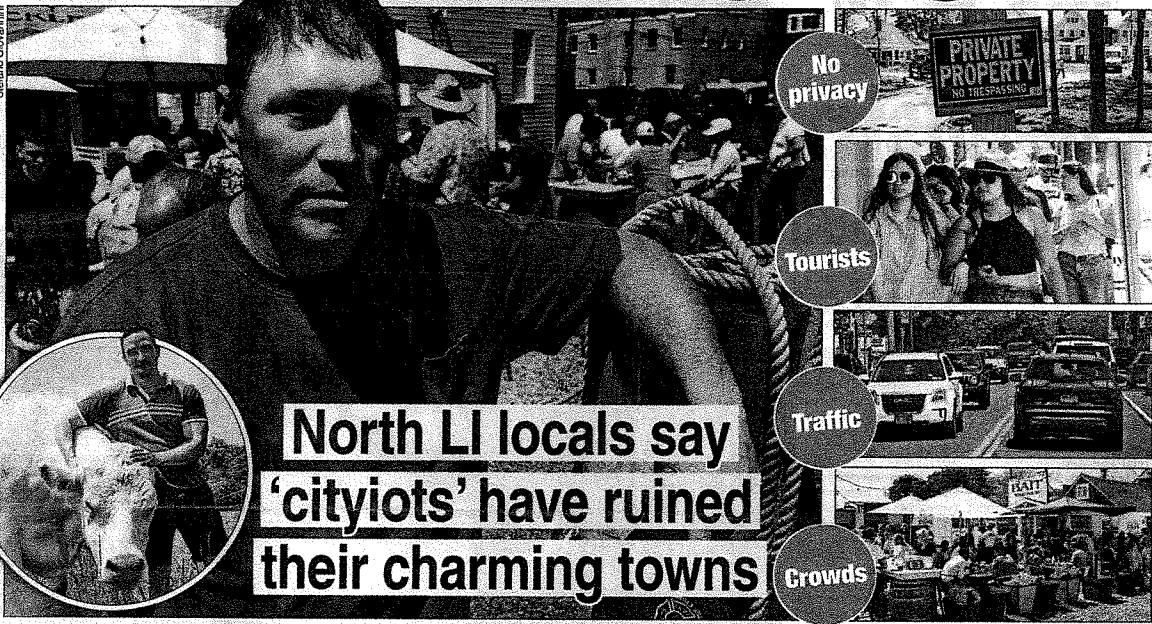
This is not conjecture, it is a real life story.

Thank You for your time,

A handwritten signature in black ink that reads "Henry King". The signature is written in a cursive style with a horizontal line under the name.

# THE FORK IS DONE

Stefano Giovannini



## North LI locals say 'cityiots' have ruined their charming towns

**GET OUT OF THEIR TOWNS:** Ben Heins (above) and Brewster McCall (inset) complain that inconsiderate tourist crowds have turned the North Fork of Long Island's quaint villages into the next Hamptons, complete with McMansions, bachelorette parties, congested streets and overcrowded Soundfront restaurants.

By ALEX MITCHELL

First they invaded Montauk, turning the once-quiet fishing village into the Hamptons lite. Now they're taking over Greenport, Southold, Mattituck and Cutchogue.

Residents of Long Island's North Fork are furious about a post-pandemic influx of tourists and transplants turning their jut of land into a crowded playground for tone-deaf city folk, a k a "cityiots." They party hard in their Airbnbs, drunkenly hop from vineyard to vineyard in private shuttles, callously clog local roads and grocery stores and then decide to extend their stay by building a McMansion.

"Years ago [visitors] were like osprey birds; they were pretty quiet and you would just see them down by the water over the summer," Ben Heins, 45, a life-long North Forker who lives in Mattituck, told The Post. "Now they're like seagulls; they're all over the place and they crap on everything."

Though the affluent region has been transforming from farmlands to a getaway destination for decades, locals said the post-COVID wave has been especially brutal. Outsiders are infiltrating in greater numbers and staying longer than ever before.

"It's become the Hamptons 2.0," said Cutchogue Civic Association member Steve Starroff, who noted that residents feel they can no longer enjoy the fork themselves.

**'A lack of respect'**

But what really gets under the skin of locals is when newcomers treat them like dumb bumpkins.

"There's a lack of respect," Greenport firefighter Bob Corwin, 50, told The Post. "[New arrivals] say they love it here, but want to change everything about the place."

They're also just blatantly inconsiderate, according to Corwin, whose family settled on the fork in the 1600s.

