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Sent: Tuesday, March 17, 2026 at 01:55:52 PM EDT

Subject: 1216 Henry Avenue Subdivision

Regarding the recent approval of the 1216 Henry Avenue subdivision, we and many of our neighbors have concerns about how this development moves forward.

The subdivision application for 1216 Henry was a lengthy process, filed with the Planning Board on 2/9/2015 and approved by resolution on 1/23/2019.

The process was lengthy because the Planning Board had serious environmental concerns, which then resulted in their putting 19 conditions in the Resolution, stating that they must be satisfied "prior to the Planning Board Chairman's signing of the final linen [plat]."

Then, on 12/15/2025, more than 6 years after the Subdivision approval had expired, a subdivision plat was signed by a Planning Board Chair who had no familiarity with the project.

-- Before the signing, did the Village verify that all the conditions in the Resolution were met? If so, I ask that the Village provide a copy of the executed Resolution signed by the Planning Board Chair and filed with the Village Clerk, along with documentation showing that all conditions were satisfied before the plat was signed.

Below this email is a Freedom of Information Law request for records related to the conditions in the Planning Board resolution.

-- The plat that was signed was described in the court settlement with the applicant as "the original subdivision plat which AVC and Castaldi represent is the same as the copy of the subdivision plat previously filed with the Village for the Henry Street subdivision to the Village's Land Use Board Secretary for filing."

That wording seems to indicate that the Village didn't verify that the final plat presented by the applicant was the same as the preliminary plat (approved by the Planning Board on 7/25/2018).

Village Code (§348-10, Subdivision plat, Paragraph E) states that the plan must be filed with the County "within 90 days of the date of the resolution of the Planning Board approving the plan." The law allows the Planning board to extend that time for 2 periods of 90 days each.

Residents in our neighborhood worked hard to mitigate the potential damage, environmental and otherwise, from this development. We expect the Village to follow all applicable laws and regulations.

Ellen Styler
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