

Appendix B

March 5, 2008 Public Hearing Transcript

1 TOWN OF AMENIA
2 SPECIAL PLANNING BOARD MEETING
3 -----
4 Continued Public Hearing Re:
5 SILO RIDGE RESORT COMMUNITY
6 PUBLIC COMMENTS ON THE
7 DRAFT ENVIRONMENTAL IMPACT STATEMENT
8 -----

9
10 March 5, 2008
11 7:00 p.m.
12 Silo Ridge Country Club
13 Amenia, New York

13 PLANNING BOARD:
14 GEORGE FENN, Chairman
15 ANTHONY ROBUSTELLI
16 NINA PEEK
17 GINA MIGNOLA
18 JIM WALSH
19 JOSEPH FONTAINE
20 DAWN MARIE KLINGNER, Secretary

21 ALSO PRESENT: MICHAEL HAYES, Town Attorney
22 DR. MICHAEL KLEMENS, Consultant
23 MICHAEL SOYKA, Consultant
24 MARYANNE JOHNSON, Consultant

24 REPORTED BY: KAREN SCHMIEDER, CSR, RDR
Schmieder & Meister Inc.

2 this continuation of the public
3 hearing held in connection with the
4 development of the Silo Ridge Draft
5 Environmental Impact Statement.

6 The first part of the public
7 hearing was held in November, November
8 17th, and it was adjourned and this
9 date selected for the continuation of
10 that public hearing. The major event
11 that occurred in the meantime is the
12 development of the so-called Master
13 Development Plan, which is part of the
14 DEIS, but is somewhat severable from
15 it and kind of stands alone.

16 MR. ROBUSTELLI: He said he
17 can't hear you for the TV.

18 CHAIRMAN FENN: Oh. Thank
19 you.

20 I think that Michael Hayes,
21 our counsel, will give us a very short
22 history of this transaction so that
23 you'll have the background.

24 Mike, do you want this?

□

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1 MR. HAYES: Yes. All right,
2 at our first hearing in November I
3 gave a more detailed description of
4 all the events that led up to the
5 application reaching this point in the

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6 process. So for those people who were
7 here last time, I don't want to go
8 through quite that level of detail.
9 But for those people who may be fairly
10 new to the review of this project, I
11 want to give you some context for
12 understanding both the work that's
13 taken place to bring the project and
14 the review of the application to this
15 point as well as some sense of what
16 remains to be done after tonight.

17 The original application was
18 filed in May of 2003. It was replaced
19 by a revised proposal in June of 2005.
20 Both proposals essentially involved a
21 resort, hotel/resort component with
22 use of the golf course and townhouse
23 primarily and some single-family
24 houses.

4

1 In September of 2005 the
2 Planning Board became the lead agency
3 for this action, that means they are
4 lead agency principally responsible
5 for reviewing the project for purposes
6 of SEQR.

7 In September of 2005 the
8 Planning Board issued a positive
9 declaration finding that preparation
10 of a DEIS is appropriate. And in

11 October and November 2005 the Planning
12 Board conducted scoping. The purpose
13 of scoping is to identify those
14 potential environmental impacts that
15 need to be addressed in the DEIS.

16 In September of 2006 the
17 Applicant submitted its first proposed
18 DEIS. A DEIS being an initial
19 statement to provide a means for
20 involved agencies, project sponsors
21 and members of the public to
22 systematically consider potentially
23 significant adverse environmental
24 impacts as well as alternatives to the

5

1 proposed project and potential
2 mitigation of environmental impacts.

3 In November of 2006 the
4 Planning Board determined that that
5 DEIS was not adequate for public
6 review. In December of 2006 the
7 Applicant submitted a revised DEIS.
8 But then in February of 2007 the
9 Applicant withdrew its DEIS in order
10 to develop an alternative that we have
11 come to refer to as the TND
12 alternative. TND is short for
13 traditional neighborhood development
14 and refers to the development of a

15 compact and complete community that
16 includes single-family homes,
17 apartments or townhouses, work places,
18 shops, restaurants, hotels and
19 recreational facilities. The goal of
20 creating a pedestrian-oriented
21 environment in which residents and
22 those who work in the area can walk
23 comfortably between different land
24 uses and minimize the use of

6

1 automobiles in doing so.

2 In June of 2007 the
3 Applicant submitted its revised DEIS,
4 identifying the TND alternative as now
5 the preferred alternative for the
6 project. Between June and October of
7 2007, the Planning Board requested a
8 number of revisions to the DEIS, which
9 the Applicant provided.

10 In the meantime, in July of
11 2007 the new Comprehensive Plan update
12 and new Zoning Law were adopted by the
13 Town law and the zoning for this
14 property changed as a result of the
15 enactment of those two documents. The
16 underlying zoning for this property is
17 rural agricultural, but there's an
18 overlay district, resort development
19 that now permits this kind of mixed

20 use, traditional neighborhood
21 development community, subject to
22 certain environmental restrictions,
23 such as 80 percent minimum open space,
24 50 percent maximum impervious surface

7

1 and additional considerations.

2 In October 2007 the Planning
3 Board determined that the DEIS was now
4 adequate for the purposes of
5 commencing public review. It took the
6 necessary steps in terms of public
7 notice, making copies of the DEIS
8 available at Town Hall and at the
9 Amenia Library and making copies
10 available online, and also concluded
11 that it would be appropriate to hold a
12 public hearing. The Planning Board is
13 not obligated to conduct a public
14 hearing under SEQR, but it chose to do
15 so here, and that public hearing
16 commenced on November 17th, as George
17 indicated. A determination was made
18 by the Planning Board at that time to
19 keep the public hearing open, pending
20 submission of a Master Development
21 Plan or MDP for SEQR purposes.

22 The MDP is essentially a
23 conceptual site plan designed to help

1 the special use permit application
2 that will ultimately be reviewed in
3 the context of the hotel, the
4 conference center, the spa, the
5 restaurants once SEQR is completed.
6 So the MDP that the Planning Board
7 ultimately determined was necessary
8 for purposes of SEQR is not a
9 full-blown MDP; there will be a more
10 detailed MDP submitted at a later
11 stage when the Planning Board actually
12 takes up the special use permit
13 application itself. But for purposes
14 of SEQR review and in particular for
15 purposes of facilitating public
16 comment and the ability to take the
17 very bulky DEIS and bring it down into
18 a more workable document that doesn't
19 require the amount of effort at
20 cross-referencing that the DEIS can
21 require, the Planning Board did
22 require submission of an MDP.

23 Again, we went through the
24 process in December, January and

2 the proposed MDP, the Planning Board
3 coming back with requests for
4 revisions, and at its February 8th
5 meeting the Planning Board determined
6 that the MDP is now adequate for
7 purposes of SEQR review and scheduled
8 tonight's public hearing.

9 This public hearing was
10 advertised the same way the initial
11 public hearing was advertised. The
12 MDP has been circulated to the same
13 agencies that received the DEIS and
14 has been made available to the public
15 in the same manner as the DEIS,
16 including online.

17 For purposes of where we go
18 from here, at some point, whether it's
19 this evening or some point in the
20 future, the Planning Board will
21 determine there has been an adequate
22 opportunity for public comment, at
23 least in the context of public
24 hearings, and will close the public

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1 hearings. Whenever the public
2 hearings are closed, there will still
3 be a continued opportunity for written
4 comment to be received from the public
5 for another 20 days. So if the

6 hearing were to be closed tonight, the
7 written comment would continue to be
8 accepted through March 25th. And at
9 that point preparation of the FEIS,
10 that is the Final Environmental Impact
11 Statement will begin.

12 There is a court reporter
13 here who is taking down all of your
14 comments and questions word for word.
15 The same process was followed the last
16 hearing. To the extent you have
17 questions, they will be noted tonight.
18 You shouldn't expect that you're going
19 to get answers tonight. That will all
20 be part of the FEIS process.
21 Similarly, to the extent that you may
22 have given comments at the last public
23 hearing, if there is some new comment
24 that you want to make, you're

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1 certainly welcome to do so. To the
2 extent that your intent is to largely
3 reiterate comments as a point of
4 emphasis, I would just let you know
5 that in preparing the FEIS when the
6 same comment is received multiple
7 times, it is essentially just
8 paraphrased in one comment rather than
9 repeating the same thing over and
10 over. So if you did give a comment

11 last time and you have additional
12 information you'd like to provide
13 tonight or additional questions, we'd
14 certainly invite you to do so. But
15 there is really no need to repeat the
16 prior comments you've made, because we
17 have already recorded them and they
18 are essentially in the chute for
19 response in the FEIS process.

20 Once the FEIS is completed,
21 which in itself can take a lengthy
22 period of time, the Planning Board
23 will then circulate the FEIS to all
24 involved agencies. There will be

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1 another opportunity for public comment
2 or written comment a minimum of ten
3 days. After that has been completed
4 the Planning Board will issue its
5 findings statement and that will
6 likely conclude the SEQR process.

7 So I think with that -- I
8 don't know if there is anything else
9 that George needed to add about how
10 the hearing is going to operate
11 tonight, but I'll pass the microphone
12 down and find out.

13 CHAIRMAN FENN: I think
14 you've covered everything that I had

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15 in mind to say, Michael. Thank you
16 very much.

17 Dawn will administer the
18 list.

19 MS. KLINGNER: Tim Osborne.

20 MR. TIM OSBORNE: Tim
21 Osborne, Wassaic.

22 I am very much in favor of
23 the Silo Ridge Resort plans. Our town
24 has been espousing being business

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1 friendly for quite sometime now.
2 Amenia has shown nothing but contempt
3 for businesses.

4 To me we have a jewel in our
5 midst, that is Silo Ridge. We will
6 have job development through
7 construction. Once construction is
8 completed, jobs of various skill
9 levels will provide residents with
10 opportunities, and our local economy
11 will be provided a necessary boost.
12 Homeowners are currently overburdened
13 with property and school taxes. This
14 resort will provide a bonanza to lift
15 the burden from those who need it the
16 most.

