
In the Matter of a Public Scoping session
held in the Matter of the
DRAFT ENVIRONMENTAL IMPACT STATEMENT,
RE: The Durst Organization - Hudson Valley Project,
Town of Pine Plains, New York;

HELD AT: Stissing Mountain High School
2829 Church Street
Pine Plains, New York 12567
July 21, 2021

B E F O R E:

TOWN OF PINE PLAINS PLANNING BOARD

MICHAEL STABILE, Planning Board Chairman

TRICIA DEVINE, Planning Board Secretary

VIKKI SORACCO, Deputy Chairman

KEN MECCARIELLO DICK HERMANS

ETHAN DiMARIA

A L S O P R E S E N T:

SARAH YACKEL, BFJ Planning

STUART MESINGER, Chazen Companies

WARREN REPLANSKY, ESQ., Town Attorney

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1 PUBLIC FORUM - 7:30 P.M.:

2 P R O C E E D I N G S

3 CHAIRMAN STABILE: Welcome, everyone, to
4 the first of our scoping sections for the Hudson Valley
5 Project.

6 I'm sorry.

7 (BRIEF PAUSE.)

8 So, welcome, members of the public,
9 members of the board.

10 Representatives -- I don't know if anyone
11 is here -- from the Milan Town is here.

12 Consultants, or any involved or interested
13 agencies that are here tonight, as well as
14 representatives from the Durst Hudson Valley Project.

15 First off, I would like to thank the
16 school district for letting us use this wonderful
17 renovated space. It's a fantastic space we have here.
18 It was nice of them to let us use it.

19 I believe, to start off, by introducing
20 all of us up here on our stage here, I am on the
21 Planning Board -- I'm the chairman of the Planning
22 Board. My name is Michael Stabile.

23 Members joining us tonight are Ethan
24 DiMaria, Vikki Soracco, Dick Hermans and Ken
25 Meccariello.

1 Then, and over here, we have our town
2 attorney, Warren Replansky, and from BFJ, our planner,
3 Sarah Yackel.

4 So, this is the first of two sessions.
5 The second session is going to be on July 31st. That
6 will be beginning at 10 a.m., with the doors opening an
7 hour beforehand, just like tonight, at 9 a.m. Anyone
8 is welcome to attend that session also.

9 Written comments are also welcome to be
10 submitted by email or mail as per the addresses noted
11 in the handouts that were available at the front table.

12 Additionally, you may hand in a paper copy
13 tonight if you have prepared comments that you would
14 like to hand in, give them to Tricia Devine, who is my
15 assistant. She is at the table in the hallway. The
16 deadline for written comments is August 10th, 2021 at
17 4 p.m.

18 This is a scoping session. Sarah Yackel,
19 who represents the board's planner, BFJ, will go into
20 this more thoroughly in a moment, but just to give my
21 brief summary of what we are all doing here tonight.
22 This hearing is where we solicit comments from you, the
23 public, about issues and concerns that should be
24 addressed in the Draft Environmental Impact Statement,
25 or DEIS, for this proposed project.

1 The Pine Plains Planning Board is
2 conducting the scoping session as the lead agency for
3 the project. Most of the property is in Pine Plains,
4 however, there is a significant amount of the project
5 in the Town of Milan.

6 As lead agency, we are also responsible
7 for evaluating the Milan parts of the plan. Note that
8 both sessions are being videotaped, and there's a
9 stenographer transcribing it. The recording will be
10 made available on the board's YouTube page as soon as
11 available to us, and the board's page can be found by
12 searching Pine Plains Planning and Zoning Boards on
13 YouTube, and if you search for the same thing on
14 Facebook, you will find our Facebook page. There also
15 will be links to the videos on the town's website.

16 The transcript will be shared on the
17 town's website, as well as posted to the Board's
18 Dropbox. We post all public materials related to
19 applications into this Dropbox, and when that
20 transcription is ready, we will have it up there. We
21 usually post links to the Dropbox on our Facebook page.

22 Additionally, minutes and public materials
23 that are available for our meetings are available on
24 our town website. I believe they're listed under
25 background materials for meetings.

