

STATE OF NEW YORK
TOWN OF AMENIA

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Minutes of
The Town of Amenia Planning Board
September 18, 2014 - 7:10 p.m.
at
Town Hall
4988 Route 22
Amenia, New York 12501

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B E F O R E: JOSEPH FONTAINE, CHAIRMAN
DAVID EVERETT
ANTHONY ROBUSTELLI
PETER CLAIR
WILLIAM KROEGER
ERICH MC ENROE
NATHAN ROY
LARISSA DE LANGO

P R E S E N T: PETER J. WISE
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2 MR. FONTAINE: I want to thank everybody
3 for coming. It's a great crowd, a good turnout. It's
4 good to see.

5 The Board appreciates the input that we've
6 been getting. I just want to let everybody know that we
7 do take it seriously, and we're going to consider
8 everything that's given to us and rule as wisely as we
9 can on those matters.

10 Before the meeting starts, I want to let
11 everybody know that we're going to be keeping the
12 meeting open and scheduling another meeting at a later
13 date, allowing for both additional review of materials,
14 additional written comments to be submitted, and
15 additional time for people to think about what they
16 might want to say at another public hearing.

17 So when that next public hearing is going to
18 be scheduled, we'll send out notice, as was required for
19 the first meeting. It will be in the papers, it will be
20 publicized, as it needs to be legally, and then we'll
21 hold another meeting such as this.

22 We ask that when you address -- when you make
23 your comments, that you address the board, you don't
24 address the audience. The purpose of the comments is to
25 inform us of what people are concerned about and what

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2 needs to be looked at.

3 When you come up, please provide your name and
4 your address so that you're recorded by the stenographer
5 and so we have it for the record. We have about 60
6 people signed up to speak. So we're going to allow,
7 again, the three-minute time frame for the comments to
8 be made by each individual. I know it's kind of tight
9 sometimes, it feels tight. But it's just a matter of
10 fairness and trying to get everybody in to speak in one
11 session here, 60 people, that's quite a few, three times
12 60 is 180. We'll be here for a good hour and a half,
13 without any other delays being involved.

14 So, with that, we'll go ahead and start with
15 the first speaker, who is Janet Reagon.

16 MS. REAGON: Janet Reagon, 23 Benson
17 Road, Wassaic, New York. I have deep concerns about the
18 Silo Ridge Resort Community Project and the way it has
19 been fast-tracked by the Planning Board. Already, major

20 alterations to the topography of DeLavergne Hill have
21 been made, precursors to the fundamental changes the
22 project will cause for the Town of Amenia. The view
23 from DeLavergne Hill has been beloved by generations of
24 Amenians, is the reason some residents have chosen this
25 as their home, and is an iconic landmark for people from

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2 all over the county. While it is true that this is
3 private property, disturbing the view is the tragedy of
4 the commons, because everyone has been able to share in
5 its beauty, and everyone will suffer its loss.

6 My comments tonight are based upon the
7 information in the Draft Amended and Restated Findings
8 document made available online. This red-lined document
9 allows the reader to see the original plan versus the
10 modified plan.

11 This modified plan is a very different one
12 from the original. Although the Applicant claims that
13 it complies with the RDO requirements, that is the rural
14 Development Overlay Requirements in the Zoning Law, it
15 is hard to see how a private, gated community complies
16 with any reasonable definition of "resort." Why does
17 Amenia need a gated community anyway? People of all
18 income levels have mingled amicably in Amenia for
19 hundreds of years. People like Lewis Mumford and
20 Thurgood Marshall have found it to be a place of refuge
21 from prying eyes, where they have been treated
22 respectfully and accorded the privacy they needed.
23 Franklin Roosevelt was a friend of Bert Miller, whose
24 home now serves as Silo's offices, and he used to come
25 and paint the view from DeLavergne Hill.

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2 In Section H, the Applicant admits that the

3 modified plan does not comply with Traditional
4 Neighborhood Development principles, but asserts that
5 the Planning Board has determined during the Special Use
6 Permit Process that, quote, "taken as a whole, the
7 Modified Project is consistent with the goals of the RDO
8 District," unquote. Traditional Neighborhood
9 Development principles urge the development of walkable
10 communities, where residents are connected to
11 businesses, recreation facilities, and other amenities.
12 This gated community will be, quite literally, cut off
13 from the rest of Amenia, with access to its facilities
14 by invitation only. I urge the Planning Board to
15 revisit this issue.

16 As chair of the Amenia Wastewater Committee, I
17 also urge the Planning Board not to grant the waiver the
18 Silo Ridge Resort Community Project requests to create a
19 private sewage works transportation corporation to own
20 and operate the Wastewater Treatment Plant which is
21 prohibited by the Town's subdivision regulations until
22 there is an actual signed agreement document turning
23 this corporation over to the Dutchess County Water and
24 Wastewater Authority and giving the authority final
25 approval and oversight over its design and construction.

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2 Private systems in other parts of the county have
3 failed, causing many, many headaches for their towns.

4 MR. FONTAINE: Janet, I will have to ask
5 you to wrap up.

6 MS. REAGON: For many years now, we have
7 listened to the promises made by the Applicant, but have
8 seen little follow-through. The original plan called
9 for the construction of a wastewater treatment plant
10 that would be built with extra capacity to accommodate
11 sewage from the Hamlet of Amenia. The Applicant claimed
12 that the value of this offset, that is, payment to the

13 Town in lieu of the Affordable Housing requirement, was
14 \$2.3 million. The Town's Wastewater Project stalled for
15 nearly two years as we kept being assured that the
16 Applicant was going to sign a Memorandum of
17 Understanding with Dutchess County Water and Wastewater
18 Authority and the Town very soon.

19 MR. FONTAINE: Janet.

20 MS. REAGON: I have one more sentence.

21 MR. FONTAINE: Quickly.

MS. REAGON: Finally, the Town's patience wore thin and the Wastewater Committee looked for other alternatives. In order to continue the current project, the Town needs \$1.4 million to qualify for a no-interest

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2 loan of \$3 million from New York State EFC.

3 The current plan is a four-installment,
4 \$536,000 payment to accommodate the Affordable Housing
5 requirement, which is what County Planning's
6 recommendation is. But I believe that the Planning
7 Board is requiring too little of the Applicant. I have
8 sat in meetings --

11 MS. REAGON: I believe that you need to
12 ask more from the Applicant.

22 Next person, Joanne Scasso.

23 MS. SCASSO: I'll be very brief. My name
24 is Joanne Scasso. I represent about five businesses in
25 Millerton, Amenia, Dover area, Wassaic. And I'm going

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2 to be brief. 5800 Route 22, Millerton.

3 When Silo Ridge was a business in Amenia
4 before, I had a business in Amenia. So I'm also one of
5 those people that would consider coming back to Amenia
6 was there more revenue and something more to bring me
7 back. I represent my husband, Siegel Roofing and
8 Siding; Frank and Amy Duncan, Northwest Maintenance and
9 Lawn Care; JJ Sterling Properties; Country Gardeners.

10 Also, we are already doing things at Silo
11 Ridge that are giving us revenue back in the community.
12 And I think it's important because we all have taxes to
13 pay, we all have employees to support. And I think it's
14 a great thing. Thank you.

15 MR. FONTAINE: Wayne Euvard (phonetic).

16 MR. EUVARD: Good evening. Wayne Euvard,
17 Amenia. I grew up on my parents' dairy farm in Amenia
18 Union. I attended grades one through six in this very
19 building. I've been an active Amenia Lion member for
20 over 34 years. I served on the Town Recreation
21 Committee, the Zoning Board of Appeals, the Town Board,
22 ten years as councilman, and four years as supervisor.
23 I love our town, and I know its history.

24 At the September 4th public hearing, most
25 folks spoke against the Silo Ridge Project, or they

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2 tried their best to extend the process with more studies
3 and consultants.

4 Unfortunately, as we just heard earlier, it's
5 the same group who have used the same procedure against

6 other projects in town. I remember when John Segalla
7 first started, it was the same people, same objections.
8 He finally won. We had a beautiful golf course, a
9 beautiful country club we've enjoyed.

10 Folks, look around our town. Many of our
11 neighbors, the businesses, churches, and organizations
12 are hurting. We need jobs and the added Town, County,
13 and school taxes and also taxes to the fire company to
14 help our wonderful community move forward. Off the fact
15 sheet I just received this evening, tax revenues of over
16 \$8.9 million annually. That's 5.6 million to Webatuck,
17 1.7 million to Dutchess County, 1.1 million to the Town
18 of Amenia, and \$240,000 to the Amenia and Wassaic Fire
19 Districts. These are revenues that we need.

20 Yes, I am concerned about the scenic view and
21 clean water. But I have faith in our Planning Board,
22 the rules and regulations that are in place, and Silo
23 Ridge and Discovery Land to work in an organized manner
24 to resolve these issues.

25 I have seen Silo Ridge give back to our

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2 community; the Lion Club banners welcoming people to
3 Amenia and honoring our veterans. They've donated to
4 the Town Recreation, helped with construction jobs here
5 in the Town Hall, and they're helping our library.

6 So, please, folks, let's move forward with
7 Silo Ridge. Thank you very much.

8 MR. FONTAINE: Jeffrey Brothers.

9 MR. BROTHERS: Hi, I'm Jeffrey Brothers,
10 198 Sinpatch Road, Wassaic, New York, Lot 22. I've been
11 a life-long resident of Wassaic, and I've worked for
12 Silo Ridge the last two and a half years. I believe
13 this project will be good for the community. It will
14 create jobs, create work for businesses. The businesses

15 that are already in business will make money through
16 sales. And I would like you to consider that. Thank
17 you.

18 MR. FONTAINE: D. Vincent Biass. How do
19 you pronounce that last name?

20 MR. BIASS: Biass. Good evening,
21 Chairman Fontaine, members of the Planning Board, who
22 are also members of the public, although entrusted with
23 their responsibilities.

24 You have before you deliberations and
25 decisions on what is the most extensive and complex

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2 project plan that Amenia has seen, if ever. It has the
3 potential to change the character of our town and also
4 can alienate some of us, rather than unite us as a
5 community and community members.

6 Because of its scope, it can go from wonderful
7 to blunderful. And, therefore, assault some of the
8 social and land use environmental issues forever. It is
9 too easy to get caught up in the technicalities of
10 development and lose sight of the fact that some
11 developments are, first and foremost, not appropriate
12 for all locations.

13 Discovery Land Development is the well-funded,
14 well-capitalized force behind the Silo Ridge venture.
15 Having developed luxurious recreation and golf projects
16 in desirable sites such as Baja Los Cabos, Mexico, the
17 big island of Hawaii, Whitefish, Montana, but never a
18 development just two hours from a site like New York
19 City.

20 Which implies the possibilities of primary and
21 secondary complications regarding the metropolitan
22 aspects that we know and its unique environmental
23 aspects. They have never executed a development in the
24 Northeast United States and with its unique -- and

25 unique features that it represents. In fact, their

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2 concurrent project, The Hills in Southampton, Long
3 Island, in the Village of Quogue, is currently being
4 hammered by the populous for significant environmental
5 risks to the aquifer, to wetlands, beaches, wildlife,
6 and zoning issues, in addition to changes in scope
7 regarding their yet-to-build golf course and its land
8 allocation and also contentious issues which have
9 developed from the reallocation of land definition.