17 The five years invested in
18 our Comprehensive Plan is all for
19 naught if there's nothing to bring

20 people to the downtown area. With the
21 wastewater plant hooked into it,
22 tourists will wander through the Main
23 Street. We will again see a need for
24 people to service these customers and

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1 increased tax revenues to help out.
2 To me this resort is a no-brainer.
3 Ameniam can simply keep
4 coming up with excuses to stop
5 everything or get with some smart
6 growth. We need to take some chances.
7 Silo Ridge has been a good neighbor
8 and friend for us for a long time.

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10 (Applause).

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12 MS. KLINGNER: Tom Werner.

13 MR. TOM WERNER: Tom Werner,
14 Ameniam.

15 The majority of the
16 residents of Ameniam are not opposed to
17 Silo Ridge Project, only its magnitude
18 and the protection of the viewshed.
19 The residents are entitled to a full
20 view of this project and a
21 presentation of a vector view or CAD,
22 commonly known as a 3D, from Route 44
23 north and south so they may view it in

24 depth.

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1 Most of the taxpayers in
2 Amenia are aware of my passion for the
3 Amenia recreation and work force
4 housing for the permanent residents as
5 compensation for services to the
6 community. These have not been
7 addressed to anyone's satisfaction.

8 Last but not least, a
9 project of this size must have a
10 sufficient bond that will ensure the
11 completion of all infrastructure and
12 cannot be released until totally
13 completed. Thank you.

14
15 (Applause).

16
17 MS. KLINGNER: Romia
18 Kimball.

19 MS. ROMIA KIMBALL: Hello.
20 I too worry about the magnitude of
21 this project. And while I think it is
22 a good idea, its size rather
23 overwhelms me, and I think it is
24 something we should consider very

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1 seriously in light of the fact that we
Page 13

2 are starting in on a recession. So I
3 have a few questions that pertain to
4 economic issues.

5 One is I think we need to
6 have some financial information about
7 this business group, since really
8 Amenia is going into business with
9 Silo Ridge in a way. How many
10 development projects has this group
11 done before? What has been their
12 success rate with these groups?

13 Also, and this is ignorance
14 on my part, have we done a study as to
15 how all these new people who will be
16 coming in to fill up 300-plus housing
17 units, how will this affect all of
18 Amenia's current and future
19 infrastructure which will have to be
20 created to support it? Do we have
21 enough fire engines? Do we need more
22 State Troopers? Is this going to have
23 a big effect on our school system?
24 Not to mention taxes.

17

1 And that's my last question,
2 which is we have to expand or create a
3 sewage system and water and all this
4 kind of stuff. Now, I know there are
5 no guarantees about the future, but as

6 you know, in January alone of this
7 year there were over 150,000
8 foreclosures in the United States.
9 And last year there were a million and
10 a half foreclosures in the United
11 States. This January there were more
12 foreclosures than there were houses
13 being built. And in light of this
14 economic environment, what happens to
15 Armenia if we have created all this
16 infrastructure for these 300 plus
17 housing units and not enough are sold
18 to provide the taxes to support it?
19 Are we in Armenia as taxpayers going to
20 be left holding the bag? And I know
21 you cannot guarantee that you're going
22 to sell all 350 or whatever it is
23 immediately, so we can get the tax
24 benefit from it, but these are some of

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1 the I think economically realistic
2 questions I think we should be asking
3 and looking at.
4 Because I think the United
5 States is facing an uncertain business
6 future at the moment. And while I
7 think this is a great project, I'm
8 wondering how we can protect
9 ourselves. Thank you so much.
10

11

(Applause.)

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MS. KLINGNER: Bill Carroll.

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MR. WILLIAM CARROLL: Good evening. My name is William Carroll.

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I am for this Silo Ridge Project; however, I do have a couple problems. One, for what they consider the loop lot or the horseshoe turn up here, I'm against anything being built there. I think that view should be saved forever, if it can be.

As far as the housing goes, I guess there's 300 some houses being

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proposed. I'm for people building. I would like to see it scaled back a little bit, that would be appropriate possibly with the Town. I don't know what that number is. I know the Planning Board has a big decision to make. But I think if this town is ever going to get sewer, we need Silo Ridge. Otherwise, we have talked about sewer in this town since I've lived here. That's been all my life. I just hope the project to the Town itself or the people that are going to be in the sewer district, that it

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15 won't be exorbitant. Because there
16 are a lot of senior citizens that
17 really can't afford it. So it has to
18 be held down a little bit if it can be
19 done. But if you don't have Silo
20 Ridge, you won't have a sewer project.
21 Amenia will never see it. I don't
22 believe it. That's my opinion.

23 I haven't made any other
24 public comments here, but I know that

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1 we are going to have building here,
2 then we are going to have building
3 over on the east side, Keane Stud.
4 And people are saying that you won't
5 be able to see the buildings over
6 there. I don't know. I haven't seen
7 their plan or whatever.

8 But Amenia needs something.
9 we need help, like every other town.
10 Taxes are going up, and it's just
11 getting out of sight.

12 I also wonder what is the
13 cost going to be to the Town, to the
14 fire district, to the highway, if it
15 is going to be any cost to them. Fire
16 district, yes. Highway, hopefully
17 not, because I hope the roads remain
18 private. I don't think the Town
19 should get involved with the roads

20 here.

21 There is a lot of rumors
22 going around. I just happened to ask
23 Bob Gainers about it tonight. I heard
24 that the DEC had turned down the

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1 wastewater, and he said no, that's not
2 true. So there's a lot of things that
3 we are hearing in town, and that's
4 like getting anything, rumors go
5 around.

6 But I think Silo Ridge, in
7 my opinion, has to get their
8 information out a little bit more to
9 the public. I don't think it's been
10 put out there well enough to inform us
11 of that.

12 But I know the Planning
13 Board has a big job, a big decision,
14 what they are going to do. But Amenia
15 needs something. We need a tax break.
16 And these houses, I don't know what
17 the costs are going to be, you know,
18 \$500,000, a million dollars, I don't
19 know. But we certainly need a tax
20 break in this town.

21 So the hotel, I'm in favor
22 of. I think it would be a boon for
23 the Town. You know, it will also be a

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22

1 come in to golf, to have golfing
2 packages, whatever.

3 And we also have to think of
4 our highways. Up on 44, you can see
5 where the road is crumbling right now.
6 Before we get any more traffic here --
7 and obviously, if we have the building
8 here we are going to get more traffic.
9 That's a no brainer.

10 So I guess there are a lot
11 of questions. I don't know, maybe
12 they have been answered. I haven't
13 really been following this like I
14 should have been. I just heard dribs
15 and drabs, but maybe some of my
16 questions have been repeated that
17 other people asked. But that's just
18 my opinion. Thank you.

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20 (Applause).

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22 MS. KLINGNER: Tonia
23 Shoumatoff.

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MS. TONIA SHOUMATOFF: Hello

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1 everybody. My comments are as a
Page 19

2 private citizen and resident of the
3 Town of Amenia and the hamlet of
4 Wassaic. Although I am the Housatonic
5 Valley Association Ten-Mile River
6 watershed Coordinator. We will be
7 making those comments in the next 20
8 days. So these comments are my
9 personal comments.

10 I first of all want to
11 compliment the Applicant, because I
12 did spend a couple of hours with the
13 EIS yesterday, for doing the most
14 comprehensive 20-bound booklet EIS
15 I've ever seen in the Town of Amenia.
16 And also I want to compliment them
17 for, you know, providing or offering
18 to provide a sewer for the Town, which
19 I think is a really important thing
20 and a wonderful opportunity.

21 The wastewater aspect of the
22 EIS is probably one of the most
23 interesting parts of it. I think the
24 fact of gray water reuse is really a

24

1 good idea. I do think that pumping
2 waste uphill is asking for trouble and
3 possible clogs, and that should be
4 reconsidered, the location of the
5 wastewater treatment plant.

6
7 had, just sort of looking at this
8 briefly, was the -- under the impacts
9 that the Applicant stated were
10 inevitable were 115 plus acres of
11 impervious surfaces on steep slopes.
12 And that's something I think should be
13 really seriously reconsidered by the
14 Town of Amenia and the Planning Board.
15 Because the state-of-the-art, with
16 low-impact development practices, is
17 especially on steep slopes to use
18 pervious surfaces that absorb the
19 runoff. There's wonderful little
20 cobblestones that can be placed in
21 sand so that that can be absorbed.
22 The roofs can also use pervious
23 surfaces. Rainwater can be harvested
24 and used for irrigation on the roofs.

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1 You can do rain gardens on roofs to
2 minimize runoff or near rain spouts.
3 When I mentioned these LID
4 practices, Dan Leary, the attorney,
5 had actually not heard of them. So
6 I've given him now a DVD which he's
7 promised to show the Applicant. I
8 would urge, because Maryland, Florida,
9 Massachusetts has much more
10 sophisticated LID practices which are

11 standard practices now throughout the
12 building business. And the USBG, the
13 LEEDS practices for the green building
14 association are much more
15 state-of-the-art. So if the Applicant
16 is going to claim to be an eco-tourism
17 hotel and green, they really should be
18 using these practices.

19 Also a part of the rain
20 gardens could be to consider planting
21 species that attract other desirable
22 species that would delight the
23 tourists, such as butterfly and
24 hummingbird gardens. Again, with the

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1 rain gardens on the roofs, you can
2 have a couple inches of soil on flat
3 roofs that absorb the runoff and also
4 provide insulation for heat and cold.
5 That's all I have to say about the LID
6 practices.

7 My other point is about the
8 lighting. I really feel strongly
9 because I live near the train station,
10 Metro-North. There is always this
11 kind of ominous red-orange glow
12 throughout the night. I don't quite
13 understand why there has to be so much
14 lighting all night long. I would urge

15 the Applicant to consider not having
16 lighting every 20 feet or every ten
17 feet or fifteen feet on the side
18 roads, because it is not only very
19 annoying for people who live nearby,
20 and it changes the balance of the
21 ecology, but it also affects the
22 Circadian rhythms of certain species.
23 I think you can speak to Dr. Klemens
24 about that. He would know which

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1 species are particularly affected, but
2 I'm sure the frogs and other species
3 are affected.

