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New “Overlay Proposal”

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This is in reference to Julian Patterson’s “Overlay Proposal” on his 128 acre property known previously as “The Vineyard”. Our family owns the adjacent property on the East Side of this planned project, which runs from Carter’s Creek, adjacent the “tent cottages”, all the way down to Pony Pasture. This approx 35 acres is zoned R-2, two acre parcels, the same as Mr. Patterson’s property.

It’s been that way since the early 1990’s. I know this because I was mayor at that time. During this time period, residents did not want more density in town & encouraged the TC to enact zoning that would slow this greater density growth. This was targeted in the few larger remaining open & undeveloped land areas, within town limits. This is how & why R-2 zoning was passed.

Next I want to say, that I want the Patterson’s to have full use of their property, but not in it’s current proposed form.

What the Patterson’s are proposing would be “Transformational” for Irvington. It presents a lot of changes & leaves a lot of questions, not only now, but in the future to be answered. Now there are water, sewage, traffic & density concerns. Tomorrow, it might be that the Pattersons sale to new owners that wish to change things again. What would be done if a failed property management plan or one not acted on in a proper way by the HOA, failed to carry through as it was designed & the property deteriorated appreciably? Would the town have any oversight then?

What I see in all of this, is Irvington 2.0, redesigned into a new modern theme, trying to override R2 zoning to maximize their return on investment at the expense our historic town.

In my opinion the “Overlay Proposal” is just another “Planned Unit Development.” It reminds me of all the subdivisions one sees in other towns & cities being built now. This is not what brought new residents into our town during the upheaval of Covid or at any other time period before. Irvington is special because of our unique town’s history brought about by organic & natural grow. Making Irvington into “two distinct towns” is not a growth pattern we need or want.

Lastly, I want you to consider, if there were two people in each of the 150 planned houses. What if only one half of the 150 houses could add a new ADU (Accessory Dwelling Unit) onto their lots, next to their houses. That would be 75 ADU’s added to the 150 homes, resulting in nearly 400 new residents in this new subdivision. It would nearly double the population of the town. Think about that for a moment & you see where this could lead.

I ask you, to study this project “Overlay” as long as necessary & then reject it, because it is too large & transformational in it’s present form.

Also I do hope, the zoning laws of Irvington can still stand for what they were intended to preserve, low density & natural growth.

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