10 I am not impugning Discovery Land Development.
11 But I'm asking the Planning Board what legally binding
12 constraints have you placed not on Silo Ridge Ventures,
13 but on Discovery Land developers, to execute and
14 complete this project, however ill fitting it might be
15 for Amenia?

16 The last public hearing, we were presented
17 with factoids, positive projections, and really some
18 creative ambiguities which are, of course, part of the
19 public record.

20 Mr. Chairman and Planning Board members,
21 please recognize that while Discovery Land Development
22 can be held harmless without the board demanding a
23 reality-based monetary performance assurity bond for
24 this project, its compliance and completeness, the Town
25 of Amenia can ultimately be held hostage for the

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2 possible environmental degradations, noncompliance
3 issues, and possible even abandonment of the project.

4 MR. FONTAINE: Okay. I'm going to have
5 to ask you to close.

6 MR. BIASS: And let it be known that the
7 Town consists of those folks sitting before you tonight.

8 Thank you.

9 MR. FONTAINE: Thank you. Bonnie Strang.

10 MS. STRANG: Good evening. I'm Bonnie
11 Strang. And I live at Poplar Hill Road, classified as
12 Dover Plains, New York, but I fall under the Town of
13 Amenia.

14 I welcome this opportunity to be able to
15 address you folks. It certainly feels different, as the
16 year has gone by. I used to do the recording for the
17 Planning and the Zoning. And I am well aware of the
18 fact that this process is a long, arduous one.

19 I have faith that you will give it its due
20 diligence. With that, I was off script. So let me just
21 read, in less than 100 words.

22 My statement is two-fold. The purpose is to
23 endorse Silo Ridge project. One, as the current
24 president of the Amenia Lions Club, it was the consensus
25 of our members to endorse this project. Historically,

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2 the Lions Club has held golf tournaments at this site,
3 of which the money raised was turned back to our
4 community, by providing scholarships to Webatuck
5 students or funding projects within the community.

6 The relationship between the Lions Club and
7 Silo Ridge has been positive and supportive in promoting
8 our community-related undertakings.

9 Two, I have been raised in this community. My
10 parents dwelled in this community. We did so by choice.
11 When my husband was in the service, we traveled from
12 here to Hawaii, to Japan, Vietnam. We came back here by
13 choice. This is where we planted our roots. My one and
14 only daughter is here. She is raising her three
15 children, two twins that are seniors at Webatuck. We're
16 very proud of our community. We have chosen to remain
17 in this community. We want to be a part of this

18 community and welcome the project.

19 My personal opinion is, could I possibly
20 benefit from a tax reduction as a senior citizen now?
21 You bet I could. How about existing businesses that
22 could reap rewards, along with job opportunities that
23 may be afforded to our local citizens?

24 In closing, Amenia, let's get it right. It's
25 time. I thank you for this opportunity to have

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2 expressed endorsement to Silo Ridge. Amenia is known
3 for being pleasing to the eye. In this current economic
4 climate, we should welcome the notion of new neighbors
5 in our area. Thank you.

6 MR. FONTAINE: I just want to make sure
7 people understand, you don't have to live in Amenia to
8 make comments. That's part of the standard protocol for
9 public hearings. If you think you can't make a comment
10 and you haven't signed up to do so because you're not
11 from Amenia, feel free to make comments, and we'll give
12 you the opportunity.

13 Bernice Lawrence. I actually skipped over
14 Linda Kinney. We'll get back to her next.

15 MS. LAWRENCE: Hello, my name is Bernice
16 Lawrence. My comments are personal and come from my
17 heart. The land Silo Ridge is on used to belong to my
18 grandfather. It was his dairy farm, James and Bernice
19 Murphy. And I spent a lot of time on that farm, walking
20 through the fields, going down to Scabbner Hole, picking
21 berries, picking nuts. I learned to drive cars there
22 with my cousins. We had a great time. But most of my
23 memories are from at my grandparents' house on top of
24 the hill, looking out the picture window, looking at the
25 beautiful view and watching all the seasons change. And

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2 now, when I drive by, it just brings tears to my eyes to
3 see what's going on.

4 I'm just hoping that -- it's one of the most
5 beautiful views in Dutchess County, to me. So it's just
6 a personal thing. And I'm just saddened by it right
7 now. That's all I have to say. Thank you for your
8 time.

9 MR. FONTAINE: Linda Kinney.

10 MS. KINNEY: Good evening. I'm Linda
11 Kinney. I live in Sharon, Connecticut. My family,
12 however, has been part of Amenia for over 200 years, and
13 I want to share with you a letter that I've given to the
14 Planning Board this evening.

15 It's hard to believe that Amenia's Planning
16 Board would allow the destruction of one of the most
17 scenic parts of Dutchess County. Silo Ridge Country
18 Club is ruining an area that Mr. Segalla preserved
19 through careful development. Tears from my eyes when I
20 drive up DeLavergne Hill and find that I can no longer
21 enjoy the iconic view. Large berms and pine trees block
22 much of the vista I've loved all my life. It's
23 heartbreaking to think that future generations will not
24 be able to see it, too.

25 Is having a larger tax base worth losing the

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2 rural character of the town? How many of Amenia's
3 residents can afford a home in the proposed community?
4 Please give more consideration to the project so Amenia
5 can continue to live up to its name. Thank you.

6 MR. FONTAINE: Robert Rinaldi.

7 MR. RINALDI: Hello, I'm Robert Rinaldi.
8 I live in Millerton, New York. I've lived here my whole
9 life. I've gone to Webatuck High School. I just
10 graduated this year, 2014. And in regards to the Silo

11 Ridge project, I was actually asked by a friend to come
12 look at what they were doing and get a personal opinion
13 on how I felt about it. Hopefully, to speak here.

14 I, for one, love the project, 100 percent.
15 And I don't mean to offend anyone when I say that this
16 whole scenic argument does not make sense to me because
17 it's -- I'm not going to say it's a bad view. It's a
18 wonderful view. It's amazing. But you really can only
19 see it for about, what, four or five seconds, if you're
20 not focused on driving on that road.

21 When I was asked to go to the project, they
22 actually told me they had plans to make a scenic
23 overview, which includes a restaurant that is open to
24 the public, which I think is beautiful, amazing for us.
25 That's just on the view. I didn't mean to offend

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2 anybody. But that's just my personal opinion.

3 And, like I said, I did go to Webatuck High
4 School. My experience at Webatuck High School I feel
5 was limited. The reason I feel this way is because now
6 that I go to Dutchess Community College, I'm friends
7 with a huge amount of people that have gone to
8 Arlington, John Jay. And they have been given a lot of
9 opportunities because of the tax revenue that they have
10 received. They have received college credit courses in
11 high school that I have not been able to receive. I
12 feel it limited myself, and I believe that right now
13 we're overlooking the younger generation and their
14 opinion and how they will benefit from this. It's not
15 fair to dwell over a scenic view when, honestly, we have
16 to think about the future of everyone else. Thank you.

17 Unfortunately, that was taken away from me.
18 But maybe for our future generations, that will be
19 available. Thank you.

20 MR. FONTAINE: Evog O'Connell. I want
21 you to know, if people aren't comfortable coming up to
22 talk, we can bring the mic out to people. We do have
23 the mic in the back; right?

24 MS. O'CONNELL: Evog O'Connell, 75 Midway
25 Avenue, Amenia. I'd just like to share some thoughts

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2 about the impact of Silo Ridge on the town of Amenia.
3 We all know and love that magnificent view
4 from DeLavergne Hill. But I feel that the view is not
5 that obscured. When driving down the hill, you look
6 toward Dover and over the culvert and Keane Stud Farm,
7 and that is absolutely breathtaking. And it's not
8 impacted by Silo Ridge. These are the views that we
9 need to protect. We must remember that at the bottom of
10 DeLavergne Hill sits a town with many needs. Since the
11 closing of Taconic DDSO and Harlem Valley Psychiatric
12 Center, many of our churches, schools, businesses, and
13 fire companies have been negatively impacted. There
14 have been discussions regarding consolidations and
15 closing some of the churches and schools. Amenia's preK
16 and third grade are already being bussed to Millerton.
17 The high school has cut some language programs and
18 reduced teacher positions. The job market has been
19 severely limited, causing many residents to move out of
20 the area. Essentially, the younger population. In the
21 future, we may have a need for a paid fire department if
22 this exodus continues. The increase in our taxes would
23 be unsustainable. We also have the largest senior
24 population in Dutchess County, and many are already
25 experiencing economic hardships.

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2 Silo Ridge is a project that offers much hope
3 for the revitalization of our town. They have worked

4 with our Planning Board and 13 experienced expert
5 consultants for the past 11 years. They have held many
6 informational meetings to inform the public about the
7 project and provided ample opportunity to address
8 questions or concerns. I have attended many of these
9 meetings. They are open and very informative.

10 And if I can find my other page -- I have to
11 read because I get too nervous. Some of the concerns,
12 such as the water runoff, have been followed closely and
13 are monitored by DEC. And as far as having enough
14 water, this town supported at one time probably 30 dairy
15 farms and Wassaic Hospital, with all the residents and
16 all the employees. We have plenty of water. Water is
17 not a problem.

18 The best result of this project is that it
19 remains 80 percent open space, which I think is
20 wonderful. I mean, what else would you want there? You
21 don't want to see some overdevelopment of that area.

22 Silo Ridge has always shown an interest in our
23 town and is a good neighbor. As a member of the
24 Recreation Commission, I can tell you that they have
25 been very generous of their time and support. They have

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2 donated supplies and their workforce to refurbish
3 Beekman ballpark fields, cleaned and extended the
4 parking lot, mowing of grass, painting the dugouts.
5 They have donated many various kitchen items to our Town
6 Hall. How many more hearings do we need? It seems to
7 me that eleven years and 13 consultants is enough to
8 complete this project. Thank you.

9 I just have one little footnote.

10 MR. FONTAINE: You're running out of
11 time.

12 MS. O'CONNELL: Just one sentence.

13 Several years ago, my friends and I went to Warren,
14 Connecticut, for a lunch. As we rode into town, there
15 was a huge sign. It said, The Town of Warren,
16 Connecticut, is for sale for \$5 million. Is this the
17 line we're going to go down?

18 MR. FONTAINE: Julie Doran.

19 MS. DORAN: Julie Doran, 92 Cascade Road
20 in Amenia. I am the office manager at Silo Ridge. I'm
21 also a resident and homeowner here in Amenia. I wanted
22 to let everyone know about the great opportunity that
23 was provided to me by Silo Ridge.

24 For the past 25 years, I've had to commute up
25 to an hour to my jobs. I believe that this project

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2 should happen here in Amenia. I stand behind it
3 100 percent. The local businesses are having positive
4 impact from this project. I can tell you, from my own
5 personal experiences, that I use local vendors and local
6 contractors, like H.G. Page and Lacurto Electric and
7 Siegel Roofing. I use Back In The Kitchen and McEnroe
8 Hard Roll and many, many more. I would like to see this
9 project happen. Thank you very much.