4 The other thing I would like
5 to say is the cumulative impact of all
6 the surrounding incoming resorts on
7 watershed and traffic should be very
8 carefully considered. I don't hear
9 any -- I get to go from town to town
10 to town. There's a 550 resort
11 community coming into Pawling. There
12 is 1400 homes coming into Dover for
13 Dover knolls. There's a thousand
14 units, 943 for the Carvel. The
15 cumulative impact of all of those on
16 the traffic and the watershed is not
17 being considered in these individual
18 EISS, and I would urge you to consider
19 that. And also consider the

20 competitive aspect of all these other
21 places are also going to be asking for
22 people to buy their properties and
23 invest in them. So this is not the
24 only one, and this has been a trend

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1 throughout the whole Hudson Valley.
2 So although I think it could be a
3 wonderful thing for Amenia to have
4 growth and to have a hotel and have
5 things come in, I think these are
6 considerations to keep in mind. Thank
7 you very much.

8

9 (Applause).

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11 MS. KLINGNER: Joe Herald.

12 MR. JOE HERALD: Hi, my name
13 is Joe Herald.

14 I think this is an
15 opportunity for Amenia here. I think
16 Silo Ridge is presenting an
17 opportunity for the kids. I think
18 they are presenting an opportunity for
19 families, and I think they are
20 presenting an opportunity for the Town
21 of Amenia to grow in a very smart way.

22 There's a lot of things --
23 you know, some people were asking

1 have on the schools and things of that
2 nature. I can tell you as a school
3 board member that we could absorb
4 quite a few more kids into our school
5 system without raising taxes and being
6 able to take care of them and provide
7 them a solid and sound education. So
8 that should be something that we don't
9 worry about.

10 As far school taxes and all
11 of that, \$5 million back into the
12 community towards school taxes and all
13 of that will help offset the burden
14 that's placed on the property tax
15 owners or the property tax owners
16 throughout the community or the
17 homeowners throughout the community.

18 The more we can bring in
19 business and the smarter we do it --
20 and I know as you go through this
21 there is still going to be oversight
22 on behalf of the Town and everybody
23 looking at this, but the waste
24 treatment plant and everything

1 provides an opportunity for the
Page 25

2 downtown area of Amenia to grow.
3 Right now we can't. You know, we
4 can't bring in real businesses. We
5 can't really do a lot. I've been in
6 the community about eleven years now,
7 and we have been talking about that
8 sewage treatment plant for the eleven
9 years I've been here. It would be
10 nice, and I'm in that district, so I
11 would be personally affected by it,
12 and I would pay for it, and that's
13 fine. It would help move the Town
14 forward. And if we are not moving
15 forward, if we are standing still, I
16 think we are actually moving
17 backwards.

18 So I think this is an
19 opportunity for the community and
20 especially for the kids, for the
21 families to keep people here, keeping
22 jobs here and allowing us an
23 opportunity to grow smart as a
24 community. That's all.

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1 (Applause).

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3 MS. KLINGNER: Craig Calan

4 MR. CALAN: No additional

5 comments right now.

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MS. KLINGNER: Gino

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Robustelli. Gino.

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Third call for Gino

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Robustelli.

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Michael Collins.

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MR. MICHAEL COLLINS: Hi.

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Michael Collins, Amenia.

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My family and I moved here

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about five years ago. And I hate to

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say it, but we've seen this town go

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nowhere. I've had people tell us that

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they have been looking at a sewer

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system for the last thirty years, so I

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can imagine that the five years that

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we have been here, not seeing a sewer

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shouldn't surprise anybody.

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When we moved here we

23

improved our little area of Main

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street. We helped our neighbor

□

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improve. We looked forward to having

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a nice little street there. And we

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have actually seen our quality of life

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decrease. On behalf of myself and my

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wife, my neighbor and every other

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business owner that I've spoken to, we

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think Silo Ridge would be great for

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the community. Thank you.

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(Applause).

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MS. KLINGNER: Steven

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Benardete.

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MR. STEVEN BENARDETE: I'm

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Steven Benardete, Amenia.

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I want to comment on two

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broad issues. One is the financial

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and market feasibility of this

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project, and the second is just to ask

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some questions, raise some issues

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about what is open space.

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I don't know whether I'm in

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favor of this project or not. And

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part of the reason is it is so big and

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so complicated and the documents are

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so complicated, it is just difficult

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for any one of us to really figure out

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what's going on. I think we are all

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in favor of construction jobs. We are

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all in favor of jobs that are going to

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be created for hotel services,

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maintenance, whatever jobs are going

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to come from having all these new

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residents. We are all in favor of

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improving the tax base. We do see the

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tax burden on the existing citizens.

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I think most of us like the

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idea of bringing people with money

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15 into the Town who will spend money,
16 maybe revive some business and rebuild
17 some new businesses. But what we
18 don't know is if that's what we are
19 going to get, and that's the real
20 problem.

21 I go back to these
22 documents, I look at bits and pieces
23 of it, and I have to say my intuition
24 is the project just doesn't make

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1 sense. It doesn't make economic
2 sense. We all know and have been
3 reading about the problems in the
4 housing market and the mortgage
5 market. When you think about golf
6 course development, really high-end in
7 northeast part of the United States
8 where the season is fairly short, it's
9 just hard to imagine that working.

10 Somebody mentioned competing
11 developments, but nobody I don't think
12 talked about the big development in
13 Pine Plains. The Carvel golf course
14 they want to put in a thousand
15 comparable units, maybe slightly down
16 market from this, but it's many ways
17 comparable units.

18 Somebody made a comment
19 about the principal's track record.

20 If you take a look -- and I pulled it
21 out of one of these documents -- if
22 you take a look at the number of units
23 that are being proposed and the
24 estimated price of those units, you're

35

1 talking about a market value of \$1.2
2 billion of residential real estate
3 alone. I mean that is a massive
4 project.

5 So as I think about it, it
6 seems to me that we can do our
7 analysis, we being the Town board, the
8 Planning Board, hire on our experts.
9 Silo Ridge is going to do their
10 analysis, but we can't afford to be
11 wrong. We can't afford to take the
12 chance that the analysis that Silo
13 Ridge presents, which is in my opinion
14 very, very rosy, turns out to be wrong
15 and we end up with the burden.

16 So what does that mean? I
17 think what that means is rather than
18 debating whether it makes sense,
19 whether it doesn't make sense, whether
20 it is economically viable or not
21 economically viable, I think we just
22 need to put things into place that
23 will protect the Town. The first

030508 Silo Ridge PH.txt
24 thing -- and some of these may have

36

1 precedent in other projects, some of
2 these may be wild and crazy, but the
3 first thing I would like to do is
4 think about challenging the Silo Ridge
5 developers as to whether or not they
6 really do believe this is a viable
7 project. You know, deep down inside,
8 I don't know what their motivation is,
9 but I don't think if they got the
10 approval today that they would be
11 breaking ground any time soon. I
12 think they look at this particular
13 project in similar ways that I'm
14 looking at it. So I wonder if there's
15 a way for them to put up some type of
16 a financial bond that would be
17 forfeited if the project was not
18 started and certain basic milestones
19 were not completed in a reasonable
20 period of time.

21 Second, assuming they do
22 start the project, I think the types
23 of bonds that need to be put in place
24 are not just for the typical things,

37

1 you know, damage to roads and other
Page 31

2 infrastructure, but we need to think
3 about whether there are ways to assure
4 the financial viability of this
5 project to the people in the Town.

6 Are there ways to protect
7 how many students are actually going
8 to be in our school district? You
9 know, the presentations all make the
10 assumptions these are second homes;
11 none of these people are going to be
12 taking advantage of the schools. It's
13 all free taxes. That would be great.
14 But what happens if it turns out those
15 are not the people who buy it. What
16 if it turns out people who buy it have
17 two or three kids and the taxes that
18 are being paid are not sufficient to
19 cover the incremental costs?

20 There's an issue I raised at
21 the last public hearing which has to
22 do with the advantageous real estate
23 tax treatment of condominiums and what
24 that means for the taxes that are

38

1 actually going to be paid. So there
2 are a lot of questions here. I would
3 like to see some financial bonding
4 type structure put in place that
5 protects the Town against the

030508 Silo Ridge PH.txt
6 financial consequences of this
7 project.

8 I just think this project is
9 just too big for us to be wrong. If
10 it was small and we were wrong, you
11 know, each one of us, it would be a
12 little bite in our tax bill. But the
13 scope of this project if we are wrong,
14 we are all going to pay very, very
15 dearly. And I don't think we should
16 be asked to do that.

17 The second issue I want to
18 address is open space. I looked at
19 the map that was presented in the
20 Master Development Plan for open
21 space. I sort of roughly overlaid it
22 on another map that I found that had
23 some topographical lines on it. It
24 seems to me that a substantial part of

39

1 the open space are steep slopes. Some
2 of it is wetlands. Some of it is the
3 golf course. And my question to the
4 Planning Board and part of it may be
5 is also to the Comprehensive Plan
6 Committee is what is the spirit of
7 this open space requirement? When we
8 talk about putting aside 80 percent
9 open space, should that not be 80
10 percent of buildable land? Do you

11 sort of get a free ride by buying all
12 this ridgeline unbuildable land and
13 including that in your calculation? I
14 don't know if that -- that's just my
15 opinion. But I think it is a
16 fundamental question which needs to be
17 addressed by the Planning Board maybe
18 in consultation with the Comprehensive
19 Plan Committee. But it seems to me as
20 if there's a lot of sort of jiggling
21 of numbers here to qualify for the 80
22 percent open space by including things
23 like unbuildable lands, like wetlands
24 and steep slopes.

□

40

1 As I think about open space,
2 I also would like the Planning Board
3 to be thinking about what is the
4 purpose of preserving open space. Is
5 it purely for viewshed, in which case
6 maybe a golf course is reasonable to
7 qualify. Are we talking about habitat
8 where a golf course is going to
9 create, you know, fragmented habitats.
10 I think these are all questions that
11 need to be addressed in the basic
12 decision as to whether or not the
13 proposal really qualifies under the
14 resort overlay. Thank you.

15

16

(Applause).

17

18

MS. KLINGNER: Mark Doyle.