1 Before I turn it over to the planners, I
2 just wanted to say a little something, and if you have
3 watched our meeting before, perhaps you heard me say
4 something similar. Local government has the most
5 direct effect on our lives and is the place where
6 citizens can have the most direct effect on policy that
7 matters to their lives, on our family's lives, and
8 those of us in the community. It is how we set up a
9 framework for all of us who live and work with each
10 other. And Pine Plains is a small place, where there
11 is no hiding from each other. We all have to have some
12 understanding to get on and get along with each other
13 the best we can.

14 Additionally, I just want to reiterate
15 that this board will always consider and hand off any
16 application before us the same, regardless of who the
17 Applicant or concerned citizen or party is; whether
18 that Applicant is a homeowner, a business owner or a
19 corporation, they are all members of our community and
20 will be treated accordingly.

21 We will discharge our duties according to
22 the regulations and statutes of the town and the state
23 that pertain to our proceedings to the best of our
24 abilities professionally and without prejudice.

25 This board takes on a tremendous amount of

1 work on a voluntary basis. The members go through a
2 lot of training and reading in order to tackle what
3 are, invariably, lots of technical and intricate zoning
4 and legal issues. I applaud and appreciate their
5 willingness to generously donate their time and effort
6 to what can be somewhat of a thankless job.

7 I will say to the public here tonight.
8 There are many boards and meetings in the town where
9 the town could always use the help of motivated,
10 thoughtful individuals who want to step up and help out
11 and contribute to make Pine Plains a great place to
12 live. If you contact Darrah or someone else at the
13 Town Hall, they will point you in the right direction
14 if you are looking to volunteer.

15 With that, I would like to introduce Sarah
16 from BFJ.

17 MS. YACKEL: Thank you, Mr. Chairman.

18 Good evening, members of the public.

19 For those of you -- I want to just thank
20 you all -- it's a problem with my glasses -- I want to
21 thank you all for joining us tonight. You are here for
22 the first of two scoping sessions. Scoping, I think,
23 is a little bit of a tricky concept for those who have
24 not been involved in this process before. It is part
25 of the State Environmental Quality Review Act. It is a

1 required component of that act and that is why we're
2 here tonight. The Hudson Valley Project, which I think
3 you saw the boards out in the lobby, is the project
4 that we are here to really frame the scope of issues
5 that we want analyzed as part of that environmental
6 review.

7 By the door, there was a handout, called,
8 What is Scoping, and this is just a nice one-page, and
9 it, kind of, walks you through the various elements of
10 the scoping process. Scoping is really a process to
11 develop a written document which outlines the topics
12 and analyses of potential environmental impacts that
13 will be studied in this Draft Environmental Impact
14 Statement.

15 You can see on the back, there is just a
16 quick schedule that goes through all of the various
17 time frames for the environmental review process, and
18 you can see that scoping is right here. And we're
19 still very much in the beginning phases of the
20 environmental review process. There have been no
21 decisions made to date, other than that the project
22 needs to be studied in a full, complete Environmental
23 Impact Statement. And we are here tonight to really
24 hear from all of you about what components you would
25 like included in that analysis.

1 What are the objectives of scoping? They
2 really are to focus the environmental document on the
3 relevant environmental impacts, to eliminate the
4 relevant impacts or issues that are not really applied
5 to the project, to define reasonable alternatives and
6 also to look at potential mitigation measures that we
7 would like studied in the document.

8 It is important to note that the scope
9 that is available for all of you up at the door and
10 also online, it's a draft scoping document that has
11 been prepared by the project applicant, which is the
12 process under the environmental review act. And after
13 tonight and the session next week, and the close of the
14 written comment period on August 10th, we will be
15 taking all of those comments and working with the
16 Planning Board to really revise that scope and
17 incorporate the things we're hearing at these sessions
18 and create a final scope, which, ultimately, becomes
19 the document of the lead agency, or the Planning Board
20 in this case.

21 So, we are very much at the beginning
22 phase here and are hoping to hear from you about what
23 you would like included. A couple things to note, that
24 a scoping meeting is not a Public Hearing. It is a
25 public session but it is not really the appropriate

1 forum to, sort of, give your opinion on the project or
2 the merits of the project. It really is to focus on
3 the environmental issues you would like studied so that
4 the board is in a position in, you know, eight, twelve
5 months from now to be able to make a decision.