10 MR. FONTAINE: Jillian Doran.

11 MISS DORAN: Good evening. My name is
12 Jillian, 92 Cascade Road. I graduated from Webatuck
13 High School last year, in June. And I'm currently
14 attending Dutchess Community College. I am also the
15 administrative assistant at Silo Ridge. And working
16 with this team and learning everything that they know is
17 a blessing to me.

18 I am here today to speak about what an amazing
19 opportunity Amenia has in front of them because of Silo
20 Ridge. This project isn't just benefitting the Town of
21 Amenia. It's benefitting each and every student at
22 Webatuck High School. But, more importantly, it's

23 giving an amazing opportunity to our upcoming
24 generation.

25 Finding a full-time position in this area is

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2 hard to come by. Most graduates from Webatuck go off to
3 college and rarely come back to live here because,
4 work-wise, there is not too much to offer.

5 When I was in Webatuck -- when I was in high
6 school, as well as many other students, I had trouble
7 finding a job since not many companies wanted to hire
8 high school students. I happened to fall into a job at
9 Salsa Fresca in Millerton, which we all know
10 unfortunately moved locations. Silo Ridge will be
11 offering 3,100 construction jobs and then 125 full-time
12 and 75 part-time positions. Just the full-time
13 positions alone double the amount of graduating students
14 we have in the upcoming class of 2015 at Webatuck High
15 School, which gives us numerous local jobs for high
16 schoolers, college students, and graduates.

17 I was seven years old when this project
18 started. That was 11 years ago. It is time we start
19 thinking about our younger generation and see this
20 project as bettering our future. If this project
21 doesn't happen, and with the DDSO closing and Webatuck
22 Central Schools on the district -- and Webatuck Central
23 Schools on the brink of shutting down, what will be left
24 for my generation? Thank you.

25 MR. FONTAINE: I believe it's Gennaro

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2 DeSimone.

3 MR. DE SIMONE: How are you doing? My
4 name is Gennaro DeSimone, 47 Mechanic Street, Amenia. I
5 just purchased a house here. My biggest concern was

6 this school district. When I was looking for houses,
7 most of the properties I was looking at, all the school
8 districts were relatively good. This was the lowest.
9 And I don't have any children yet, but me and my wife
10 are working on it. We would definitely benefit from
11 better schools and stuff and the revenue of Silo Ridge.
12 So I'm hoping it goes through. Thank you.

13 MR. FONTAINE: Mike DeLango.

14 MR. DE LANGO: Mike DeLango, Town of
15 Amenia. As most of you know, I am the councilman for
16 the Town of Amenia. But I'm here speaking as a resident
17 and a business owner. I've owned DeLango Automotive for
18 21 years in the center of town.

19 Our town is dying. We need help. We need
20 business. Just jobs, these are Dutchess County numbers,
21 3,100 construction jobs. If each person spent \$15 a day
22 in the Town of Amenia, that's \$46,000 a day. These are
23 real numbers. So even if the numbers are off, and it's
24 only half that, that's still \$23,000 a day. I know I
25 could benefit from that.

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2 Yes, it's a gated community. And, yes,
3 they're private homes. Will I ever be able to afford a
4 home there? No, I won't. But my business is going to
5 thrive. Other businesses will thrive.

When you have a thriving economy, more businesses come. I've heard throughout discussions, people coming in, Well, Amenia doesn't have anything, Amenia doesn't have a car wash, Amenia doesn't have a laundromat. Believe me, if we build it, they will come. There are investors. There are smart people that want to invest money in smart projects.

I hear a lot about the business plan. The business plan is not good for Silo Ridge. How are they going to sell these houses, 250 houses? Honestly, if

16 they sell ten houses, it's better than what we have now.
17 All this stuff, it just -- I get so -- I'm so passionate
18 about it because this is my home. I want to raise my
19 kids here. I want to keep my kids here. I love this
20 town. This is a good project.

21 I feel that the board and the consultants have
22 done their due diligence. We're beating a dead horse on
23 a lot of this stuff. We have State regulations, we have
24 federal regulations, we have Town regulations. All
25 these regulations are coming into play. The consultants

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2 are working, making recommendations to the board. The
3 boards are taking the recommendations into view. What
4 else can we do?

5 The viewshed -- the view is beautiful for 15
6 seconds. And I agree with you. This parking area, it's
7 not a thing that's been talked about a lot. Imagine, on
8 that hairpin turn, to have ten pull-off parking spots
9 where you can actually stop and look at that view.
10 That's amazing. And that land is going to be donated to
11 the Town of Amenia. So there's so much positive that's
12 going on.

13 And I do understand about the environmental
14 impacts. I do understand about everybody's concern.
15 But I feel that we're working together to solve these
16 issues and to solve these concerns.

17 Again, I think we are giving it a shot. We
18 are looking at everything. Again --

19 MR. FONTAINE: How many times can you
20 tell the Town councilman you have to close?

21 MR. DE LANGO: Thank you, again. Thank
22 you.

23 MR. FONTAINE: Eliot Soroka.

24 MR. SOROKA: Hi. Eliot Soroka, Route 22.

25 Let's talk about the project for a while. This thing

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2 has been evolving for 11 years. And, congratulations,
3 you finally put a shovel in the ground. Best of luck to
4 you.

5 It started very diagrammatically. It evolved
6 to, like, in 2009, tremendous projects. For some
7 reason, it got downsized. I took some time this week to
8 look at the drawings. And it's a lovely project.

9 People talk about the viewsheds. When the
10 viewsheds are going to be maybe even better coming down
11 the hill, if Phase 3 goes into effect, and they build
12 the winery, it will help the view. And looking up the
13 mountain, it's doesn't cap the mountain, but it's going
14 to be a very dynamic view. It's a really positive thing
15 for the community. You guys have to bring it to an end
16 and just have a really good attorney to make sure you
17 cross all your t's and dot your i's so you're ready for
18 it.

19 MR. FONTAINE: Chris Mayville.

20 MR. MAYVILLE: Chris Mayville, Millerton,
21 New York. I'm here pretty much to echo the sentiments
22 of these two young people here. A lot of children, once
23 they graduate from high school, they don't really stick
24 around in this area because there is not anything for
25 them to do.

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2 As far as the view and all that stuff, I
3 haven't paid much attention to this project until the
4 Applicant had approached the school board and come up
5 with some ideas for coming up with a plan to help kids
6 move from academics to real work situations and
7 incorporate that while they're in high school. I just
8 want to thank them for that. Hopefully, this is

9 something that will work.

10 MR. FONTAINE: Dan Johnson.

11 MR. JOHNSON: Hi. My name is Dan
12 Johnson. And my home address is 20 Laurel Terrace,
13 Ellenville, New York, which is about 70 miles from here.
14 And you may wonder why I'm here. Well, I'm here because
15 I wear a couple hats. First off, family. But then,
16 second off, I am a Town councilman in my hometown, so I
17 understand some of what's been said. But I will be
18 brief, I promise you. I have that experience.

19 I understand what you're dealing with on these
20 projects. But I'm very privileged to be an account
21 executive at H.G. Page Lumber. And I spend half my time
22 working out of this office and half out of Poughkeepsie.
23 And I also deal in Ulster County. So I travel all over
24 the place. And I've been doing this exact business
25 since 1977. So I have experience as an owner of a

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2 wholesale miller company, as an owner of a lumberyard,
3 as a salesman for Marvin Windows throughout the
4 northeast, and many other things. I'm not going to --
5 it's not about my résumé. But I have experience dealing
6 with people in this business.

7 And dealing with these people, they're
8 straight shooters, they are right. They make promises,
9 they don't just talk the talk. They walk the walk when
10 it comes to business relationships and promises that
11 they're going to keep. So I am very proud to be here
12 and speak on behalf of them from that very narrow
13 perspective and from the prospective of Page Lumber,
14 which is a 90-year-old, family-owned business in
15 Dutchess County that had the foresight to buy four
16 Dill's yards when they closed, including the one in
17 Amenia. And that wasn't an easy decision at the time

18 they did it. But they invested the money, and they
19 hired people, and they keep many people working.

20 I think this town is going to benefit
21 economically from Silo Ridge, and I think they're great
22 people, and I thank you very much for your time.

23 MR. FONTAINE: Vickie Benjamin.

24 MS. BENJAMIN: Vickie Benjamin, 3370
25 Route 343, Amenia. Good evening. Generations of my

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2 family have lived here for many years. And I have seen
3 prosperity, and I look now, and it's sad to see many
4 people struggling. The Silo Ridge project will create a
5 tax base that we just don't have. And the property is
6 privately owned, and I feel that if they are properly
7 following the rules provided to them, then let this
8 project move forward. Remember previously we saw a dump
9 in our view from the hill. I believe that once this
10 project is completed, it will be beautiful and something
11 our community will be proud of. Thank you.

12 MR. FONTAINE: Jeanne Rebillard.

13 MS. REBILLARD: I am reading into the
14 record for my father, David Shewfelt, P.O. Box 215,
15 Millerton, New York, 12546.

16 On Thursday, September 4th, 2014, as a
17 resident of the Webatuck Central School District, and a
18 long-term resident and business owner in the town of
19 Northeast, I attended the public hearing at the Amenia
20 Town Hall for the Silo Ridge project in Amenia. Many of
21 those who got up and commented were addressing the
22 scenic view from DeLavergne Hill. I left the meeting
23 impressed with the plan put forth by Silo Ridge and
24 Discovery Land Company to put together a major program
25 to retain most of the beauty while providing for a major

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2 increase in tax base for the community, Dutchess County,
3 and Webatuck Central School District.

4 Several years ago, I spent time reviewing the
5 farm exemptions given to members of our local farming
6 community. I have always admired the farm families,
7 from the Benekes (phonetic) to the Pulvers (phonetic) to
8 the Perogeess (phonetic) to the McEnroes and so on. The
9 impression I got after reviewing the farm exemptions was
10 that the hard-working dairy, fruit, vegetable, and
11 livestock families had mostly disappeared. A different
12 type of farm community has emerged. Owners who don't
13 operate tractors, bailers, and manure spreaders are
14 replaced by outside hired hands to do minimum \$830 a
15 month production required to get to the total yearly
16 exemption of 10,000, no matter how large the farm. This
17 was not the intent of the farm exemption. And so this
18 has placed a tremendous burden on the communities and
19 the school districts.

20 The 1971 exemption law was designed to aid
21 farmers under financial pressure to survive in
22 containing their overhead. At that time, the purchase
23 of tractors and farm supplies were all done locally,
24 dollars were spent in the community. These farmers,
25 along with their dairy farms, have disappeared, only to

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2 be replaced by gentleman farmers who have their farm
3 supplies trucked in from out of town, out of state, and,
4 in some cases, out of the country, i.e., Canada.

5 The 1971 production level of 10,000 per year
6 is no longer reasonable and needs to be increased to
7 take into account the changing economics of the past 40
8 years. In 1971, a Chevy, Ford, or Chrysler was 3,000,
9 and gas and fuel oil less than a dollar a gallon.

10 There are more agricultural exemptions in the

11 region today than there were when there were working
12 farms. Need I say more?