19

MR. MARK DOYLE: Good

20

evening. I just have a comment to

21

make that really refers to the early

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planning and intent that came through

23

from CEPAC. My concern is that in

24

order to protect the Town and protect

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1

the developer against challenges

2

essentially, and of course for our own

3

future that this project does need to

4

meet -- obviously it needs to meet the

5

letter of the law in terms of the

6

Resort Development Overlay

7

requirements. It is actually

8

121.18(a) under the purpose. The last

9

sentence there says: In exchange for

10

granting permission for the use,

11

flexibility and more intensive

12

development than is allowed by the

13

underlying zoning, the Town seeks to

14

achieve significant protection of open

15

space resources, especially scenic

16

viewsheds, ridgelines, water resources

17

and ecosystems.

18

And so this does feed

19

somewhat into the prior question,

20 although my objective here was to
21 amplify -- to emphasize the importance
22 of the viewshed and the ridgeline
23 specifically as Bill Carroll brought
24 up, you know, the Route 44, the

42

1 horseshoe, there is quite a
2 significant development that is
3 proposed on the north of that. And
4 I'm speaking not just of the winery,
5 but also the condos that are designed
6 there for the third phase. To say it
7 outright, I think those condos should
8 definitely not be there. And the
9 winery, as it's been said before,
10 should be moved to somewhere around
11 the Miller house location, off on that
12 new lot, which would be a very
13 attractive location and would enjoy
14 the same view as where it's currently
15 proposed. But I think it would have
16 less impact on the area.

17 And feeding in from that, I
18 do want to say that it's my opinion
19 that the Applicant or the Town, it
20 doesn't really matter whom, should
21 prepare a visualization, a digital
22 visualization of this project. There
23 is a ton of software, there are a lot

030508 Silo Ridge PH.txt
24 of people who do this, I'm sure their

43

1 own consultants do this, but we could
2 also hire an outside company. Carvel
3 in fact had somebody -- well, for the
4 Carvel project in fact there was
5 somebody who did just this, and it
6 allows you digitally, that is you're
7 looking at a computer to essentially
8 fly through the area. You could place
9 yourself on a road or in fact in the
10 air and see visually in a 3D
11 representation what the impact is of
12 those structures. It's a bit of a
13 simplification. You're not going to
14 see all the detail of the architecture
15 and so on, but to show you the bulk of
16 those structures. It's not
17 complicated. And I think the
18 Applicant should allow us townspeople
19 to view that kind of thing. Thank
20 you.

21
22 (Applause).

23
24 MS. KLINGNER: Rudy

44

1 Eschbach.

2 MR. FUDY ESCHBACH: Good
3 evening. I'm speaking as a private
4 citizen and not in any way connected
5 to a position I hold in the Town.

6 I was recently in receipt of
7 the results of a formal review of the
8 DEIS for this project by a group that
9 reviews all applications in the
10 Greenway in the Hudson Valley. One of
11 the issues raised was the possible
12 addition of students to the webatuck
13 district, and we may not and they may
14 not have reviewed this carefully
15 enough.

16 I just want to supplement
17 something Joe Herald has said before.
18 Not being totally familiar with this,
19 I went and spent considerable time
20 with the school superintendent to
21 understand this issue. Presently
22 there are 907 students in the webatuck
23 district, 40 of whom are educated off
24 sight, leaving 860 some odd who are

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1 physically on site being educated
2 there. I asked him what would be the
3 impact of 108 new students coming into
4 the district, and he said how soon can
5 you send them here? The rationale

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6 being the school was designed to
7 handle between 1100 and 1200 students
8 full-time on site, and they are now
9 down below 900. And the efficiencies
10 go way down when you get into that
11 kind of a ratio. So it would actually
12 benefit the school to increase the
13 population there so the efficiency
14 would go up. He assured me that if
15 even 300 new students came into the
16 school system, there would be
17 virtually zero capital outlay to
18 handle that additional number of
19 students. The addition being maybe
20 some staff. So I just wanted to share
21 what I had learned to the public after
22 seeing the concern raised by the
23 review of the DEIS. Thank you.
24

□

46

1 (Applause).

2

3 MS. KLINGNER: Dave
4 MacMillan. We'll come back to him
5 when he comes into the room. Wayne
6 Euvard.

7 MR. WAYNE EUVARD: Wayne
8 Euvard, E-U-V-A-R-D.

9 And I probably didn't want
10 to follow Dave anyway, so better to be

11 before him.

12 Basically, I grew up on my
13 parents' dairy farm in Amenia Union.
14 I owned my own home here in Amenia for
15 thirty years. I've heard talk tonight
16 about needing a sewer for five years,
17 eleven years. It's probably been
18 talked about for about forty years.
19 As I look around, there's a lot of us
20 that were around forty years ago when
21 downtown Amenia was a vibrant, busy
22 business area. We had the Delaverne,
23 the Brookside, we had the department
24 stores, grocery stores, two

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1 pharmacies, barber shops, little
2 restaurants, car dealerships -- not
3 tractor supply, but a tractor dealer.
4 So we were very busy. As I heard, I
5 think Bill said, yeah, we lost that.

6 If you look into the Master
7 Plan and to the new Comprehensive
8 Plan, it all says we need a sewer.
9 And I think with this project, the way
10 Silo Ridge is going about, they are
11 offering to build a sewage treatment
12 plant that will have the capacity to
13 accept the wastewater from a district
14 that the Town is going to develop in

030508 Silo Ridge PH.txt
15 the hamlet.

16 We have a wastewater
17 committee that meets almost every
18 Monday night. The next meeting is
19 Monday the 10th at 5:00 o'clock at
20 Town Hall. They are working
21 diligently to get this project going.
22 If we didn't have Silo Ridge building
23 the treatment plant, I believe the
24 cost would be exorbitant, and I don't

48

1 believe it would pass. This way, with
2 Silo Ridge saving the residents
3 probably over \$2 million, the people
4 in this district will have to pay for
5 what they call the transportation,
6 that's the piping and the pumping of
7 the sewage. This way, spread over the
8 businesses and the residents, I
9 believe it can be affordable and will
10 bring back the Amenia that I knew.

11 Also, a project like Silo
12 Ridge is definitely going to bring
13 taxes to our town, the county and the
14 school district. I'm certainly glad
15 to hear what Rudy said, the school can
16 take 300 students. I think that's
17 terrific. It's also going to promote
18 jobs. During the construction phase,
19 it's not going to be all local people,

20 but it is going to be people here in
21 the community spending money. Once
22 the project is built, there's going to
23 be jobs here. There is going to be a
24 payroll; people are going to spend it

49

1 within our community. To me it just
2 seems like a win-win situation. I
3 believe when this project is completed
4 I'd have friends or relatives come
5 visit, and I'd be very proud to bring
6 them down and give them a tour. Thank
7 you very much.

8

9 (Applause).

10

11 MS. KLINGNER: Dave is back.

12 MR. DAVID MacMILLAN: Good
13 evening. I apologize to the Board and
14 to the public. I had to use the men's
15 room, and I missed my turn.

16 My name is Dave MacMillan,
17 and I'm from the Town of Northeast.
18 And I just wanted to reiterate what a
19 lot of people have said here already.
20 But I personally believe that this
21 particular project here is good for
22 not only for Amenia and Wassaucott, but
23 it's good for the entire area, whether

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it be Millerton or Dover or Millbrook.

24

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1 Much like your supervisor
2 just said, not only will it build
3 construction jobs, it's going to build
4 a lot of jobs both full-time and
5 part-time. As I got involved with
6 some of the things in the past couple
7 of weeks with the webatuck School
8 District and I saw our young people
9 playing basketball and doing different
10 things, I wonder what their future is
11 to come back to an area like this.
12 And I wonder when they are in high
13 school what their future is trying to
14 get a job around here, because there
15 are no part-time jobs or very few
16 part-time jobs for the students to go
17 out and get into the business world.

18 I personally believe that
19 the group here from Silo Ridge -- I've
20 looked over their plans, I've been on
21 the Internet, I've read their studies.
22 I think for the Planning Board here, I
23 think you've asked them some
24 questions, and they've came back, from

51

1 what I see, and changed some of their
 Page 43

2 designs to promote some of that view
3 that everybody is talking about up on
4 44. And certainly everybody would
5 want to keep that the way it is.

6 As I drove home from the
7 Culinary Institute today I came slow
8 down around that corner, and you can't
9 even see this building. And I can't
10 imagine you're going to see any houses
11 wherever they are going to be built
12 here, because they will be done over
13 the slope, and you'll still have that
14 whole view over there.

15 On a personal level, I was
16 interested in a comment before about
17 what has Silo Ridge done for the
18 community, and I can personally attest
19 to that. I want to say that to get an
20 organization in here, to find Robbie
21 Cantors and his staff, not only him
22 but the ownership of the country club
23 and the developer of this group, I
24 think they've done tremendous for our

□

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1 area.

2 I know I went to your Amenia
3 baseball program here one or two years
4 ago and they redid all the sod down
5 there free of charge for the Town, and

030508 Silo Ridge PH.txt
6 they helped landscape it. I know
7 personally for the country food drive,
8 which I'm the president of, they've
9 offered this site here for two years
10 in a row and allowed us to raise
11 \$200,000 two times free of charge.
12 They lent us their building, their
13 staff, they supplied the food. I know
14 I've been here to a golf tournament
15 with the McElroy Foundation; it's a
16 little boy that died of cancer, and
17 his mom and dad started a foundation
18 in his name. And I know they have
19 done a tremendous thing to help raise
20 money for that foundation. I know the
21 Maplebrook School right here in Amenia
22 comes down here and has a tournament
23 which I have donated money to. And I
24 know they do a tremendous job helping

53

1 them out. So to get an organization
2 like this on board in this community,
3 I think it is a win-win situation.
4 And I can reiterate what everybody
5 else has said here. It is a win-win
6 situation for everybody here.

7 They are going to be using
8 Jack's Auto Service when they have a
9 flat tire. Cumberland Farms when they
10 want a cup of coffee, Gino

11 Robustelli's place down there.
12 They'll be stopping here. It is just
13 something that the Board -- even
14 though I'm not a resident of Amenia --
15 should consider the impact it is going
16 to have on schools, on everything, and
17 it is going to be a positive
18 situation. Thank you very much.