"It's not uncommon to hear

[tourists] say locals should stay out of the grocery stores on weekends," he said. Corwin told of one recent transplant who moved next to his fire house, only to start complaining about its long-standing siren soon after. Meanwhile, other newbies are reluctant to pull over to allow fire engines or other emergency vehicles to pass when out on a call, as is customary.

In a community of mostly two-lane roads, that's just the beginning of roadside complaints.

"The traffic has become a nightmare on the weekends. An absolute nightmare. I can't make a left turn onto our main road most times," said Starroff, adding that locals now avoid the beautiful Greenport waterfront during the summer because it's become so flooded with out-of-towners.

"It's their attitude that we shouldn't be [in Greenport] on the weekends. They're like, 'We're here, that's our time,'" Corwin said. "If you say hello to someone on the street they'll look at you like you're crazy."

As a rescue worker, Corwin is also privy to the seedy side effects of Greenport becoming a bachelor and bachelorette party haven.

"Our call volume goes up on weekends now and we can almost guarantee it's always something to do with alcohol," he said. Previously, townies could take comfort in the fact that it would all end after Labor Day.

**They never leave**

"We had something called 'tumbleweed Tuesday,' which is when all the locals would go out on the town and celebrate the tourists leaving — restaurants would even have specials," Starroff said. "But we haven't had 'tumbleweed Tuesday' for a few years now because everybody seems to be sticking around."

Brewster McCall, who runs McCall Wines and a beef farm in Cutchogue with his father, Russ, is unhappy about the massive new homes those who choose to stay are building.

"They look like garbage," he said bluntly of the "McMansions from the Hamptons that max out their lot and put up a wall between them and the neighbors."

McCall's family settled the area in the 1800s and secured land trusts in the 1990s to prevent condos being built on what's now their farm and vineyard. He's not against tourism or some changes, but he insists that newcomers be respectful of the area. To that end, he doesn't seat large groups or allow buses on his property.

Adding to locals' fears are a group of three hotels — some multistory — set to go up in Southold, Mattituck and Cutchogue, according to the Suffolk Times. Yet another hotel is being proposed in the heart of Greenport.

"I'm going to stick it out as long as I can, but one day it's going to be too much," Corwin said, mentioning that he'll be moving somewhere south when the time comes. "[Moving away] would hurt, but I'm prepared for it because it's inevitable."

7/11/22

# FOSTER SUPPLY

## HOSPITALITY

PO Box 595, Youngsville, NY 12791    www.fostersupplyco.com    office@fostersupplyco.com    845-439-0025

Town of Neversink Town Board  
Attn: Chris Matthews, Supervisor

Please accept this letter as my support for the proposed Kerilands project that is in front of this Board. I write this letter with two hats on.

My first is as the Chairman of the Board for the Sullivan Catskills Visitors Association. While the SCVA supports all aspects of Tourism for the County its foremost goal is to drive overnight guest traffic, more commonly internally referred to as "heads on beds". And while all positive projects at any scale that come to the County and help us increase our hotel/short term rental inventory will get the SCVA's support, it is the kind of thoughtful and large-scale development being proposed here that will enable us to grow rapidly. Bringing one of the world's most respected luxury brands in Six Senses will give major runway to media stories about our County. Bringing one of the highest ADR (Average Daily Rate) brands will expedite the 5% Room Tax revenue which in turn allows the SCVA to market the County as a whole. Bringing a combination of transient guests to the hotel along with new residents to the housing is a double combination of success for Sullivan County. It helps fuel growth for those coming to explore our beautiful area for a few nights and establish a growing weekend/full time population to spend on our Main Streets.

Secondly, as a local businessman and hotelier I couldn't be more excited about bringing in this type of competition for what we have built. We believe that a rising tide floats all boats. That the more we have to offer the more guests will come and the more they will leave with a high opinion of our collective home. This proposed development is large and for that, many might fear it simply based on size. Let us not forget where this County used to be. At the height of our historic success, we embraced hotels and projects from small to large. This project's thoughtful respect of what makes us special is to be applauded and encouraged. Mr. Leitersdorf has a proven global track record and he undoubtedly will want to do the right thing and be held accountable for making this project work and succeed. Perhaps most important is that he is here to amplify what we all care most about our area. Its beauty, nature, rural character and uniqueness.

Please help continue the positive growth of our County and support the approval of this project and Thank You for your service to your community.