13 What adds to this fact pattern is that small
14 groups, and I mean often small, come out and declare
15 that they are looking out for the best interest of the
16 town. And so they oppose projects, or let's say they
17 make it more difficult and costly for the projects to
18 succeed. Look at Hannaford's in Millerton being stopped
19 by one person. Dover Knolls has gone off the tax rolls.
20 Who can blame them after 11 years? When things get
21 really tough, the County implements an emergency tax.
22 And who does that help? Where does it stop, and how are
23 communities going to keep up? Getting rid of the
24 unfunded mandates is not going to change the fact that
25 many aren't paying their fair share.

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2 The reason Silo Ridge appeals to me at this
3 point is that it combines the hard work, the jobs, and,
4 yes, the minor negatives, a little more traffic and a
5 little change in the view, but, overall, a very positive
6 addition in so many ways.

7 The people at the last meeting want to
8 preserve the view and yet they're preserving their
9 farmland at the expense of others. If this is going to
10 continue, then we all have to be willing to share the
11 burden. Silo Ridge is bringing not only to the
12 community but to the Webatuck School District, to which
13 I pay my school taxes a significant amount of money.

14 In closing, if we are keeping the land open
15 for beauty, there has to be a plan to pay for that.
16 Without tax base, we aren't in a position to protect our
17 waters or our views. They cannot be controlled nor can
18 they be improved without tax base. Yes, water quality
19 and views are important. But so is food on the table.
20 We need to increase farm production in the tax base in

21 order to fund those programs necessary to preserve what
22 the people want.

23 Silo Ridge has done a great job to keep the
24 love that we have for the views and our community
25 intact. We need to support this project. Thank you.

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2 David M. Shewfelt.

3 MR. FONTAINE: Andrew Rebillard.
4 MR. REBILLARD: Andrew Rebillard of
5 Amenia, New York. I graduated from Webatuck High School
6 and Dutchess Community College, and I'm pursuing my
7 bachelor's degree in business. My family has been here
8 for generations, mainly as business owners. From
9 Shewfelt's Department Store in Millerton in the 1940's,
10 to Dutchess Auto Company, Orchard Law in Wassaic, real
11 estate, a veterinary practice, public relations company,
12 I've seen them do it all here. I don't believe that
13 this will offer me the same opportunity to own a
14 business as the taxes go up, rent goes up, houses go up,
15 cars and food, et cetera, go up, and the student loans.

16 So many of my friends, who are also college
17 graduates, can't come back to this area and find descent
18 paying jobs. We need the jobs. We should be able to
19 come back and live in the area that we were raised in
20 and that we love. I support the project, as do many of
21 my friends.

22 Thank you for all of the hard work that you
23 have done on the board. I hope you will look to the
24 needs of all the residents and not to just a few and
25 approve this project.

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2 MR. FONTAINE: Adam Rebillard.
3 MR. REBILLARD: You guys are lucky, you

4 got three of us in a row like that. I'm Adam Rebillard.
5 I am the youngest Rebillard in the entire area. I'm 21.
6 I graduated from Webatuck in 2011. I recently graduated
7 from Dutchess back in the spring. I had worked pretty
8 much every odd job in this area that I possibly can. I
9 worked for Rod Pon (phonetic) for years, cleaning
10 bathrooms, doing all that fun stuff. I worked in the
11 art gallery. I worked in CVS in Millerton. I recently
12 got my real estate license where I sell with my dad out
13 of Dutchess Country Realty in Millerton. And I just
14 recently, this week, started at Solitary Bend.

15 What I am saying with that is that a lot of
16 kids my age aren't that lucky. They don't find new
17 jobs. They don't find any of it. It makes it very hard
18 to be 21 and trying to find your way in the world where
19 everything is expensive, and you can't make the money to
20 survive in it. And I think Silo Ridge is great because
21 it will give opportunity to many people my age, from
22 cart boys to high up to whatever they need. Someone out
23 there to rake the sand pits, be your caddy. Whatever it
24 is. I think it's a great thing.

25 Another thing, on the view, I'm leaving here,

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2 and I'm literally going up DeLavergne Hill. Granted,
3 it's dark out. I'm not going to see it anyway. But I
4 can tell you, when I go up that hill, I see one thing,
5 yellow signs on the side that say, Turn that way. When
6 I come down that hill, I see those same yellow signs,
7 overgrown brush, a decrepit tractor, a bunch of trees --
8 I think the tractor is gone now. And an old silo that I
9 can tell you right now, the pine trees in front of it
10 are way better than that silo. I think the pine trees
11 are amazing. I know a lot of people don't like them. I
12 think those pine trees are great. I think this is
13 great. I think this whole thing is great.

14 And I just want to say, Robert Rinaldi over
15 here, he said it -- I'm just repeating what he said. I
16 think it's great. That's all.

17 MR. FONTAINE: Chris DeCarlo.

18 MR. DE CARLO: Chris DeCarlo. I live at
19 29 Poplar Lane, Wassaic. I've been an employee with
20 Silo Ridge for 11 years now, I'm going on my 12th
21 year. A lot of my sentiments are the same that a lot of
22 people expressed.

23 I have two kids that go to school in Webatuck.
24 And I want to see the schools progress; I want to see
25 the Town progress. I coach locally the Little League

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2 team, the basketball team. Discovery Land is extremely
3 charitable in the communities they're in, and we can do
4 nothing but benefit from them.

5 The town needs the jobs, the town needs the
6 money. Everybody needs it. The view has been called
7 into question. I love the view, as well as anybody
8 else. I've lived in Amenia for the past 12 years. But
9 the town needs something. The view is beautiful. But
10 the view doesn't put food on my kids' plates. We just
11 really need this project, and we need all the benefits
12 that go along with it. Thank you.

13 MR. FONTAINE: Ashley Hulst.

14 MS. HULST: Good evening. Ashley Hulst,
15 79 Bog Hollow Road, Wassaic, New York. I have been a
16 resident of Amenia for my whole entire life. In March
17 of this year, I started at Silo Ridge. I graduated from
18 Webatuck in 2004, and I went on to get my bachelor's
19 degree at Berkeley College. I came back to Amenia, New
20 York, after college, and I was one of the few that
21 returned to the area because of the lack of
22 opportunities in our town. It is time for change in

23 Amenia. It will provide opportunities for our
24 community. I support this project 100 percent. And
25 it's amazing to be part of such an amazing project. It

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2 is also amazing to work with such a talented team.
3 Thank you.

4 MR. FONTAINE: Elise Harney.

5 MS. HARNEY: Good evening. Elise Harney,
6 11 East Main Street in Salisbury, Connecticut.

7 I wanted to come tonight. My husband, John,
8 and I came to the area in the 1960s. We were 23 years
9 at the White Hart Inn in Salisbury. I know the benefits
10 of the hospitality industry by way particularly of
11 providing jobs. I can't tell you the number of young
12 people who worked for us, whatever hours they could fit
13 in, the mothers who were able to work for us at whatever
14 hours they can fit in. The hospitality industry is such
15 that it can be flexible.

16 After, we left, retired from the White Hart,
17 to Harney & Sons Tea, made the move to Millerton, New
18 York, and were a little apprehensive about coming across
19 the border. But it has been a wonderful move for the
20 tea company. We employ 125 people now at Harney & Sons
21 Tea.

22 The other aspect of the tea company is that we
23 have been able to establish one percent for the planet,
24 which sounds very vast, but out of that we do support a
25 lot of our local organizations. And I know that's the

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2 intention of Silo Ridge, as well. They have a
3 philanthropic foundation, and it is their intention also
4 to involve their people in fundraising for needs for the
5 community.

6 We knew John Segalla well and knew the dream

7 that John had for this property. I think that dream is
8 going to be realized.

9 My other point is, I think you're very
10 fortunate to have a local family involved with this.
11 They live here, and it's their home, as well as everyone
12 else's. They were fortunate to be able to partner with
13 Discovery. They're a known entity. They have been
14 successful. My daughter worked in Hawaii on the big
15 island, was able to go to their resort and see it in
16 operation. So, you know, again, working with a known
17 entity.

18 I think they will do a quality job. I think
19 they will live up to the commitments they make. I think
20 they will work with you as the Zoning Board to do
21 whatever they have to do to make everything work.

22 My last point would be just for the overlook.
23 I mean, I've enjoyed that view as much as anyone else
24 over the course of the years. But I do think it will be
25 very nice, and it will be safe to have a parking area

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2 that will be designated and attractive for people to sit
3 and enjoy the view. It will be given to the Town. But
4 Discovery will be maintaining it. And I understand it
5 is one of their first projects that they will have to
6 do, that they will have to complete.

7 So, as much as I can see it, I think this
8 could be a dream come true for the town.

9 MR. FONTAINE: Donny Cummings.

10 MR. CUMMINGS: Good evening. Don
11 Cummings, Sinpatch Road, Wassaic. I too was born in
12 this town. I played on this stage back in 1960. I
13 never left. We're hurting today, people. I understand
14 you have to have progress, and this is it. This is the
15 only thing we have. We had Wassaic Developmental

16 Center, used to employ 4,000 people. Today, it's under
17 40. We had Segalla's, we had Max & Mills (phonetic), we
18 had all this stuff. We have no jobs.

19 You hear these young kids today. They want to
20 stay here. They can't. You drive down the road, any
21 road you want to go on, and you can't keep track of how
22 many houses are for sale or in foreclosure because
23 people can't afford the taxes here.

24 This project that they're going to do is going
25 to help us. I've been a volunteer fireman for 40 years.

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2 We used to be able to buy a truck for 25,000. Today,
3 it's half a million. They have all these mandates,
4 every ten years, tires have to be replaced, Scott Packs
5 have to be replaced, fire gear. People, it's very
6 expensive to run a volunteer fire company. Amenia,
7 Wassaic, it doesn't matter which one. We need this tax
8 base. There's checks and balances.

9 Granted, I hear all about this view. You know
10 what? Your eyes are supposed to be on the road.
11 They're going to put a pull-off so you can stop and see
12 the view and take pictures and get back in your car.

13 In closing, I think you're doing the right
14 thing. There are checks and balances. Do your job.
15 Let's get this thing going.

16 MR. FONTAINE: Steve Bernardete.

17 MR. BERNARDETTE: Steven Bernardete, 252
18 Smithfield Valley Road in Amenia. Before I read my
19 prepared remarks, I'd just like to say that I think
20 we're well beyond whether we're for or against the
21 project. I'm neither for it nor against it. What I'm
22 for is compliance with the Zoning code of the Town of
23 Amenia.

24 I am disturbed by numerous parts of the
25 current application for approval of the Silo Ridge

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2 Resort Community Site Plan. There are countless SEQRA
3 and Town code procedural anomalies and violations of the
4 Scenic Protection Overlay district and the Resort
5 Development Overlay district provisions of the Town of
6 Amenia Zoning Code.

7 If the Planning Board ignores proper procedure
8 and accommodates the Applicant's many requests for
9 waivers and special permits, you will be inviting an
10 Article 78 challenge. The current golf course
11 renovation with waiver, while the resort community
12 application is still under review, has caused a new
13 level of distrust and opposition in the community,
14 further increasing the possibility of a legal challenge
15 to the Planning Board's actions.

16 It is questionable whether the current
17 application even meets the three stated purposes of the
18 Resort Development Overlay district; to promote tourism,
19 recreation, and open space protection. The project is a
20 private residential development which is closed to
21 tourism. The project provides recreation for its
22 residents but offers nothing for the community-at-large.