19

20 (Applause).

21

22 MS. KLINGNER: Alan Gamble.

23 MR. ALAN GAMBLE: Good

24 evening. My name is Alan Gamble.

□

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1 I've lived in Amenia for over 30
2 years. I've raised two great kids
3 here. My wife grew up in Amenia and
4 spent most of her working career as a
5 first grade teacher at the Amenia
6 Elementary School.

7 As an engineer I believe
8 that I understand the technical
9 aspects and interdependencies of
10 construction support systems.

11 As President of the Amenia
12 Free Library Association and as
13 Treasurer and past president of the
14 Amenia Lyons Club, I've had the

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15 privilege to meet with hundreds of our
16 citizens and to work to bring together
17 resources toward making Amenia the
18 best place to live and raise a family
19 that I can do.

20 Tonight I am speaking for
21 myself, and I am speaking in support
22 of the planned Silo Ridge Project.
23 Let me share my vision. I see the
24 blending of the art of world class

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1 architecture and the beauty of this
2 great valley, not concrete, steel and
3 glass monoliths, not cookie-cutter
4 housing development, not massive
5 excavations to flatten the contours of
6 a lush hillside in order to make
7 construction easier and cheaper, but a
8 thoughtful, artistic use of colors and
9 design elements that will enhance our
10 town. I see a winery, hotel and
11 housing units whose style and colors
12 blend into the landscape. Through the
13 efforts of engineers and architects to
14 work with the landscape and its
15 contours, I am convinced they will
16 make for a development that, as the
17 welcoming sign to Amenia says, is
18 pleasing to the eye.

19 I see the expansion of a
Page 47

20 public library becoming feasible by
21 the creation of a municipal sewer
22 system. Hundreds of new patrons to
23 serve and to be potential donors and
24 volunteers. New ideas, new cultures

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1 and excitement in the growth of the
2 Main Street area that will surely
3 become a vibrant part of daily life.
4 I see a massive increase in the tax
5 base both from the Silo Ridge
6 development and the accompanying
7 revitalization of Main Street and
8 jobs. More of our children, the
9 people in whom we have invested our
10 school taxes, able to make the choice
11 to stay here where they have grown up
12 and where they have flourished. And
13 more jobs are people from outside our
14 town spending their dollars here with
15 our merchants.

16 I see the demographics of
17 the development leading only to
18 moderate growth of our school district
19 and of town services. The enhanced
20 tax base will reduce the burden on
21 existing taxpayers when it is time to
22 fund the new firehouse, Town Hall and
23 expansion of recreational facilities.

1 approaching retirement and have
2 dreamed of a life free of the chores
3 of maintaining a home and property as
4 we get older. I see the possibility
5 of staying in this beautiful area,
6 living in the midst of a golf
7 community and keeping our friends and
8 community ties that are so dear to us.

9 So that's a snapshot of my
10 vision. Of course the path to the
11 future will have a few potholes. I am
12 not so naive as to think otherwise.
13 But should we be afraid of the
14 challenges that face us? I think not.
15 Silo Ridge has presented this town
16 with an amazing opportunity. They
17 have been a tremendous asset to Amenia
18 for many years. They have not simply
19 uttered hollow words but have taken
20 solid actions to generously support
21 and enhance our town.

22 I support the Silo Ridge
23 Project and eagerly await the
24 fulfillment of my visions. Thank you.

2 MS. KLINGNER: Miss
3 Faulkner.

4 MS. LIZ FAULKNER: My name
5 is Liz Faulkner, and I am an Amenia
6 resident. I rented here for almost
7 fourteen years, and I'm now a proud
8 homeowner in Amenia. And my comments
9 are really personal.

10 I love this town, and I
11 think when I consider developing here,
12 which I think is a good idea, it's
13 needed. Somebody talked about
14 developments in different towns around
15 here in the region, but I have to say
16 that this place is so special. I mean
17 it's like a jewel in the crown. So I
18 think for me personally it's so
19 important to recognize that what we
20 have, the strongest thing that we have
21 is how incredibly beautiful and
22 special this place is. I think
23 everyone here knows that from the
24 newest newcomers to the many people

□

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1 that have been here and whose families
2 have been here for generations.

3 So my first comment has to
4 do with Delaverne Hill, the horseshoe
5 curve. For me the idea of putting

6 something there is sort of the
7 equivalent of putting a top hat on the
8 Statue of Liberty. That curve, that
9 viewpoint there is more than a hill,
10 it's more than a piece of land. It is
11 an icon. It is an iconic piece of
12 land. And that's not just in an
13 ideological sense. It is what says
14 this is our home, this is Amenia. And
15 everybody that has been here feels
16 that way when they go up that hill and
17 when they come down that hill. And
18 people from here and people from all
19 over the world, when they come to
20 Amenia they look down that hill, and
21 they say ah, here we are, we are in
22 Amenia. So that's very important,
23 just as the Statue of Liberty is
24 important to New York. It is

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1 important that we totally honor and
2 respect that piece of property.

3 In any case, my other
4 concern has to do with the intent, the
5 true intentions of the developers.
6 First, I am concerned that the center
7 of Amenia now, the Town itself, it
8 does not become like the neglected
9 child if Silo Ridge is developed. I
10 hope that the nature of the Town is

11 considered as well as any type of
12 development that happens at Silo
13 Ridge, so that the Town center remains
14 a bustling place. The energy at Silo
15 Ridge doesn't suck away the core of
16 the Town.

17 My other concern is that as
18 this development takes place, will the
19 developers use their capacity, do they
20 have the capacity and are they willing
21 to use their resources to really
22 research alternatives, the best
23 practice. And a lot of people have
24 talked about that in terms of green

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1 building and so forth. But I feel
2 that this time now is a total
3 opportunity, because both from a
4 technological point of view and an
5 economic point of view, it's not a
6 pipe dream anymore. It is possible,
7 and it's not only possible, but it's
8 economically viable to build things in
9 a sustainable way. We could not only
10 have a development that attracts more
11 people, we can have a development that
12 shows the entire country, if not the
13 world, this is how to do it. There's
14 many, many resources and expertise out

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there to do this.

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My question is: Are the
developers willing to put the energy
and the time and the money into
finding best practice? What have they
done before? Yes, that's a very good
question. But regardless of what
they've done before, are they willing
now to do it the best way, so we don't
just say we have a new golf course and

62

1 we have a new this and that, but we
2 have the very best one. We have the
3 best that we possibly can have. And I
4 don't see why we shouldn't expect
5 that.

6 Again, my final concern is
7 in terms of the intention of the
8 developers, the intent. Are they
9 willing -- and I want to thank you for
10 allowing me to speak -- and are they
11 willing to continue this process of
12 participation and allowing the
13 incredible passion and enthusiasm,
14 intelligence of this community, the
15 diversity of views and the resources
16 here, are they willing to continue to
17 allow us to participate to the fullest
18 in contributing and making it the very
19 best that we can? Thank you.

20

21

(Applause).

22

23

MS. KLINGNER: Elizabeth

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Whaley.

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1

Cheryl Morse.

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MS. CHERYL MORSE: Good

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evening. I'm Cheryl Morse, an Amenia

4

citizen.

5

I know agricultural

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chemicals pretty well. I studied them

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in school for a pretty long time, and

8

at one time I was a commercial

9

applicator and I gave them up.

10

Although I think in some ways this

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will be a really good project for the

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Town, I do have some concerns about

13

the impact of disturbing a golf course

14

that may have toxic chemical pesticide

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residues residing in the soil, given

16

practices that were used during the

17

time that the golf course was

18

originally constructed. And the

19

impact that disturbing those soils

20

could have on the aquatic environment

21

in the area.

22

I had done some research

23

back in some old textbooks and notes

030508 Silo Ridge PH.txt
24 that I had about turf management. In

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1 looking some things up on the
2 Internet, I came across a wonderful
3 study done by an organization called
4 the Community and Environmental
5 Defense Services. They raised a lot
6 of issues, but in this document, the
7 studies that were done in a number of
8 golf courses across the country were
9 studied, and they looked at the
10 construction of new golf courses and
11 also the reconstruction of golf
12 courses that had been around for two
13 and three decades. And the nice thing
14 about this study -- and I forwarded it
15 to members of the Town Board and the
16 Planning Board and members of the CAC
17 so that they could review it. They
18 also give recommendations to mitigate
19 some of those issues. They have a web
20 site it is www.CEDS.org. I would urge
21 everybody in town if they have access
22 to a computer to look at that study.
23 In addition, if these Millbrook
24 ventures people would like it, I did

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1 bring an extra copy so that they could
Page 55

2 review the document. But given the
3 movement of pesticides through the
4 water and through different kinds of
5 soils, I think there needs to be
6 consideration with regard to the
7 impact of disturbing those soils and
8 the construction that will take place
9 here.

10 So I urge all the members of
11 the Planning Board to take into
12 consideration this study and discuss
13 those issues with the people from
14 Millbrook Ventures.

15 We desperately need a sewer
16 system. I don't see how there could
17 be any future development in the
18 village if we don't do something. And
19 I don't see how new businesses can
20 come in, because what was acceptable
21 in the past doesn't work here now.

22 Another issue that I have
23 concern about is the erosion and
24 sedimentation and the effect on the

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1 aquatic organisms in the environment.
2 And the title of this document is
3 called Protecting the Aquatic
4 Environment From the Effects of Golf
5 Courses. And it's a really good

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6 study, state-of-the-art. The group is
7 from Maryland, and Maryland has really
8 been doing some incredible
9 ground-breaking construction with
10 regard to stormwater runoff and
11 construction and development relating
12 to these sorts of issues. And so I
13 would urge everyone to look at this.

14 I was going to go into some
15 more detail about what's enclosed in
16 the study and so forth and so on, the
17 effect on fish, issues with erosion,
18 channeling, the toxic residue over
19 load going in and leaching into the
20 waterways, but I think anyone who
21 could read this, and it's written in
22 lay terms, that most people would
23 really understand. It also offers a
24 lot of scientific information but in

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1 clearly written plain language. You
2 don't have to have an engineering
3 degree to understand it. It's written
4 for citizens who are looking into
5 these kind of land issues.