Sims Foster  
Co- Founder, Foster Supply Hospitality



## WRITTEN COMMENT TO THE NEVERSINK TOWN BOARD

Regarding: Kerilands Project  
Hearing Date: Public Hearing of July 12, 2022  
Hearing Location: Claryville Firehouse.  
Submitted by: Rick Pantaleoni ([rick.pantaleoni@gmail.com](mailto:rick.pantaleoni@gmail.com))

Dear Board Members:

Thank you for this opportunity to submit my concerns regarding the proposed Kerilands development. While many aspects of the project appear beneficial, I have one notable concern.

Namely, the sponsor's presentation suggests there will be no internal road connecting the two main development areas (1st= main Hotel/Residential/Village area; 2nd= "Outdoor Recreation Adventure Center" and 30-acre "Farm Program"). The presentation made clear they intend to advertise the development's natural beauty and outdoor opportunities, so it seems likely the majority of guests will want to visit the "Outdoor Recreation Adventure Center" and "Farm Program".

Without an internally connecting road, however, guests will have to exit back onto Pole Road and drive the length of Hunter Road to access the attractions on Blue Hill Road. I note the presentation described the Blue Hill entrance as a "secondary entry", but it is not a secondary entry; it is the primary (and only) entry to the attractions planned for there. If the development occurs in this manner they will be generating a significant amount of new daily back-and-forth traffic onto Hunter Road. Side note: this will also be true for the construction period.

Building this internal connecting road should be a necessary requirement to proceed with developing 1.3 million square feet of floor area in what is currently zoned "Rural Conservation". Failure to build this road will benefit the developers by saving them money while generating a new traffic/noise burden onto local property owners and changing the area's quiet, secluded character.



July 12, 2022

Christopher Mathews  
Supervisor  
Town of Neversink  
273 Main Street  
Grahamsville, NY 12740

Re: Letter of Support - Proposed Kerilands Conservation Resort

Dear Supervisor Mathews,

Delaware River Solar, LLC ("DRS") is pleased to provide this letter of support for the proposal by Jonathan Leitersdorf to develop the Kerilands conservation resort in the Town of Neversink.

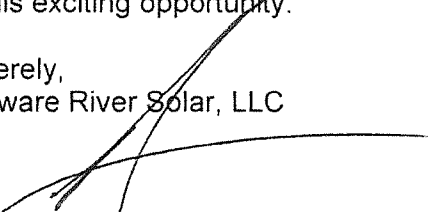
DRS operates approximately 40 community solar farms which serve an estimated 16,000 customers and has expectations to construct an additional 2-3 projects per month throughout New York State.

DRS is keenly aligned with Mr. Leitersdorf's objective to develop a community based on sustainable attributes. DRS has been integrally involved with developing sustainable energy in Sullivan County, with the development, construction and operation of twelve community solar farms alone in Sullivan County, and three additional projects currently under development. DRS has also served an integral role in providing access to community distributed generation (CDG) projects to Sullivan County residents. DRS has enrolled and currently services over two thousand Sullivan County customers who subscribe to its CDG projects.

DRS believes the proposed Kerilands conservation resort offers a compelling argument for significant local job creation, vital increase in tax revenue and vast collaborative opportunities with local businesses and institutions. In addition, the Kerilands proposed plan will create an impressive venue in Sullivan County that provides recreation and healthy living opportunities to its residents and visitors. Under the proposed conservation resort plan, Kerilands expects to have 76 single family lots, 180 attached condominiums and a 140-room hotel. DRS has the ability to provide to the residents and guests of such properties access to solar energy, battery energy storage systems, and electric vehicle charging stations - all to a community that would have an affinity toward sustainable and healthy living. DRS has already been engaged in preliminary discussions to bring renewable resources to the proposed Kerilands conservation resort that will provide energy and grid stability.

DRS has a business model that will have natural synergies with the conservation and healthy living goals of the proposed Kerilands conservation resort. We look forward to working with Mr. Leitersdorf on this exciting opportunity.

Sincerely,  
Delaware River Solar, LLC

  
Name: Richard Winter  
Title: CEO

7/12/22



# SUNY SULLIVAN

Sullivan County Community College  
Office of the President

To the Town Board of Neversink,

I am writing to express the support of the Kerilands project by SUNY Sullivan.

Sullivan County and all constituent towns are faced with choices when it comes to development. This Neversink property faces development either as a large lot or subdivision (currently allowed under the Neversink Zoning Law) which would cover the entire property, or the vision of Jonathan Leitersdorf, whose family has owned the property for 60 years. The Kerilands project is a model for the Catskills region: environmentally conscious, a symbol of healthy living and a destination that will show off the beauty of our area during every season of the year. It is also important to note that only 22 percent of the property will be impacted by the development, with the rest remaining undeveloped with little impact on the view shed.