23 Through numerous waivers and special permit
24 applications, Millbrook Ventures, LLC, is attempting to
25 circumvent the standards of open space and environmental

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2 protection required under the Scenic Protection Overlay
3 and Resort Development Overlay districts.

4 The basic premise of the RDO, Section 121-18
5 is, "In exchange for granting permission for use,
6 flexibility, and more intensive development than is
7 allowed by the underlying zoning, the Town seeks to
8 achieve significant protection of open space resources,

9 especially scenic viewsheds, ridge lines, water
10 resources, and ecosystems."

11 The purpose of the SPO, Section 121-14.1, is,
12 "To protect the Town's scenic beauty and rural
13 character."

14 Both the RDO and the SPO, under which this
15 project is being considered, have as their purpose the
16 protection of scenic viewsheds and ridgelines. Both
17 sections of the code offer standards for objective
18 determination of whether the proposed project would
19 result in a significant impact to the viewshed.

20 Although it may be a subjective determination
21 whether the impact is adverse, the Planning Board is
22 being asked to overlook common sense and community
23 standards in the protection of our most valuable scenic
24 viewshed, DeLavergne Hill, and the protection of our
25 ridgelines.

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2 Approval of the full application, including
3 waivers and special permits, would violate the
4 principles of our zoning laws and establish a precedent
5 for noncompliance. The role of the Planning Board is to
6 enforce SEQRA regulations and require zoning laws, not
7 to reinterpret our zoning laws to serve the needs of the
8 Applicant.

9 Silo Ridge Ventures and application for the
10 Silo Ridge Resort Community is asking for the Planning
11 Board to overlook or formally waive many of the
12 protections which are at the core of the SPO and RDO.
13 The procedural anomalies and lack of compliance with the
14 RDO and SPO are numerous and have been articulated by
15 others in letters to the Planning Board and comments at
16 the public hearings.

17 Three of the most egregious violations of
18 procedure and compliance are the Estate Homes. These

19 homes are not in the original DEIS and have not gone
20 through SEQRA process. The impact of these newly placed
21 buildings have not been fully investigated.

22 MR. FONTAINE: Steve, I will have to ask
23 you to wrap it up.

24 MR. BERNARDETTE: Okay. I'll just
25 read -- I will put this into the record in written form.

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2 I will just read my last paragraph.

3 The Planning Board is being asked to
4 facilitate the wishes of Millbrook Ventures to push the
5 boundaries of the project beyond what is reasonable
6 under the zoning code and acceptable to many residents
7 of Amenia.

8 Every procedure anomaly, every special permit
9 and waiver granted, and every provision of the plan
10 which does not comply with the zoning code and which a
11 waiver is not sought is subject to an Article 78
12 challenge which will only further delay the project and
13 cost the taxpayers of our town unnecessary legal
14 expenses.

15 I urge the Planning Board to uphold its
16 responsibility to enforce all SEQRA regulations and all
17 required zoning laws and to exercise diligence and
18 restraint in granting waivers and special permits which
19 undermine the purpose of our zoning laws. Thank you.

20 MR. FONTAINE: George Langa.

21 MR. LANGA: George Langa, town of
22 Stanfordville, and a resident of 30 years of the area.
23 I've seen this project grow from its inception, and I'm
24 excited to see a project of this magnitude develop in a
25 county that has seen so many businesses leave the area

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2 over the years. So many of these businesses -- so many
3 people sit on their hands complaining about what we
4 should do to promote economic development. Here is an
5 opportunity to do something about it. A very special
6 opportunity because the originators of this project are
7 local. They not only have financial interest in the
8 project, but they have a sense of responsibility to the
9 community to get it right. I would consider this a
10 perfect partnership. I support this project in its
11 entirety, and I feel everyone should embrace this
12 opportunity and make every effort to try and work hand
13 in hand to make this project work. Thank you.

14 MR. FONTAINE: Laurence Levin.

15 MS. LEVIN: Laurence Levin, 189 Amenia
16 Union Road. I'd like to -- I can't say -- it's very
17 nice to endorse this project. However, the proof is
18 going to be in the details. And, as one woman said a
19 bit earlier, let's get it right. I think that's what
20 some of us are asking you to do. It's very nice to be
21 able to say to put all our trust in you. We would love
22 to do that. But Silo Ridge is asking for specific
23 waivers, specific amendments, some special permits that
24 are contrary to what our zoning laws and the
25 comprehensive plan -- they go against provisions in both

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2 the zoning laws and in the comprehensive plans.

3 But just because you turn down these waivers
4 doesn't mean that the project is going away. They're
5 not going away. They're here. They've obviously put a
6 big investment into the project. Just because you say
7 you can't put in a road that's at a certain angle
8 because the runoff is too much and is going to cause
9 runoffs down to the stream and then cause flooding in
10 Wassaic, because there is currently no stormwater runoff
11 plan, requiring that plan from them does not mean that

12 they're going to go away.

13 So what we are asking you is to take not
14 only -- to take a hard look at what is required by
15 SEQRA, to take a hard look at all of these, to take a
16 hard look at the requests to waive the Scenic Protection
17 Overlay district.

18 A lot of people here have pooped the scenic
19 view. I think it actually is a very important part of
20 what Amenia is. It can very well be kept. We don't
21 need berms; we don't need tall trees. We don't
22 necessarily need a parking lot for 37 cars either in our
23 viewshed. So all these aspects should be looked at very
24 carefully, should be looked at in consultation with the
25 expert consultants that work for the Town.

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2 I hope this project is successful. However, I
3 don't know if -- I'm sure you've looked at their fiscal
4 impact analysis. Perhaps Mrs. Harney can sell houses
5 over three and a half million dollars and condos over a
6 million and half dollars. I don't know of anybody that
7 has in the past couple of years here in Amenia. It's
8 not the market.

9 So let's say Discovery knows better than all
10 of us, and they can do it. That would be great for
11 everybody. If it doesn't pan out, and if it is, as
12 Mr. DeLonga said, only ten houses, that would be great,
13 as long as we're not left with a mess, as long as we're
14 not left with environmental problems, with runoff
15 problems, stormwater problems, a wastewater plant that
16 hasn't been fully put into the -- properly put into the
17 plan. So that's a whole other issue that needs to be
18 looked at.

19 MR. FONTAINE: I'm going to have to ask
20 you to wrap it up.

21 MS. LEVIN: So I'm really just saying, as
22 the woman said earlier, let's get it right. I hope that
23 you will take each one of these requests very seriously.
24 And if you're going to allow it at all, there has to be
25 very, very good reasons and documented reasons to allow

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2 them. Thank you.

3 MR. FONTAINE: Ken Hale.

4 MR. HALE: Good evening. My name is
5 Kenneth Hale. I live on Route 22 in Amenia, New York.
6 I'm obviously a newcomer here. I've only been here 30
7 years. But I do have a lot of concerns. But I
8 represent -- I sit on a number of volunteer boards; the
9 Webatuck Country Schoolhouse, Amenia Chamber of
10 Commerce, the Amenia Lions Club. As we look around the
11 community, we see things that Silo Ridge has really done
12 in just the short time they have been back on this plan,
13 helping out in this community. And we really need that.

14 In terms of the viewshed, I remember when Silo
15 Ridge started digging it the first time, John Segalla.
16 We all said, Wow, it's going to be horrible. They did a
17 marvelous job. A very marvelous job. I got to believe
18 Silo Ridge is going to do it again this time.

19 So we do support you. As Mr. Soroka said, dot
20 your i's, cross your t's. Let's get it right, and let's
21 get it going.

22 MR. FONTAINE: Rich Rennia.

23 MR. RENNIA: Good evening. My name is
24 Rich Rennia. I'm the principal engineer with Rennia
25 Engineering. I live in Dover Plains. I want to talk to

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2 you tonight about stormwater. Stormwater permit
3 compliance, especially. Right now, everybody knows that
4 the Applicant is out there working on the golf course.

5 We have the unique position that we are out there twice
6 a week. We are the stormwater inspectors. And they're
7 fully in compliance. It's been almost a year now since
8 they started the construction. Either myself or one of
9 my stormwater inspectors are out there twice a week. So
10 we've completed over 85 stormwater inspections on the
11 site now.

12 I deal with a lot of different projects, a lot
13 of different owners and operators, from Westchester
14 County north up through Columbia County, all the way
15 over to Greene County, Town of Hunter. Some of these
16 owners and operators impress me, some do not impress me.
17 I'm very open and honest about that.

18 This particular owner and operator has
19 impressed me in the last year. Everything that we've
20 asked for, they've come through and done. If we tell
21 them to reseed an area, they reseed it. If we tell them
22 to stabilize it, they stabilize it. If we tell them
23 that they need additional silt fence, they take care of
24 it. We're there twice a week. So when we tell them
25 something on a Tuesday, we come back on a Friday, it's

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2 always taken care of. So I wanted to speak to that and
3 let the board know that. I think it's important for the
4 board to understand a track record that they're setting.

5 One example I do want to give to you is during
6 August, during one of the severe thunderstorms where we
7 had a lot of rain, the New York State DEC received a
8 complaint. They thought that there might be something
9 washing out of the Silo Ridge site. So an environmental
10 conservation officer did go to the site. They
11 investigated the site. Everything was in order. All of
12 the paperwork, all of our inspections are kept on site.
13 So they're open. Everything is open book. The

14 conservation officer came out actually impressed. There
15 were no tickets issued. Had there been any kind of
16 violations, they would have gotten a ticket on the spot.
17 So that tells me, and I want you to know, that they are
18 complying fully and they're doing their job. Thank you.

19 MR. FONTAINE: Andy Durbridge.

20 MR. DURBRIDGE: Good evening. Andy
21 Durbridge, 37 Clark Hill, Wassaic. Just pure
22 coincidence, but I'm glad I'm following Rich Rennia
23 because some of my comments will pertain to something
24 that he just addressed. And given his reputation, I'm
25 pleased to hear some of the information that he's given

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2 tonight, which is great.

3 I've submitted written comments, and I want to
4 thank everybody, first of all, for their passion and for
5 the comments concerning everything that Silo Ridge has
6 done to date and everything they plan to do. I think it
7 has the potential to be an absolute diamond for Amenia.
8 But, as many people have said, and it's been repeated
9 already, it needs to be done right. That's all. Quite
10 simple.

11 We can have everything that everybody has
12 asked for. We can have everything that we expect. And
13 we can have high hopes for them bringing the project in
14 successfully. But I think the important thing here is
15 not necessarily what they've done, which is wonderful,
16 great things. The important thing is that this is a
17 planning review. So I think just to bring the focus
18 back in a little bit, you guys up here have an enormous
19 responsibility as a significant part of the oversight
20 for the project. You're the key to the whole thing.
21 You can listen to all sorts of pros and cons for the
22 project. But that's not the point.

23 It's not about whether you support the project

24 or not. It's simply about making sure the project fits
25 and complies with everything that it's supposed to

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2 comply with. I don't think even Silo Ridge's biggest
3 supporters would deny anybody's expectation to get it
4 done right. It's our environment. It's our community.
5 It's all the things you've said and everything everybody
6 else has said. It's just a case of you folks, the
7 Planning Board, getting it right. Crossing the t's and
8 dotting the i's, as two people have said. I just want
9 to reinforce that.