6 So while I'm not completely
7 opposed to the project, I do have
8 concerns about the environment and how
9 that kind of construction and
10 revamping the golf course will affect

11 the nature of things here.
12 The other thing is those
13 chemical pesticides, if the turf grass
14 is converted to residential lawns,
15 they can be toxic to children and
16 pets. So those are things that we
17 really need to think about. So I'd
18 urge people to go look at this study.
19 You have 20 days to get any written
20 comments in and weigh that as well as
21 the other issues. Thank you.

22

23 (Applause).

24

□

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1 MS. KLINGNER: Bartle Bull.

2 MR. BARTLE BULL: My name is
3 Bartle Bull. I'm a long-time Amenia
4 resident. I would like to ask is Mr.
5 Garofalo, the leader of this project,
6 here this evening? If you were here,
7 I would like to invite him to play
8 golf with me tomorrow, and I expect
9 he'd say no. The reason for that
10 isn't that he doesn't live here like
11 the rest of us, and the reason isn't
12 that he probably doesn't like us.
13 Although I don't know how friendly
14 this gilded enclave with its security

15 guards and passwords and so on, I
16 don't know how friendly that is. The
17 reason that he can't play golf with me
18 tomorrow is that you can't play golf
19 tomorrow. You can't play golf here
20 for nigh on six months of the year,
21 because of this winter of ours.

22 I'm sure a few of us in this
23 room have been down south, maybe to
24 Florida, maybe to the Carolinas, maybe

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1 to Arizona. And one thing you would
2 have done down there possibly is play
3 golf. You would have seen some
4 sunshine. Another thing you would
5 have seen is the carcasses of the tens
6 of thousands of projects exactly like
7 this one that are all around this
8 country.

9 Ladies and gentlemen, I'm
10 sure you all know that we are in an
11 economic crisis right now. It is
12 called the mortgage crisis, right. It
13 is based on real estate. It is based
14 on things exactly like this in places
15 where they have a much, much higher
16 likelihood of succeeding.

17 we all want free sewage. We
18 all want more jobs. But ladies and
19 gentlemen, make no mistake, we are

20 taking an enormous risk backing anyone
21 for a project that's been failing
22 around the country at a time when
23 those failures are so widespread and
24 so enormous, so severe that we are

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1 about to see a change of government
2 over this stuff. If Warren Buffet and
3 Mother Theresa came to us with this
4 project and told us it was a good
5 idea, I would recommend that all of
6 you, with so much at stake for all of
7 us and our families, I would recommend
8 all of you be very, very careful.
9 Unfortunately, the people behind this
10 project are neither Warren Buffet and
11 certainly not Mother Theresa.

12 They are very well-known for
13 their last disaster. When was last
14 time the country went through a crisis
15 like this one, it was around eight
16 years ago. It was called the Internet
17 crisis. If you had bought Mr.
18 Garofalo's project that made him --
19 stock in his business that made him
20 rich enough to pay for these thousands
21 of pages that are confusing, had you
22 guys bought that, and I'm sure many of
23 us did participate in that stock,

1 funds would have all been in it. You
2 would have lost your shirt.

3 Now, it is too cold up here
4 to play golf today. It is much too
5 cold for all of us to lose our shirts,
6 however important smart growth might
7 be. This is very, very dangerous.

8 So now to be specific to the
9 Board here. First of all, thank all
10 of you for your time. You do a great
11 job for this town. To be specific, I
12 would like you guys, if you can,
13 please, to look into the real
14 likelihood and the proper economic
15 context of the success or failure of
16 this thing. \$1.4 billion real estate
17 project here, when they are failing on
18 the basis of golf in places where you
19 can play golf, A).

20 B) what is -- because we are
21 going to be left, each of those tens
22 of thousands of American towns in the
23 sun belt that have seen these failures
24 heard the same promise about sewage,

1 about their tax burden being
Page 61

2 lightened, beautiful new schools, busy
3 libraries, people strolling down their
4 beautiful main streets like ours. We
5 must look at the worst-case scenario,
6 because the likelihood is enormous.
7 Not just because of Mr. Garofalo, but
8 because of the project he's trying to
9 do here. At the worst-case scenario
10 what is it? Please, we ask of you,
11 the Board, what is it going to cost us
12 or what might it cost us should the
13 most likely outcome, which is failure,
14 happen? Thank you.

15

16 (Applause).

17

18 MS. KLINGNER: Jack Gregory.

19 MR. JACK GREGORY: Hi, I'm
20 Jack Gregory. I live in Amenia.

21 I think this would be a
22 great project for Amenia. It is going
23 to help us probably grow. It is going
24 to do a lot for Amenia, especially for

□

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1 downtown. We get a sewer system. I
2 think it is just going to be a
3 wonderful thing. I think they should
4 actually go for it. The guy wants to
5 spend his money here, let's let him do

6 it. Thank you.

7

8 (Applause).

9

10 MS. KLINGNER: Pete Claire.

11 MR. PETER CLAIRE: Hey,

12 everybody.

13 well, I guess it is really a
14 matter do you look at the glass is
15 half full or half empty. I heard
16 somebody just mention it really sounds
17 like he's looking at it as half empty.
18 I see this as half full. Actually, I
19 see this as a full cup of water here.
20 How could you not see this project as
21 benefiting the Town as a whole. The
22 Town isn't financing this project, so
23 I'm not too sure what the concerns
24 were about if this doesn't work out.

□

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1 The Town is not going to lose out
2 because we didn't finance the whole
3 project. So the gentleman's argument
4 before I really wasn't too clear about
5 it.

6 But I just spent a couple
7 days up at Hunter Mountain, and to see
8 how a central -- the season like
9 Hunter Mountain, now if Hunter
10 Mountain wasn't up there, that town

11 would be nothing. But because of one
12 focal point, you have a thriving town
13 up there. Probably 50, 60 restaurants
14 up there. This project won't be to
15 that capacity, but our Master Plan
16 needs something to build around. This
17 is the project to build around,
18 because it is going to bring people
19 here. It is going to be a tourist
20 attraction. People are going to see
21 traffic coming through this town, and
22 now you're going to want other people
23 to invest in our town, our hamlet and
24 we'll see more restaurants and things

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1 like that. But not to want to see
2 this project go through, I would shake
3 my head. Because let's not be the
4 Town where time forgot. It has been
5 this way for way too long, all right.
6 We see it now. My oldest can't find a
7 job around here. It's absolutely
8 ridiculous. We need something to
9 bring jobs in here. And if this is
10 the focal point, then this is the
11 focal point.

12 It is their money also. So
13 if anybody is going to lose out, it is
14 them. If they end up leaving behind a

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15 sewer plant, well, great, you know. I
16 think if I bought a house after
17 somebody obviously just moved out, I
18 move in and I find a bag of 20s in
19 there, I lucked out on it, you know,
20 they forgot it. But we all need to
21 get behind this project, because if we
22 don't, then don't complain when
23 nothing goes on here anymore.
24 I hope everybody goes get

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1 behind it. I think you guys are doing
2 a good job. We need something to kick
3 start this Master Plan into high gear.
4 So go Silo Ridge.

5
6 (Applause).

7
8 MS. KLINGNER: Elizabeth,
9 are you ready?

10 MS. ELIZABETH WHALEY: Hi,
11 I'm Elizabeth Whaley, and I live in
12 Wassaic. I'm a member of the
13 Conservation Advisory Council for the
14 Town, but I'm only speaking as a
15 member of the Town of Amenia and not
16 on behalf of the committee.

17 I've lived in the Harlem
18 Valley for 28 years, 18 of which
19 have been in Amenia. I spoke at the

20 last public hearing in November. And
21 I do have an additional comment, since
22 I've been attending the last six
23 Planning Board meetings and have
24 additional questions for the Planning

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1 Board.

2 But before I begin I really
3 need to comment on an article in the
4 Millerton News regarding the November
5 hearing.

6 An employee of Silo Ridge
7 made derogatory comments about those
8 of us who spoke at that public
9 hearing. All of us gave our concerns
10 and expressed that the project was too
11 large, but not one person said they
12 were against it, just against the size
13 and the scope. Comments were made by
14 the Silo Ridge employee that everyone
15 was giving negative comments, and none
16 of those people ever volunteer for
17 committees or help the Town in any
18 way, shape or form. Which is just a
19 lie. I personally knew 25 to 30 of
20 those people that spoke that day,
21 myself included in that, and they are
22 all volunteers for the Town. They are
23 on committees. They volunteer with

1 cleanup days. I think the powers that
2 be at Silo Ridge really need to be
3 careful of further insulting the
4 citizens of Amenia in regards to
5 comments made about people giving
6 comments in regards to this plan.

7 And I'll begin my comments
8 on the SEQR comments now. I urge
9 everyone here tonight to read,
10 actually read the SEQR. You don't
11 have to read everything. It is broken
12 down very easily to find the sections
13 that might be of interest for you.
14 It's so important to an educated
15 public in this town to understand what
16 is actually going on. Personal
17 opinion is wonderful. I'm going to
18 inject some of my own personal
19 opinion, but opinion on the facts is
20 very important in regards to this. If
21 you don't have the time to read it, go
22 to the Town Hall, go to the library,
23 look at it online. It's very
24 important that you actually look at it

1 and not just base your comments on
Page 67

2 your personal feelings.

3 My first concern in regards
4 to the hotel. I had made comments
5 before, but since the last public
6 hearing and since what has come out at
7 Planning Board meetings, the hotel has
8 grown from 300 to 392 rooms. That's
9 almost a 25 percent increase in the
10 size of the hotel. I know that's been
11 brought up during the Planning Board
12 meetings and hopefully it is going to
13 be brought up again and addressed
14 about the size and capacity of that
15 hotel. which we are finding out more
16 and more will not be for the public.

17 I've worked in the
18 restaurant business for twelve years
19 and have experience with lots of
20 conferences, weddings. Even if two
21 functions are held at the same time at
22 the same facility, the maximum needed
23 for functions for rooms cannot be more
24 than 50 rooms at a time.