SUNY Sullivan takes pride in being a model of sustainability. This project aligns with our mission: "to be the leader of innovative higher education and a catalyst for workforce development throughout the Sullivan Catskills and beyond. Our diverse community cultivates personal growth and professional advancement, preparing students for success in a sustainable and interconnected world." These values are a large part of Jonathan's vision, a model that is based on community, health, diet, purpose, and holistic wellness. We see many areas for collaboration and partnership with Kerilands as well as a great opportunity for our graduates to stay and work in Sullivan County.

In short, the town of Neversink and our region is at a turning point. Jonathan's family history, passion and devotion to the land will have a very positive impact. It will be a destination that is a benefit to the community, providing local employment and recreation, while preserving its natural beauty and heritage.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Quaintance".

Jay Quaintance, President, SUNY Sullivan

7/12/22



To the Town of Neversink Town Board,

I am writing in support of the Kerilands Development project in the Town of Neversink. With two projects being proposed, we are in support of the conservation development, which would utilize only 25% of the land, leaving the rest undeveloped and contributing to the sustainability initiative.

Under this conservation proposal, there would be a Six Senses hotel, a village center, an organic farm and the Kerilands Adventure Center. The hotel and related businesses would create an estimated 200 full-time equivalent jobs.

I believe this will be a huge draw for both visitors and residents alike, giving a boost to the local economy. The proposed project will utilize the beauty of our own backyard, allowing residents and visitors to experience nature and see our beautiful Sullivan Catskills.

Furthermore, the Kerilands Adventure Center would provide a much-needed winter recreation attraction to the County. The adventure center would provide a venue for mountain biking, hiking, and snowshoeing in addition to Nordic skiing. This is a highly important asset in providing outdoor recreation and healthy living opportunities.

The plan proposes collaborative opportunities between Kerilands and existing local businesses and institutions. A program developed in cooperation with SUNY Sullivan has been discussed, which would train students to provide services at a high-end resort. A program to incorporate residents of the Center for Discovery into the Kerilands workforce has been discussed and appears workable. Allowing local schools to use the cross-country ski area to develop Nordic ski teams would be welcomed.

While the development of a large residential subdivision is permitted by right under the existing Town Code, a zoning change to allow the creation of a planned conservation style resort community is clearly the better option in terms of job creation, tax revenue generation, program collaboration with other local businesses, opportunities for local farms, less traffic impact on Town roads, workforce housing opportunities and the creation of recreation resources that could make Sullivan County a healthier place to live.

Sincerely,  
Roberta Byron-Lockwood  
President/CEO, Sullivan Catskills



## Town Clerk (Town of Neversink)

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**From:** Town of Neversink <noreply@townofneversink.com>  
**Sent:** Tuesday, July 12, 2022 5:43 PM  
**To:** townclerk@townofneversink.org  
**Subject:** Town of Neversink: Kerilands

This is an enquiry email via <https://townofneversink.org/> from:  
Karen Fisher <karen@fishermears.com>

Lisa Garigliano, Town Clerk  
P.O. Box 307, 273 Main Street  
Grahamsville, NY 12740

Dear Ms. Garigliano,

My name is Karen Kisher. I am the vice chair of the Sullivan County Partnership for economic development. I am also the owner of FisherMears Associates, a marketing communications company in Liberty. Chief among my clients is the county's chief tourism promotion agency — the Sullivan Catskills Visitors Association. And I am a 41-year resident of Sullivan County living in the Town of Delaware's Kenoza Lake.

>From a business and economic development perspective I am in full support of Keriland's conservation resort plan, first because it is the most beneficial and environmentally responsible use of the property. Secondly, because as with any well-visioned, well-planned economic development project— it will improve the tax base... it will create and retain jobs... .. it will lead to ancillary business growth... and over time it help make sullivan county a better place to live.

What excites me most about Jonathan's resort plan though is something that's a little more intangible.

When I relocated to Liberty in 1981, I cried for the first seven months I lived here. I was unemployed, living in a one-bedroom garden apartment, and there was a whole lot of not-much-to-do. So, when the weekends rolled around, my husband and I would pack up and head to Boston, or the Jersey shore, or Connecticut, or Maine. Anywhere but here. Today, I love where I live thanks to tourism's resurgence. It's my biggest hope that with the arrival of the Kerilands resort project, I'll invite out-of-town friends and family to come visit and enjoy the legendary hospitality this county is so famous for, and make it so that I never want to leave.

Sincerely,  
Karen Fisher  
karen@fishermears.com