10 And just to mention a couple of specifics, I'm
11 glad you extended the comment period because I think it
12 will elicit more. And I think the more information for
13 you guys, the better.

14 It's an enormous project. There's a lot of
15 content. You've got a lot to review. And only a couple
16 of things I would ask for. One of the things that Rich
17 Rennia touched on was the current project on the golf
18 course renovations. It's questionable as to whether a
19 waiver should ever have been given for that work to go
20 ahead as it was, whether a more detailed review under
21 SEQRA should have been done. I think that bears some
22 scrutiny. And the thing that you guys must understand
23 is that that's an example going on now that sets the
24 tone for passage of further requests.

25 I bring that up because I think you need to

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2 think very carefully about waivers, the list of waivers
3 that will be applied for, in light of the one that was
4 already given. And I think when those waivers do affect
5 something we call the green belt, the intention was to
6 keep it green. If that's in the zoning, we need to

7 think very carefully about waiving anybody's right to
8 change those things.

9 I think we can get there. I think we can get
10 a good project. I think you can bring it home. But I
11 think some of the details, the devil is in the details,
12 is what a lot of people say.

13 Something Rich Rennia touched on there was the
14 current supervision and inspection that goes on on the
15 current golf course renovation work. I could not find
16 any reference to the level of supervision that's going
17 to be required for the rest of the project that's being
18 applied for. So I really emphasize the request to --
19 for one thing in particular, we need professional
20 scrutiny if the project goes ahead and how it's
21 monitored. I will add more later. But I thank you for
22 your time tonight.

23 MR. FONTAINE: Dan or Dave Rosenberg? No
24 Rosenberg out there?

25 MR. CLAIR: Clark Hill Road, Wassaic?

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2 MR. FONTAINE: We have Amy Bloomberg.

3 MS. BLOOMBERG: I signed in, but I wasn't
4 planning on speaking.

5 MR. FONTAINE: You have to talk now.

6 MS. BLOOMBERG: I didn't know I was
7 assigned to speak. I will say, I'm enlightened by
8 everything everybody has said today. I would have to
9 agree that I'm thrilled this project is going to happen.
10 I think it will be great for the community. But one of
11 the reasons we came and settled up here was because this
12 area is so beautiful, and we would like it to remain
13 beautiful.

14 MR. FONTAINE: Peter Cascone.

15 MR. CASCONE: I actually didn't realize
16 that I was signing in to speak. We've been residents

17 here for a number of years now. And we always valued
18 the viewshed everybody is talking about. I think that
19 the question is, will there be scrutiny that is going to
20 ensure that the plan is fulfilled the way it is
21 envisioned? And I think that we need to have a certain
22 amount of trust in the people we've put in place to make
23 that scrutiny happen. And that the economic benefits
24 are unquestionable, and I think the question is the
25 balance between the benefits. And if there are

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2 deficits, they have been outlined here. But some
3 people -- those deficits need to be minimized. It's the
4 most exciting thing that came along for the time we've
5 been here. If it turns out as planned and as
6 visualized, then it will be a great thing, and I support
7 it.

8 MR. FONTAINE: Robert Whalen. We'll pass
9 over him for a second. Antonia Shoumatoff.

10 MS. SHOUMATOFF: I'm not speaking as a
11 reporter. I'm speaking as a resident of Wassaic of 27
12 years and as the former CSE chair for seven years. I've
13 also worked for Clearwater, and I've worked for HBA for
14 ten years as the watershed manager for this area.

15 I believe this is an environmental review.
16 The SEQRA -- this is really what is supposed to be
17 happening tonight, that we're reviewing the
18 environmental impacts. And I believe that your
19 responsibilities have to do with helping protect our
20 natural resources for our citizens, clean water, clean
21 air, so on and so forth.

22 One of my concerns, having looked at the
23 stormwater pollution prevention plan, is it does not
24 include the new houses that you are being asked to
25 approve. So we don't have the stormwater yet for those

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2 new houses because they haven't yet been designed and
3 they don't have any surveys or stormwater plan. So we
4 don't have a complete stormwater plan yet. And, in my
5 opinion, the SWIP is incomplete until we have those
6 other plans.

7 The other concern that I have, and that was
8 written in a letter by HVA, but it bears reiterating, is
9 that this is a perfect spot to implement what's called
10 low impact development, green infrastructure.

11 I've produced a number of seminars for Town --
12 for Dover Plains, for Millerton, we haven't had one here
13 yet in Amenia, to instruct about green infrastructure
14 practices, which are now actually required by the new
15 2010 stormwater plan.

16 So the notice of intent in the SWIP only says
17 they were going to implement three out of 30 practices
18 for green infrastructure. I think that you, as the
19 Planning Board, can actually ask, require, that more of
20 those practices be implemented. There are going to be
21 four stormwater basins. That's a good thing. But it's
22 only for 100-year floods. If we have, as we've had with
23 intense climate change oriented storms, two eight-inch
24 rainstorms, one after the other, those are going to fill
25 up pretty quickly, and the runoff is going to come off

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2 those ditches on those 14 percent steep slopes, right
3 down into the valley, into the cascade stream, causing
4 possible sediment, causing possible pollution of ground
5 water, and so on and so forth.

6 So that's the federal law, which is the Clean
7 Water Act. It's the State law that we have protected
8 streams. I ask you to please realize and empower you
9 that you can ask this Applicant to implement these green

10 infrastructure practices. They are very important for
11 the Village of Wassaic. We've had two flooding events
12 in 2007, 2009, and Hurricane Irene, when we were
13 actually under water.

14 So I think it's a really important thing, and
15 I think you guys can ask for it, and I want to encourage
16 you to do that. Thank you.

17 MR. FONTAINE: Nina Peete.

18 MS. PEETE: Hi. Nina Peete, Town of
19 Amenia. I just wanted to -- I think there has been a
20 lot of for and against, in favor of, good or bad, yes or
21 no. And I think that there's a way for the Planning
22 Board to come to a really good compromise and make this
23 project satisfactory to everybody that's in the room. I
24 think that extending the comment period and taking some
25 really good time to consider the comments that have been

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2 offered by the people that live here, those that are for
3 and those that are against, even though we're not really
4 against, I think provides you with a real opportunity.
5 I think some real focus should be made on the things
6 that some people have expressed a lot of concern about.

7 Those things are, specifically, the Estate
8 Homes, not only the ones that are proposed in Phase 1
9 but also the ones proposed in Phase 2.

10 The protection of the viewshed. I think you
11 have a real opportunity to amend this plan, which is
12 really what your responsibility is as a Planning Board
13 member. When somebody comes in with an application,
14 your first line of review should be, well, this is the
15 law, and not only our local law, but our State law and
16 federal law, and how does this project or this proposal
17 not comply with that law?

18 Where that happens, your first review should

19 say, What can we do to change this project so it fits
20 with our law? I think that a pretty intensive review of
21 the documents that are available on the website have
22 shown that perhaps that hasn't happened in this kind of
23 forum. It may have happened between the consultants and
24 the Applicant's consultants, but there seems to be sort
25 of a real absence of real engaged discussion by the

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2 board on how you can make this a better project. So I
3 don't think it's a matter of go away or stay or, I think
4 it's great. It's going to generate jobs.

5 I think it's great that there are so many
6 people in this room that seem to be already employed by
7 Silo Ridge or have been employed by Silo Ridge for a
8 really long time. Who knew that there were so many
9 people that had jobs there? And that's fantastic. And,
10 presumably, it will continue, and those numbers will
11 increase significantly over the next five, ten years.

12 But I think in the short term, the Planning
13 Board should pay some really due diligence to some of
14 the impacts that have been pretty well documented and
15 some of the positive changes you can make to this plan
16 to make everybody happy with what is coming down the
17 pike. So, thanks.

18 MR. FONTAINE: Is Robert Whalen back yet?

19 No? Cheryl Morse.

20 MS. MORSE: Good evening. I'm Cheryl
21 Morse, P.O. Box 645, Amenia, New York. When first
22 incarnation of the Silo Ridge project came, I acquired a
23 copy of the documentary Resorting to Magnus. I acquired
24 that copy for two reasons. Number one, this was the
25 first time a project like this, of this scope, of this

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2 dimension, has come to this community. And I have to

3 say, number one, I grew up in Darien, Connecticut. We
4 have several of these close communities in that town.
5 They thrived. They weren't quite the same nature of
6 what Silo Ridge is going to be, gated communities. They
7 didn't have golf courses and amenities attached to them.
8 But, none the less, they were gated. And people have a
9 right to do that.

10 I'm a big supporter of private property
11 owner's rights. Anybody who knows me knows that. I'm
12 also an environmentalist, and I've spent more than 40
13 years of my life doing landscape and environmental
14 development. I spent three years, almost, working down
15 in the Vis (phonetic) Estate in Pawling. So I'm really
16 familiar with the scope of this kind of project.

17 The reason I got the Resorting to Magnus
18 documentary was because it examines the positive side of
19 good development and negative sides of bad development
20 as it affects communities like this. I offered it to
21 Town officials. They really didn't want to look at it.
22 Much to the credit of Silo Ridge, I provided them with a
23 copy. They looked at it. And I think the current plan
24 that they're submitting that they revised things to is
25 much better than what they were originally going to do.

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2 It's being programmed to a different demographic, which
3 I think is a little bit more in tune with what we do
4 here rather than just seniors.

5 However, I was very disappointed that the
6 local officials weren't interested in looking at it. In
7 fact, I even went as far as to go up to IES Arboretum
8 and asked them if they would do a public showing so that
9 citizens had an opportunity to sit at a venue and look
10 at it.

11 My efforts were thwarted. I was labeled as

12 someone who wanted to stop their project, which is not
13 at all the case. But it has to be done right, as other
14 people have said. If it's not done right, it's going to
15 really negatively impact this community legally,
16 aesthetically, in a lot of ways economically.

17 Now, part of one of the problems I see here is
18 the fact that our own master plan pushed for the closure
19 of our largest employer. That was foolish. So let's
20 not be foolish in seeing this project go through, and
21 let's do things the right way, please. It's very
22 important. Yes, we need the jobs. I think that Silo
23 Ridge has spent a lot of time and a lot of money. But I
24 don't think the process should be circumvented. If
25 you're going to grant waivers, you better have a good

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2 reason because the litigation that could come from this
3 could bankrupt this Town. So, please, do your jobs. I
4 can't stress it enough. Thank you.

5 I also will be offering more written comments
6 relating to other issues. But doing it right is the
7 most important thing.

8 MR. FONTAINE: Mark McEathran.

9 MR. MC EATHRAN: Mark McEathran, South
10 Road, Millbrook. My reason for coming tonight was
11 mainly because of what I read in the Millbrook
12 Independent. And a lot of things that were being said,
13 I really wanted to find out for myself as to whether or
14 not they were handling Silo Ridge the way they should
15 be.

16 I started working there for John Segalla when
17 I was 14 years old. I worked there all throughout high
18 school, went to college, worked there. Until I was 23
19 years old, I spent a good share of my life at Silo
20 Ridge. I loved that place. There's no place on this
21 planet like that. And it was so negative, everything

22 that I read in the Independent. I had to find out for
23 myself.