80

1 Do I think a hotel is needed
2 in Amenia? Most definitely yes. Do I
3 think a 400-room five-story hotel is
4 needed in Amenia? Absolutely not.
5 100 to 150 room hotel would suffice

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6 this area. It would be a great added
7 and needed facility to this area.
8 Now in regards to the
9 viewshed. From some sections in the
10 Draft Environmental Impact Statement,
11 Planning Board members please look
12 into section 3.6 of the Visual
13 Resources of the SEQR. I don't feel a
14 lot of the photos from Delaverne Hill
15 are portrayed correctly or actually
16 accurately. I stood on the hill
17 myself and took my own photos, and I
18 tried to match them up to the size to
19 where the actual input from the photos
20 in the SEQR are, and the views don't
21 match up from somebody who is actually
22 coming down the hill, pulling over to
23 stop. They are taken from different
24 areas. Granted it was on a smaller

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1 camera from they used; it was still an
2 SLR. But I tried to match them up to
3 the SEQR, and they just don't match up
4 to where somebody would be coming down
5 the hill or from the actual spots. So
6 please look into that. It doesn't
7 portray how much of the center of the
8 hill -- excuse me. Let me back up.

9 Page 29 of Section 3.6 on
10 the Visual Resource section and the
Page 69

11 proposed water tank. It doesn't
12 portray how much of the center of the
13 hill has to be destroyed to place it
14 there and partially put it
15 underground. Because that's what it
16 looks like from the picture, that the
17 tank has to be embedded in the ground.
18 It is also deemed in that statement as
19 an observation area on top, but there
20 is no portrayals in the photo in the
21 DEIS of any kind of a walkway to it or
22 a parking lot for people to actually
23 utilize that as a visual observation
24 area. So that's another concern I

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1 hope you look into.

2 Page 35, Section 3.6 from
3 the Visual Resources section, area and
4 the townhouses in the center of the
5 circle. That photo shows a huge
6 impact on the viewshed just from that
7 one single photo alone.

8 Another comment on the
9 viewshed from Delaverne Hill. There
10 are three portrayals in the DEIS of
11 what is going in the center, 1) a
12 water tank, 2) town homes, 3)
13 restaurant winery. Knowing that the
14 Applicant Silo Ridge purchased the

15 Miller property, which is the home and
16 property on the left before you hit
17 the turn and you're going down the
18 hill it is the last property on the
19 left, that would be the most optimal
20 place to put a restaurant or water
21 tank or even the townhouses along that
22 ridge.

23 I recently stopped on the
24 property from the bottom and walked

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1 up, and the views are outstanding if
2 not better from that area because you
3 can see totally down the valley from
4 that central point in the property.
5 That would be a much better place to
6 put whatever was planned in the center
7 of the hill that would ruin our
8 viewshed and put it there. Even have
9 better visual impacts and less visual
10 impacts on the viewshed itself.

11 Other environmental impacts,
12 and my concern is on the runoff in
13 regards to the effluent that's going
14 to be pumped into the creek from the
15 proposed wastewater facility. I'm
16 concerned about the capacity of the
17 creek to carry it. The water is
18 already overflowing the banks now
19 because of the recent rains and snow

20 melt. What will the water flow from
21 the wastewater facility do to that
22 capacity once it becomes the effluent
23 and adds to the stream's capacity and
24 force. Because it is already

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1 overflowing the banks now. When you
2 add -- I don't have the actual numbers
3 about the capacity from the
4 wastewater, what that's going to add
5 to it, but that would be a concern
6 there too.

7 I've been to Pace Land Use
8 seminars and self-contained hamlets
9 and its affects and impacts on the
10 development in existing hamlets.
11 Truth of the matter is that developers
12 use their own construction companies,
13 architects and designers etcetera.
14 The transient residents of Silo Ridge
15 won't have a need to venture into town
16 because of the supposed amenities
17 available to them in their
18 self-contained hamlet.

19 After attending numerous
20 Planning Board meetings, Silo Ridge
21 made it quite clear this will be an
22 exclusive community, a gated community
23 according to their DEIS. When asked

1 how someone would be able to get onto
2 the property, say play golf or use the
3 restaurant, the answer was they would
4 have to be invited guests of property
5 owners to get past the gatekeeper that
6 will be at the gate there.

7 Possible jobs for the locals
8 might be maintenance workers, wait
9 staff, housekeepers, grounds keepers,
10 kitchen help, office help, etcetera.
11 which are all noble hard-working jobs.
12 I've worked most of these jobs myself.
13 These jobs pay about 8 to 10 dollars
14 an hour, and the New York State
15 minimum for wait staff is about 4.65
16 an hour. Besides having teenagers and
17 students on college break work these
18 jobs, the local residents are going to
19 realize that these jobs will not meet
20 their needs financially, pay their
21 mortgages or their rents, and who do
22 you think will end up being hired and
23 where will they live?

24 Also, I want to comment and

1 hopefully the Planning Board will look
Page 73

2 into the public access to the nature
3 trails that were talked about in the
4 DEIS also. If there's going to be
5 public access to Silo Ridge's nature
6 trails.

7 Feasibility of this project.
8 By going through the Draft
9 Environmental Impact Statement, the
10 Master Development Plan, honestly I
11 haven't been through all of it yet,
12 there is a lot to read. But I tried
13 to pick and choose out what needed to
14 be talked about. I've been doing
15 research on housing developments in
16 the U.S., and I've seen and it almost
17 comments to a person that came a
18 couple before me. I have seen many
19 developments in the U.S. -- I focused
20 on Florida and New Jersey because
21 those seemed to be the biggest ones
22 that went under. Many of these
23 developments sit in Sarasota County,
24 West Sarasota County, Charlotte

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1 County, and other counties in Florida,
2 where there have been developments
3 similar to the one proposed here and
4 have gone under halfway through the
5 development because the financial

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6 backing went under. It is a scary
7 thought. I've seen the pictures when
8 I did the research. It looks like
9 ghost towns. That is what some people
10 are concerned about if that happens
11 here. Half built, abandoned
12 developments are an eyesore.

13 There are even developments
14 like this in New Jersey. The ones I
15 found in New Jersey aren't so much
16 abandoned as they sat for long periods
17 of time. The developers had to cut
18 their prices up to \$200,000 per unit
19 to even try to get the majority, not
20 even all of it, to get their projects
21 sold. Some of those were in Clifton
22 and mid-western New Jersey.

23 I would also like to bring
24 up the Delaverne Hill again before I

88

1 end. In the research that I have been
2 doing I found some documents about the
3 Delaverne Hill, and I've actually
4 found a couple of others. They always
5 have Best of the Hudson Valley in the
6 Poughkeepsie Journal every year, and
7 they always deem Route 44, the
8 Delaverne Hill, as one of the top five
9 views in the Hudson Valley, which
10 leads me to three documents I have

11 found and I would like to briefly
12 quote from them.

13 One is our new Comprehensive
14 Plan on scenic roads. The scenic road
15 section of that plan adopted Route 44
16 Delaverne Hill as a scenic road, and
17 it quotes: "A favored view of Amenia
18 is the Delaverne Hill. As Route 44
19 curves around the hillside, a vast
20 panorama of the Harlem Valley is
21 visible. From this high point, hills,
22 farms, fields and forests stretch east
23 to Connecticut, south to the hamlet of
24 Wassaic. The grand scale of the view

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1 is made much more impressive by
2 seasonal color and atmospheric
3 conditions. Sunrises on the hillside
4 are so beautiful that a local church
5 holds Easter sunrise services here.
6 Visitors are always struck by the
7 beauty of the foothills and the
8 valley, as this is called the Gateway
9 to the Berkshires. Built in 1805 the
10 road was originally called the
11 Dutchess Turnpike. It connected
12 Poughkeepsie with Sharon, Connecticut.
13 The house at the junction of Routes 83
14 and 44 at the top of the hill was the

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15 original toll house. The old turnpike
16 cut more sharply down the hill and did
17 not swing out in a wide curve as the
18 present highway does. Just below the
19 curve in the road is squabble hole,
20 which is an old iron ore pit, and has
21 now been enlarged for the golf course
22 lake. As well as scenically
23 beautiful, this valley is critical
24 environmentally with a major aquifer

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1 under most of it."

2 The second article was from
3 April 11th, 1999 in the Poughkeepsie
4 Journal, and they talk about the most
5 magnificent places in the region. "On
6 Route 44 in Amenia, devils elbow on
7 Delaverne Hill is a favorite spot for
8 Harlem Valley residents to take in its
9 length and breadth while being careful
10 not to sail out over the fence of the
11 hairpin turn."

12 And the last article I have
13 found, it is a comment in an excerpt
14 from a book written in 1877 called
15 "The General History of Dutchess
16 County", written by Phillip H. Smith.
17 I'm sure if people wanted to find it,
18 they could find that in the library.
19 This is called "No Lovelier valley

20 Than Amenia's." This excerpt
21 mentions: "Near the village of
22 wassaic are striking evidences of
23 geological changes in the far-off
24 lands of the world's infancy. The bed

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1 of the valley is a succession of low
2 hills that were washed up by the
3 waters of some ancient lake that at
4 one time filled the valley. A
5 gentleman who had traveled extensively
6 in Europe said he had never saw a
7 lovelier valley than that of Amenia.
8 No country affords finer context of
9 mountains, hills, ravines, woods and
10 cultivated plains, all its approaches
11 from the west are beside streams,
12 through gorges, up and down steep
13 declivities as wild and varied of
14 those of far-famed Switzerland. The
15 contrast between the fairness of a
16 clear summer afternoon and a ragged
17 thunderstorm in the night is not
18 greater than that on the far fields of
19 Lithgow heading down the mountain into
20 the rugged terrain of deep hollow.
21 That's General History of Dutchess
22 County 1877.

23 Please, please reconsider

1 whatsoever. It is obvious through the
2 centuries this has been mentioned over
3 and over again and would be a
4 detriment to ruin it in this town.