6 Finally, the sessions tonight will not be
7 question and answer. If there are some simple
8 questions or on our procedure, I believe we may be able
9 to clarify those at the end of the session but we
10 really are here tonight just to hear your comments.
11 And we also encourage anyone who is speaking tonight to
12 feel free to submit your comments in writing as well.

13 Thank you.

14 I'd like to introduce Stuart Mesinger from
15 Chazen Companies, the project planner engineer for the
16 Hudson Valley Project to introduce the project we are
17 here to discuss tonight.

18 MR. MESINGER: Thanks, Sarah.

19 I'm Stuart Mesinger, with the Chazen
20 Companies. I just want to start out, first, by
21 thanking the Planning Board for putting the meeting
22 together, especially thanks to the school and the
23 school staff who really were extremely helpful in
24 logistical things and helped set up the meeting and
25 having it run smoothly. And thanks to you all for

1 coming out.

2 Chazen Companies is an engineering,
3 planning, environmental company. We're headquartered
4 in Poughkeepsie. I'm the project planner.

5 Just a couple of introductions. Catherine
6 Monian is sitting in the front row. She is our project
7 manager. Justin Lewey {phonetic} is in the front row.
8 He is the Applicant's project manager. Jennifer
9 VanTuyt, she is in the front row, and she is our
10 attorney.

11 The main point of the meeting tonight is
12 to hear your comments about the scoping document. I am
13 just going to, very briefly, highlight some aspects of
14 the project and then a couple of things that we're
15 going to study in the EIS. Hopefully, you picked up a
16 copy of the scope from the table in the front. If you
17 didn't, please get one on the way out, and also a sheet
18 of paper that gives you instructions for submitting
19 written comments through August 10th.

20 So, the project site is 3100 acres.
21 There's 2655 in Pine Plains and 445 in Milan. We are
22 bisected by Route 199 and by the Taconic State Parkway.
23 We have some other roads through the property. There's
24 Hicks Hill. There's Mt. Ross. There's Sherwood.
25 There's Stissing Mountain Road -- located in the

1 property.

2 The main access to the project would be
3 off of 199 via Woodward Hill Road. We know this
4 intersection would need to be rebuilt to become safe
5 because it's not in its current condition. We would
6 also propose to have a second access off Route 99
7 through Milan.

8 Just a little brief history. Most of you
9 probably know this because everybody I talked to is a
10 fairly long-time resident but the original plan for
11 this piece of property was proposed by Tom Carvel in
12 the 1960s. It was called Schwartz City Estates. His
13 original plan was for a planned residential development
14 of several thousand homes; a golf course, a ski hill
15 and some other recreational amenities. The first phase
16 of about 200 lots was subdivided and those are the lots
17 that we see today.

18 The lots that are around Lake Carvel are
19 the 200-or-so lots that were subdivided, but as most of
20 you know, only a small fraction of them were built.
21 There was an 18-hole golf course, nine holes here, nine
22 holes south of Ferris Lane. There was water and sewer
23 infrastructure installed to serve the lots.

24 The present Applicant acquired the land
25 from the estate of Mr. Carvel in 2001, and then

1 subsequently acquired some additional lands to get to
2 the totals I gave you a moment ago.

3 In 2004, an application was made to the
4 town for a project of 1,022 units, most of which would
5 have been in Pine Plains. It's worth noting the
6 density of that project, which was 1.86 acres per unit.
7 That project had a Draft Environmental Impact Statement
8 prepared but the process was never completed.

9 The Applicant then made an application in
10 2011 for a new neighborhood development which was a new
11 zone that was created subsequent to the first
12 application. That application proposed of 648 units,
13 again, most of them in Pine Plains. The density there
14 was 3.27 acres per unit. That application was
15 withdrawn in April of 2020, and that gets us to the
16 current plan.

17 The current plan complies with zoning in
18 both towns. It's an as-of-right plan. It uses the
19 clustering provisions in both towns in order to
20 preserve open space. The amount of open space exceeds
21 by a good amount the minimums required in both towns.
22 So, this plan proposes 223 units in Pine Plains and 51
23 in Milan, for a total of 274. I misspoke in the hall
24 to somebody who asked me that total. It's 274.