24 So I contacted some people from Silo Ridge,
25 and I was fortunate enough to be taken out on the golf

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2 course to see what they're doing out there. These guys
3 are pros. They know what they're doing. A big concern
4 that I had when I read the article was erosion control,
5 which I'm sure everybody has those concerns. It's a big
6 deal.

7 They have retention ponds built, backup
8 retention ponds built, double silt fence. I don't see
9 how any water could possibly affect anything downstream.

10 They're working on small footprints, finishing
11 those footprints before they move on. These guys really
12 know what they're doing. Not counting the benefits to
13 the tax roll, which is incredible.

14 I'm sure everybody realizes how big of an
15 impact that will make on the school district, the amount
16 of jobs it will create. It looked like there was a
17 bunch of ants running around. There were so many men
18 and women out there working, trying to get this job
19 done. It was incredible. I don't see -- I believe the
20 number was 127 people were on that site that day
21 working. How many other places in Dutchess County have
22 127 people working on the same site? I can't think of
23 any.

24 I just wanted to show my support. And, like I
25 said, these guys really know what they're doing. They

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2 are going to do it right. They want to do it right.
3 You guys are here to make sure they do it right. As
4 long as everybody does their job, I don't see what the

5 problem is.

6 I'm all for it, and I'm sure they're going to
7 do fantastic. Thank you very much.

8 MR. FONTAINE: Moira Kelly.

9 UNIDENTIFIED SPEAKER: I think she left.

10 MR. FONTAINE: Joyce Rebillard.

11 MS. REBILLARD: I'm Joyce Rebillard, 89
12 Cascade Road. I have attended the meetings on Silo
13 Ridge since 2004. I've been to plenty of their
14 informational meetings that they have offered to the
15 public over the years. Those meetings were an
16 opportunity to learn about the project and ask
17 questions. I'm not sure why a small number of people at
18 the last meeting made it seem so difficult to get
19 information.

20 Silo Ridge finishes most every public meeting
21 telling people their doors are open, to call or stop by
22 if they have questions about the project. I want this
23 project. I have seen Amenia when it had a bustling Main
24 Street, plenty of jobs, and a real community spirit.
25 Since the loss of Harlem Valley Psych Center and the

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2 downsizing of Taconic DDSO, where I worked for more than
3 30 years, finding a job has been an ongoing problem for
4 many.

5 I want to see my grandchildren, a couple were
6 up before, able to buy in this community and work here.
7 I want to see my children able to retire here, as I
8 have. The increase in the taxes has not made it easy
9 for me, so I can only wonder what it would be like for
10 all of them.

11 I think Silo Ridge and the Planning Boards
12 over the past ten years, yes, I said ten years, have
13 taken a good hard look at the impact of this project. I
14 want Silo Ridge. We need the tax base, and we need the

15 jobs. Please don't let the special interests of the few
16 outweigh the needs of the many. Thank you.

17 MR. FONTAINE: Catherine Maloney.

18 MS. MALONEY: Hi. I'm Catherine Maloney,
19 the president and CEO of the Dutchess County Economic
20 Development Corporation. I am here to let you know that
21 the organization is very supportive of this significant
22 project in your town. With the development of this
23 facility, with recreational, sporting, and outdoor
24 activities, it will help to promote tourism, as well, to
25 encourage Main Street development in the Town of Amenia.

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2 With a planned \$700 million investment, it
3 will result in increased property taxes for the Town and
4 for the school district, as well as increased spending
5 locally and regionally.

6 Our analysis of the anticipated full-time
7 equivalent jobs would have a direct impact of \$1.7
8 million annually, including the more than 3,000
9 construction jobs, we estimate an aggregate State labor
10 income of over \$151 million.

11 We think this is a worthwhile project, and we
12 hope you will support it. Thank you.

13 MR. FONTAINE: Michael McCormack.

14 MR. MC CORMACK: Good evening. Michael
15 McCormack. I live at 18 Beaver Edge in the town of
16 Clinton. I'm here in several ways. I've been a
17 Planning Board chair in the Town of Clinton for about 26
18 years. I know what you're going through. We have had
19 to make hard decisions in Clinton on some projects, but
20 you have to make the right decisions.

21 I have full faith in this board in terms of
22 making the right decision. I have full faith in their
23 consultants to help them make the right decision. I

24 heard that you had six planning consultants. That's not
25 just belts and suspenders. That's six belts and six

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2 pair of suspenders. It's amazing.

3 I've heard time and time again this evening to
4 make the right decision. These people will make the
5 right decision.

6 I'm also on the EDC with Cathy. I'm a board
7 member. I'm also the chair of the ECA. That's the
8 community outreach arm of the EDC. I'm here to say
9 this, we need to get behind projects like this all over
10 our county. I've heard people here and other residents
11 talk about jobs. Jobs are just scarce right now. We
12 need jobs, we need tax base. This provides both, jobs
13 and tax base.

14 So when you look at this, this is just not
15 Amenia proper, but it's a regional impact for this
16 County and beyond. It's important that this project
17 move ahead quickly and as soon as possible.

18 As an architect -- actually, I had a very good
19 friend. His name was John Segalla. I was the original
20 architect for the clubhouse on this property. I
21 remember running around in John's Lincoln, the white
22 Lincoln, on the pathways and all around his property.
23 And what he had for vision was amazing. It wasn't just
24 the clubhouse, the cart barn, or even the golf course
25 itself. He had vision beyond that.

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2 These developers will fulfill his visions.

3 And I forgot the wonderful lady from Harney's Teas. She
4 was exactly right. This is John's dream coming true.
5 And I was there with him. I know it for a fact. If you
6 look at this project, you have to think about the
7 impacts.

8 We know that it already has in hand approval.
9 The approvals are there. So, as I heard very
10 eloquently, we know it's going to come. And I have full
11 faith in this board to do the right decision here and
12 move it forward quickly.

13 But you have to remember one thing in life.
14 And as an architect, with my own practice for
15 20-some-odd years, I've worked all over the place, I've
16 worked in every town in this county, every city, I've
17 worked regionally, and I'll say this for a fact, that
18 you have windows of opportunity. When those windows
19 shut, they shut for good. So when you have something in
20 hand that's an opportunity, and a great opportunity,
21 like this one is, for the Town of Amenia, for the County
22 of Dutchess, for the region, you have to push it. If
23 you don't push it, it goes away very quickly. You'll
24 see that if this doesn't go the right way in terms of
25 getting it done.

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2 Again, full faith in you guys. You'll do the
3 right decision here. You have great consultants. This
4 is going to be a great thing for Amenia and the region.
5 Thank you very much.

6 MR. FONTAINE: Gary Swart.
7 MR. SWART: How are you doing? Gary
8 Swart. I'm just here to say, I have my own business. I
9 worked in this area. I live in Dover Plains. We did
10 the same thing, construction and whatnot. But it was a
11 little bit too late for this. We had to close early. I
12 went to work for a guy that's working here, American
13 Tree. It seems to be working out, keeps me busy every
14 day. We do the right job. We keep everything going.
15 Hopefully, the project will keep going. We can keep
16 moving forward. And I like to keep paying my bills and

17 feeding my family. So I support Silo Ridge. Hopefully,
18 we can move forward. A little bit earlier, it would
19 have been better. But better late than never, I guess.
20 Thank you.

21 MR. FONTAINE: Don Rosendale.

22 MR. ROSENDALE: I'm afraid that when I
23 signed up, I didn't realize that I would be asked to
24 speak or given the opportunity to speak because I don't
25 like to because every time I open my mouth, the County

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2 tries to raise my taxes or somebody from Silo Ridge --
3 from Tamarack says I'm a psychopath.

4 I was at the meeting earlier this evening
5 concerning what really is a motel that Tamarack wants to
6 build behind Silo Ridge and behind my house. From what
7 I understand, it's actually being built by Silo Ridge
8 and that the members of Silo Ridge will have access to
9 it. So all this nonsense about it being a private thing
10 in Tamarack is nonsense. I think if there's been a
11 secret deal made, it should come out and not be passed
12 off as a cabin development for private members of a club
13 that's not a private club. Thank you.

14 MR. FONTAINE: Bart Wu.

15 MR. WU: Mr. Chairman, I've already
16 submitted my comments in writing. So I have nothing
17 further to add at this time. Thank you.

18 MR. FONTAINE: Very good. Brad
19 Rebillard.

20 MR. REBILLARD: Brad Rebillard, 464 Old
21 Route 22, Amenia. I'm adding to my comments from the
22 last meeting. There are 750 letters coming in for the
23 rest of Rebillard. No.

24 There has been a lot said this evening. I
25 have a lot more to say, and I'm not going to say it.

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2 The reason is because this board has done their job.
3 This board has created a venue, has brought in all these
4 people, and we've all had our say. And kudos to this
5 board. I can't thank you enough.

6 That being said, I'm grateful that, over the
7 last 11 years, you've examined this project as closely
8 and intently as you have. And you've used all these
9 consultants. One right here, which I know well
10 (indicating). Any Town, any State would love to have a
11 consultant like this guy right here. You guys have had
12 the best. This has been looked at over and over and
13 over again. And I thank you.

14 There's one really important point I want to
15 make here. And that is, and I didn't expect this, is
16 that for myself, having graduated from Webatuck High
17 School, I lived in Manhattan for a short time, and I
18 went to college, I decided to raise my children here,
19 and I've had a business in this area for 28 years. I
20 worked with several towns. This is the envy of any town
21 to have this project. I think we are -- again, we are
22 lucky to have the opportunity to have this project. But
23 the point I really want to make is this.

24 Someone much more insightful than I, and a lot
25 of people I know, once said, We inherit the world from

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2 our children. And we heard them speak tonight. And
3 they were brave enough to come out and speak in favor of
4 this project. Thank you.

5 MR. FONTAINE: I just want to point out
6 that there is not just one consultant here. There are
7 actually four here right now, and they're all
8 outstanding.

9 I have Adam Rebillard. Adam Rebillard already

10 spoke. Are the Rebillard's trying to pull something
11 here?

12 The last name, I'm not sure exactly what it
13 is. Amjad? Did I pronounce the first part right?

14 MR. NESHEIWAT: Nesheiwat. My name is
15 Amjad Nesheiwat, Dr. Nesheiwat. I was interested in
16 actually buying one of these homes. Now, you scared me.
17 The fact that the whole town can't afford a house there,
18 does that mean I can't live there either? There's
19 nothing wrong with buying something that someone else
20 may not be able to afford. This is a free country. You
21 work hard. You should be able to afford what you work
22 hard for. It seems like it's a negative comment to say
23 I can't buy a house like my neighbor. We're not living
24 in a communist country. This is a free country. I went
25 to high school in Dutchess County. I went to Dutchess

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2 Community College. I moved on. I went to NYU for my
3 graduate/undergraduate work. I was raised by a single
4 mom. Working hard earned me the opportunity to buy a
5 house in such a project. I'm looking forward to it. So
6 should I feel guilty because I can afford a house in
7 that kind of project? I don't. I really don't. It's a
8 wonderful opportunity you have in this country. You
9 work hard, you can play hard.

