

# PRIVATE PROPERTY OWNERS ALERT!

Important Notice Regarding Possible Impacts to Your **Property Rights** and **Values**

## PHILIPSTOWN ZONING WORKSHOP

*“with a focus on residential properties”*

### TONIGHT’S THE NIGHT!

7:30 P.M., WEDNESDAY, APRIL 7

HALDANE SCHOOL GYM

15 CRAIGSIDE DRIVE, COLD SPRING

**T**he Philipstown Town Board is currently considering a sweeping overhaul of Philipstown’s zoning laws which could directly impact your individual property rights and may negatively impact your property value. While land trusts and other environmental groups often play a role in preserving or conserving land, such groups, through their advocacy, could also be involved in promoting actions that diminish property rights and negatively impact property values. Of course, we all consider ourselves conservationists and want to work for the greater good, but we don’t want to surrender our rights or the rights of our children to special interests.

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*“The moment the idea is admitted into society that PROPERTY is not as sacred as the laws of God, and that there is not a force of law and public justice to protect it, anarchy and tyranny commence.” —JOHN ADAMS*

*In order to speak, you must sign in.*

**ARRIVE EARLY**

#### **Ask yourself the following questions:**

- \* Have you located your property on the overlay maps to see how your zoning is being changed? Are there any advantages to the re-zoning?
- \* Will the proposed re-zoning reduce the market value of your property or restrict or limit the rights and options you currently have to use your land?
- \* Have you read the latest version of the 100 page document to see how the proposed changes will impact you? Is it too complicated to read without an attorney?
- \* Is there a preference for institutional use over private property owner rights, or should they be equal under the law?
- \* Has the town provided an economic impact statement and a tax projection for the changes?

FOR MORE INFORMATION, VISIT  
[www.proprights.com](http://www.proprights.com)