5 I also want to urge all the
6 Amenia residents and Planning Board
7 members just to reiterate again,
8 please do the research, please read
9 the Draft Environmental Impact
10 Statement. It's important to actually
11 get the facts and to speak on the
12 facts and to know what is actually
13 going on there. It is great to have
14 passion. We all have passion. But to
15 have the passion behind the actual
16 issues and not just based on how you
17 feel. Like I said, I injected my own
18 personal opinion, but a lot of this I
19 tried to do as much research as
20 possible. And I still haven't gotten
21 through all of the DEIS yet.

22 But please, Planning Board,
23 please look through everything. Look
24 at the things I've mentioned and

1 everybody else in here has mentioned.

2 And I don't think anybody in here is
3 against the development as a whole.
4 It is just in its size and capacity
5 way too big. Thank you very much.

6

7 (Applause).

8

9 MS. KLINGNER: That was the
10 last signup. Do you want to open it
11 to the floor?

12 CHAIRMAN FENN: Sure.

13 MS. KLINGNER: Does anyone
14 have any additional comments at this
15 time that has not signed up?

16 MR. CARROLL: I've listened
17 to a lot of people tonight, heard a
18 lot of good things, and I know
19 everybody is passionate about Amenia.
20 But I would like to go back, being
21 that I've been a citizen here all my
22 life. My mother is 101 years old. It
23 has been 58 years since Amenia has
24 talked about sewers. And I'm sure

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1 there's people in here that remember
2 that, that have lived here a long
3 time. 58 years. We had a Democrat
4 and a Republican that fought about the
5 sewers. They would have been paid by

6 the federal government, 95 percent
7 would have been paid by the federal
8 government. So you got a Democrat and
9 a Republican fighting, right. Like
10 Barack Obama says, we are one nation,
11 and maybe some day we might come to
12 that. I don't know. But you're
13 always going to have Republican,
14 Democrat, Independent, whatever.

15 The other thing I would like
16 to say, take a look at the Amenia
17 firehouse and Amenia Town Hall. Look
18 at the Town highway garage. Look at
19 the downtown Amenia today compared to
20 what it was forty years ago, like
21 Wayne had said. I remember it. We
22 were bustling. I as a kid used to
23 work in the grocery store. We had a
24 lot of people that came here. The

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1 wages back then weren't what they are
2 today, but people survived. We had
3 three or four grocery stores. Today
4 we have one. So think about that.
5 Think of what the Amenia firehouse and
6 the Town hall looks like, the
7 buildings, look at downtown Amenia.
8 we need Silo Ridge. Thank you.

9
10

(Applause).

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MS. PATTY O'NEIL: We saw a big development in the '40s, and it was Wassaic State School, and that brought all the jobs here, and now it is dead basically.

MS. KLINGNER: Can I have your name?

MS. O'NEIL: Patty O'Neil. Now it is dead and it sits up there, and it is scary. And what has it done? It did bring a lot to the Town and that's what really brought a lot of people to the Town.

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That's what brought my family to the Town, or my mother anyway. She was one of the first people employed there. Now that's not there. So what if this isn't there? What if this happens? I think we really have to look at the enormity of the situation. And I think we have a lot of intelligent people in this community that we ought to listen to.

I think we do need to read that and I have read it. I think you ought to speak on the facts. I think if I asked 80 percent of the people

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15 here what they know about what really
16 is going to go there -- and that hotel
17 is not really a hotel. It is a
18 hotel-condo, and it is only going to
19 be taxed 50 percent of its value and
20 things like that. You know, people
21 don't know it.

22 If you want a sewer, have a
23 sewer. But this is not a sewer. This
24 is an entire project.

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1 .

2 (Applause)

3 MS. SHOUMATOFF: I just want
4 to say one last thing. I had an
5 opportunity to meet a very cool
6 musician called Rambling Jack Elliott
7 at Ellen's Restaurant when I first
8 moved here 25 years ago. He said to
9 me I have traveled throughout this
10 whole country and all the small towns,
11 and I have never seen countryside as
12 beautiful as this from Delaverne Hill.
13 So I ask you to consider that
14 seriously, okay. Thank you.

15 MS. ARLENE IULIANO: I just
16 want to remind some of these younger
17 people, baby boomers, that I do
18 remember very well what it was like
19 downtown. Because I do remember very

20 well one of the major impacts that
21 caused change in my opinion was the
22 fact that the railroad went out. When
23 the railroad stopped going all the way
24 through, then it seems to me that that

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1 was one of the major impacts to have
2 things change in downtown hamlet of
3 Amenia and Wassaic.

4 Wassaic Developmental
5 Center, as Patty said, indeed was the
6 employer. And when that changed
7 (inaudible). I have five kids.
8 Nobody could live here. Nobody could
9 get a job here. I don't know how
10 you're really going to change that
11 even with this kind of project. It
12 wouldn't really revitalize Amenia that
13 much, I'm not sure. I'm still on the
14 edge. But I mean there is more to the
15 history of this town, which is a great
16 presentation, but I mean the other
17 fact was the railroad.

18 And I live on Route 22, and
19 before long in the morning I'm going
20 to wake up and those trucks are going
21 to be right in my bedroom, and it is
22 not going to get any better. But I
23 don't know what we do about it. But I

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think you have some good points here,

24

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1 and you really need to read the
2 material. As Elizabeth said and
3 others, you've got to read it. I
4 couldn't get through it all yet. And
5 it's a major, major thing they are
6 doing here. Don't just get the
7 emotions.

8 MS. FALKNER: I just wanted
9 to really ask the question -- I've
10 heard some opposition or tension
11 around the idea of people who live in
12 certain parts of the Town versus other
13 people in other parts of the Town. I
14 mean if we are really concerned about
15 our core town essentially what we are
16 as a town, how does a gated community
17 size up to that? I don't quite get if
18 we are promoting a development that's
19 a gated community, are they going to
20 care about the firehouse? Are they
21 going to care about the Town Hall? I
22 think that's something that should
23 really be thought out carefully.

24 AUDIENCE MEMBER: They are

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1 very expensive properties.
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2 AUDIENCE MEMBER: I just
3 hope that this Planning Board --

4 MS. MIGNOLA: You know what,
5 I'm sorry, I think the Court Reporter
6 cannot hear you when you speak like
7 that. If you want to make a comment,
8 come up and speak so the Court
9 Reporter can take down your comments.
10 That's for your benefit so that all of
11 your comments are actually addressed.

12 MR. CARROLL: This is my
13 third time. I just hope this Planning
14 Board doesn't make a mistake and
15 doesn't have the Silo Ridge put up a
16 bond like Steve Benardete said. That
17 is very, very important. We have had
18 other people come in here and didn't
19 do bonding, and it has cost money. So
20 I hope the Planning Board remembers
21 that word bond. So thank you.

22
23 (Applause).

24

□

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1 MS. KLINGNER: Does anyone
2 else have a comment?

3 MS. MORSE: Cheryl Morse
4 again.

5 One of the other things

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6 about the viewshed, because I was
7 trying to really devote my comments to
8 the DEIS tonight, is that I have on
9 more than one occasion sat up there in
10 the right-hand side, just below the
11 horseshoe turn looking kind of toward
12 the northwest and really enjoyed the
13 light show from the intense thunder
14 and lightning storms that come here
15 through the valley. It is probably
16 one of the most spectacular things I
17 have ever seen. And I have on many a
18 night driven up there in my Jeep and
19 pulled off and watched. If they do a
20 lot of construction right there on
21 that horseshoe turn, we are going to
22 lose that. And it's so phenomenal.

23 I would urge anybody before
24 any construction takes place up there

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1 that if you know there's a storm
2 coming in, a nice big thunder boomer,
3 go up there, pull off, bring a bag of
4 chips and a soda and enjoy that show.
5 Because it is better than anything I
6 have ever seen before. Thank you.

7
8 (Applause).

9
10 MS. KLINGNER: Does anyone
Page 87

11 else have any public comment? Aaron
12 Howard Jr.

13 MR. AARON HOWARD JR.: Aaron
14 Howard Jr. Lived here all my life.
15 26 years.

16 I would like to think of
17 this as a second coming for Amenia.
18 From what the people have said,
19 Taconic State School obviously brought
20 a lot to this community, and it has
21 since significantly downsized. The
22 farms have downsized. I see this as
23 an opportunity for Amenia to come
24 back.

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1 I know the hairpin turn is a
2 big sensitive issue. What I think
3 really needs to be looked at is you're
4 up there to look at this, not
5 necessarily what's up there.

6 Now, the structure that was
7 up there does need to be looked at.
8 It could be relocated further toward
9 the Miller property. But if they can
10 provide a safe place for people to go
11 up there and look at the valley, I
12 think that's a great idea, rather than
13 cars sitting on the side of the road
14 that I have to swerve around.

15
16 time I've actually been up there and
17 out of my vehicle was to attend to a
18 car accident with the fire department.
19 So I think that's something that needs
20 to be considered.

21
22 (Applause).

23
24 MS. KLINGNER: Any

1 additional comments at this time?

2 (No Comments)

3 CHAIRMAN FENN: Do I hear a
4 motion that we close the public
5 hearing?

6 BOARD MEMBER: Make a
7 motion.

8 MS. MIGNOLA: Second.

9 CHAIRMAN FENN: All in
10 favor.

11 (The Board voted unanimously
12 in favor.)

13 CHAIRMAN FENN: Okay, there
14 will be now 20 days for submission of
15 written comments, which need not be
16 limited to involved agencies or
17 interested agencies, but any of you
18 could submit written comments during
19 that period, and those comments will

20 be addressed in the FEIS. Thank you
21 for coming.

22

23 (Whereupon, the proceedings
24 concluded at 8:50 p.m.)

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1 C E R T I F I C A T I O N

2

3 I, Karen Schmieder, a
4 Certified Shorthand Reporter, Certificate
5 No. 768, and Notary Public, do hereby
6 certify that I recorded stenographically the
7 proceedings herein at the time and place
8 noted in the heading hereof, and that the
9 foregoing transcript is true and accurate to
10 the best of my knowledge, skill and
11 ability.

12 IN WITNESS WHEREOF, I have hereunto
13 set my hand this 10th day of March 2008.

14

15

16 KAREN SCHMIEDER, CSR, RMR
Registered Diplomate Reporter

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