10 Do I play golf well? No, I suck at it. But
11 I'm looking forward to learning. I go out on the
12 course. Nobody else thinks I play well either.

13 There were a lot of comments made by a lot of
14 different people. It's nice to hear. The one that
15 actually upset me the most is that the rest of Amenia
16 residents can't afford homes there. That's really an
17 unfair statement to me. It's really not a fitting
18 statement to me. I've been in a lot of places in the
19 world. Some people can afford a lot. Some people can't

20 afford anything.

21 The tax base needs to be supported, and it
22 cannot be supported just by a great view. I keep
23 hearing about this view. Mike McCormack had made some
24 comments, and I agree with him. I actually trust him.
25 He's one of the people that actually recommended the

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2 project to me as buying a home there.

3 I already live in Dutchess County. I've been
4 living here for 42 years. I'm not planning to move out
5 of Dutchess County. I want to relocate in Dutchess
6 County.

7 I thank you for listening to me. And, once
8 again, I really don't want to feel guilty that I can
9 afford a house there.

10 MR. FONTAINE: With that, that's the end
11 of the people that signed up for comment. Do you want
12 to make a comment, Pat?

13 MR. MULLIGAN: Yeah. I wasn't here in
14 time to sign up. May I?

15 MR. FONTAINE: Come right down. Sure,
16 you can. Steven, you want to make a comment, too?

17 Is there anybody else that wants to make a
18 comment that has not been able to? Jack Gregory?
19 Vickie, also?

20 MR. MULLIGAN: Pat Mulligan, lifelong
21 resident, born and raised in Wassaic, living in Amenia.

22 I might have been one of the people at the
23 last meeting that got some of you people to get here. I
24 didn't speak very positively about this and made some
25 threats to try to get people to at least pay attention.

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2 I'm not opposed to this project. I think this project

3 is an improvement on the last proposal. After seeing
4 and hearing average folk tonight, excluding one family
5 that was a little overdone.

6 I grew up here. I had every opportunity in
7 the world. I could work anywhere, any time. Fox
8 Factory, State School. Without that, I never would have
9 made it to college, the Air Force, all of that. And
10 these kids don't have that. And this project might
11 help. Or at least I think it will. The problem is
12 that, unlike what Tony has said, which I need to correct
13 for the record, this is not an environmental review.
14 And you haven't done the right one. And you're
15 vulnerable. You heard from people tonight who aren't
16 your average people who just want to have a job and take
17 care of their family. You heard from a couple of people
18 tonight who have money and don't want this to happen,
19 and they're going to come after you about SEQRA. And
20 they're going to come after you about violations of the
21 zoning law.

22 Other people have said you've done your job.
23 I'm sorry. I think the developer is doing its job. I
24 don't think you have. And without revisiting SEQRA --
25 I've sued the Town three times with Article 78s, and I'm

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2 just an average guy. You're going to have nothing but
3 delays in the courts. And they're going to go to appeal
4 on it because they have the money to do it. I couldn't
5 go to appeal. But they're going to do it to you unless
6 you do it right. And if you approve this thing without
7 revisiting SEQRA, with an amended Environmental Impact
8 Statement for changes made, you're going to lose. I'm
9 sorry. So do it right.

10 UNIDENTIFIED SPEAKER: Thank you for
11 taking my comments. I'm speaking here on behalf of Norm
12 Benson, who was unable to attend, and I agreed to read

13 his statement for the record.

14 Norm Benson is the former manager of Dutchess

15 Soil and Water Conservation District. He was the

16 planner, director, of environmental -- of the

17 environment for the Town of Pawling for over 15 years.

18 He is a resident of Amenia for over 85 years, still

19 living in a home built on the old farmstead in 1954.

20 These are his words. I just want to also say, if I

21 don't get to the bottom line, he said these comments

22 were written based on personal observation and

23 conditions at the Silo Ridge construction site. And

24 he's been following the newspapers, as well. So take

25 that into consideration.

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2 He says, As a resident, I think it has been

3 appalling to view the activity of the Silo Ridge

4 development from the overlook at the top of DeLavergne

5 Hill, the most scenic road view of any entry into the

6 Hudson Valley and the wooded ridge above Wassaic -- I'm

7 sorry -- extending off into the Berkshires. Apparently,

8 this is being replaced by an uncontrolled suburban

9 sprawl without careful enough attention from the Town of

10 Amenia Town Board and from the Amenia Planning Board.

11 He says that, first of all, both Amenia boards

12 should take better command of the development process in

13 order to protect the Town and its taxpayers.

14 Second point is, winter is very near, and

15 vegetation doesn't grow in frozen ground. The entire

16 sleep slope area, which is stripped of vegetation,

17 should be fully stabilized immediately by hydroseeding

18 or other method approved by the Town's engineer. The

19 Town engineering consultant should review and comment on

20 all aspects of soil erosion control plans, stormwater

21 systems, steep slope construction, as well as all

22 planned roads, driveways, and infrastructure.

23 And I'll just insert a comment here, if you
24 don't mind. I met with the CSE last night. They were
25 concerned. We expressed some views. Arlene spoke about

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2 the historic and cultural resource of the view. And
3 there was a historic marker there, a mile marker, a
4 stone, at that curve where we historically pulled off to
5 see the view. We were concerned about turbidity of the
6 water and the soil erosion that came off the stream in
7 the last rainstorm. And, yes, the DEC did come out and
8 comment how impressed they were with the erosion control
9 stormwater management. However, there was a pipe that
10 they weren't aware of, that Silo Ridge wasn't aware of,
11 that they corrected immediately.

12 So it is good to hear from Rich Rennia and all
13 of these different people and to understand that, yes,
14 good measures are being taken. But we also have to take
15 a good hard look and do our homework really well because
16 that slope is very, very steep. And even emergency road
17 access at times are going to be at a 14 percent
18 increase. We will have to give them a waiver for that.
19 I understand you have.

20 The fire department agreed that they're going
21 to be able to service those houses on the ridge. But
22 there's a lot of concerns at the EAC level. We're doing
23 our homework. We're doing what we can. And the ridge
24 and the cultural history of the viewshed is very
25 important, and we think you should take a hard look.

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2 So back to Norm Benson and his comments. His
3 fourth one was, if the Town does not have a paid
4 engineer, as we do, they suggest Dutchess County Soil
5 and Water do a full plan, review, and comment. The Town

6 engineer should make regular site visits during the
7 construction. We're hearing from Rich Rennia that
8 they're out there checking it regularly.

9 MR. FONTAINE: Okay. Another Town Board
10 member I get to tell you have to stop.

11 UNIDENTIFIED SPEAKER: Can I have one
12 more minute?

13 MR. FONTAINE: Not another minute, no.

14 UNIDENTIFIED SPEAKER: All done? Okay.

15 So thank you very much for your consideration. I do
16 appreciate that they have reduced the size and the
17 height waivers and that they have repainted the building
18 here and that they've done some improvements to the
19 ridge and ballfields and their involvement in the
20 County. But I will say we have to take a hard, hard
21 look at all the environmental factors. Thank you so
22 much.

23 MR. FONTAINE: Jack Gregory.

24 MR. GREGORY: Jack Gregory, 18 Palmer
25 Road, Amenia, New York. I've been in business for 30

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2 years. I've watched so many businesses come and go.
3 We're losing. We need this project to go through. What
4 I went through trying to grow a business here and trying
5 to get my zoning changed. So, please, let's get this
6 through and get this passed and let's get this town a
7 jump start between Wassaic and Amenia and make it grow
8 better. You're starting to see it, starting to grow
9 now. Let's do it. Thank you.

10 MR. PEROTTI: I'm Stephen Perotti. I
11 live at 68 Cascade Road, Amenia, New York. Lifelong
12 resident of northeastern Dutchess. I heard everybody's
13 comments on here, the pros and cons for Silo Ridge. As
14 you know, when I ran for Town Council, I was supportive

15 of Silo Ridge, and I still am. The wonderful thing
16 about zoning codes and comprehensive plans is they're
17 living documents. One of my biggest criticisms is the
18 2007 comprehensive plan and zoning law. Overlay upon
19 overlay upon overlay. You know what that does? It
20 restricts people's private property rights.

21 Now, I firmly believe it's important for Silo
22 Ridge to cross the t's and dot the i's. But at the same
23 token, too, as a Town Board member, I think the Town
24 Board needs to take a good hard look at the living
25 document that makes no -- hardly any consideration for

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2 any light industrial growth. Very, very small. Very,
3 very small. And I think what you guys are doing is a
4 step in the right direction. Silo Ridge is going to do
5 something great for this community and for the region,
6 as other town residents -- residents from other towns
7 have stated.

8 But we do need to do it right. But at the
9 same time, too, I think the Town Board needs to take
10 another look at the zoning code and make adjustments to
11 that living document to incorporate changes that we need
12 to grow effectively and smartly. And in order to do
13 that, we need to be proactive. We need to protect
14 our -- granted, we need to protect our rural character.
15 That's all nice and good. But we also need jobs. Our
16 young people need a place to come back to. That's
17 important to the people in this community. That's
18 important to everyone. And what I think is kind of
19 frightening is this whole mentality from the wealthy
20 elites to use Article 78s as a billy club to stifle
21 growth in this community. I think that's offensive to
22 me.

23 And that is exactly what happened to Jack, a
24 local businessman who has lived here his entire life.

25 That kind of stuff needs to stop. In order to do that,

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2 we need laws that are fair and balanced for everyone,
3 not just for people that have second homes here. I'm a
4 full-time resident here. A lot of people are here. A
5 lot of people count on -- they're living paycheck to
6 paycheck. They don't have the luxury to be able to
7 appeal Article 78 after Article 78 on a whim in the
8 hopes of something positive happening here.

9 So, I implore you, you guys do your due
10 diligence. At the same time, I implore people in this
11 community that have the means to allow the residents to
12 be able to have jobs and be able to have this community
13 grow. That's an important thing for everyone here.
14 It's going to benefit everyone. That's all I have to
15 say.

16 MR. FONTAINE: I know it's got to be a
17 coincidence, but with every Town Board member, you have
18 to tell them that's enough.

19 We're going to adjourn the meeting at this
20 point. Like I said, there will be a public notice put
21 out down the road when the next meeting will be held.

22 I wanted to point out one thing. This is the
23 first meeting I've been to -- I was chairman of the
24 Planning Board also 20 years ago. This is the first
25 time I've seen -- I counted seven young people just out

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2 of high school or in high school at a meeting. I
3 haven't seen that, ever. Whether you're for or against
4 the project, I don't care. I'm glad to see you here. I
5 really appreciate it.

6 (Time noted: 9:15 p.m.)

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C E R T I F I C A T E

5 I, KAREN M. FLEMMIG, a shorthand reporter and
6 Notary Public within and for the State of New York, do
7 hereby certify:

8 That I reported the proceedings in the
9 within-entitled matter and that the within transcript is a
10 true and accurate record to the best of my knowledge and
11 ability.

12 I further certify that I am not related to any of
13 the parties to this action by blood or marriage and that I
14 am in no way interested in the outcome of this matter.

15 IN WITNESS WHEREOF, I have hereunto set my hand.

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Karen M. Flemmig
Court Reporter