

Christopher Tsai & Andre Stockamp

March 9, 2022

Gallatin Planning Board
667 Country Route 7
Gallatin, NY 12502

Dear Gallatin Planning Board,

Thank you for taking the time to read this letter.

We previously lived in Taghkanic, New York for about 5-years and are excited about the possibility of returning to the area on a full-time basis. We currently live in New York City with our two 12-year-old daughters who go to the Rudolf Steiner School.

The property that we are in contract to purchase is currently owned by Jim Murphy, a long-time resident of Dutchess County. The contract is contingent upon this Board's approval to construct a single-family home within the Gallatin Ridgeline Protection Overlay District. Wesley Chase is assisting with our application to the Board, as well as the firm Proper and O'Leary of Troy, New York. Drew Hingson is our broker.

I hope that you will visit the site, which is near Decker Road off County Route 11, coincidentally just a few miles away from where we used to live!

We have long been attracted to the area because of its beauty and historical ties to Livingston Manor. We love history and are fascinated with the history of the Hudson Valley.

The property in question is very private and mostly forest, and beautiful forest at that, comprised of pine, as well as maple, oak and other deciduous species. We want to keep it that way and ensure that any proposed home is not visible to anyone.

At this time, we do not have full architectural plans, but Wesley Chase is submitting the documents that we have prepared with much effort. We hope they will be helpful to you.

The reason why we don't yet have full plans is because our architects are still in the process of researching the history of the area. We want a design that will pay honor to that history and will allow us to feel connected with the land - as opposed to feeling separate from it. It's important that we get it right, and that takes time.

To give you a sense of our thinking, we don't want large glass windows because we believe they would cut us off from hearing the sounds and experiencing the smells of the surrounding woods. We made that mistake before.

We have also instructed the architects to design a home that is as close to net carbon neutral as possible, blends into the landscape, uses as much natural material as possible, and is sensitive to wildlife.

What's wonderful is that minimal clearing is needed because the proposed site sits within an existing clearing. It's our goal to construct with as little environmental impact as possible as well as minimize lighting on and around the finished home.

In conclusion, Andre and I respectfully ask that you help us complete this purchase from Jim Murphy.

For what it's worth, should we be given your blessing, you have our word that we will do our best to make the Board proud.

I look forward to your comments, questions, and directions.

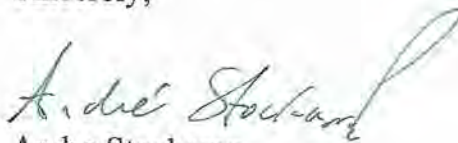
Thank you for your consideration.

Sincerely,



Christopher Tsai

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Andre Stockamp