25 Density then is right around 11 acres per

1 unit. And there's just under 60 percent open space
2 across the whole project. Again, that exceeds the
3 standards in both towns. The idea is to create a
4 cohesive development that is seamless between the Town
5 of Milan -- this is the town line here -- so that the
6 project doesn't appear different in the two towns.

7 There would be new road connections
8 between Milan and Pine Plains so that, again, there's a
9 seamless connection. And the idea of the project is to
10 tuck development around Lake Carvel in a fairly
11 concentrated area for most of it, so that it's, for the
12 most part, removed from 199, would have very limited
13 visibility. If you drive down 199, you can't see the
14 lake. The idea is to, kind of, tuck it away.

15 It also proposes to keep most of the
16 development in areas that are already disturbed. So
17 the project, in addition to the residential component,
18 includes a nine-hole golf course, which is largely in
19 the footprint of the prior Carvel golf course, the
20 other nine holes that were in Carvel would be open
21 space. The project proposes a clubhouse around Lake
22 Carvel, and a fairly robust trail network throughout
23 the site.

24 The project is entirely single-family
25 houses. There's no multi-family housing. Again, it's

1 compliant with zoning in both towns. I mentioned the
2 golf course and the clubhouse component.

3 Ownership and access options to the golf
4 course and to the trail network and for the other
5 amenities that might be developed would be the subject
6 of study in the EIS, and I know I had several questions
7 about that out in the hallway, and those are things
8 that we would be looking at.

9 There are some existing trails nearby the
10 property. If you look at the maps out in the hall or
11 on the handout, in purple, we show some proposed
12 trails. One of the main things that we wanted to do
13 was to connect some of the public lands, here, The
14 LaFayetteville State Multiple Use area, the Roeliff
15 Jansen State Multiple Use area, with the open space in
16 this property. So, that's why there's such a robust
17 trail network.

18 We focused development away from the Ham
19 Brook Watershed, which is the major watershed through
20 the middle of the property. We respected buffers
21 around the wetlands. Again, on the plans, it's hard to
22 see on the little one but on the bigger maps, you can
23 see it. We've shown 100-foot buffers around regulated
24 wetlands. So, we've tried to avoid those.

25 Close to 60 percent open space provides

1 for connectivity between these areas of public open
2 space and also within the site. We think that it's
3 possible for wildlife to get across from one area to
4 another using the stream corridors and the amount of
5 open space. We've limited crossings in wetlands and
6 other disturbances so we think that it's a project that
7 would allow for wildlife movement.

8 Just turning to utilities for a moment.
9 Most of the lots, and all the lots around Lake Carvel,
10 would be served by a new water and sewer
11 infrastructure. The existing water and sewer
12 infrastructure would be abandoned.

13 With respect to water, during the prior
14 SEQR studies, we did pump tests on wells on the
15 property in Milan and Pine Plains. And they're very
16 good producers. We are able to provide water for much
17 bigger projects, as I mentioned earlier, but there
18 would be all new conveyance, distribution, pressurizing
19 and fire suppression infrastructure.

20 Same token, there would be new wastewater
21 treatment plant that would replace the existing plant.
22 We are still studying the exact location of that. We
23 would need to treat water to a very high standard
24 because we know how important the water quality of the
25 receiving streams are.

1 New water and sewer connections would be
2 offered to the existing lots in Schwatz City Estates
3 that are not owned by the Applicant. There's a handful
4 of lots. They're shown in gray on the site plan. They
5 would be offered the opportunity to connect.

6 There's a number of ways that water and
7 wastewater systems can be managed. The town could form
8 a special district for the people in the development.
9 We could have a private transportation corporation or
10 we could have a county, a part-county district under
11 the authority of the Dutchess County Water and
12 Wastewater Authority as it's done elsewhere. All of
13 those options will be studied in the EIS.

14 There's 39 lots that would be on private
15 well and septic. These are larger lots that are
16 removed from the core area around Lake Carvel. They're
17 along Hicks Hills, Stissing, Sherwood Roads, Mt. Ross
18 Road.

19 One of the key things is that the project
20 doesn't propose new infrastructure that would be the
21 spur to other development. We're not proposing to
22 extend infrastructure with capacity to the edges of the
23 property that, thus, might attract more growth and
24 development.

25 A couple other things that are worth

1 mentioning. The Lake Carvel dam is a substandard dam.
2 We are proposing to rebuild that dam and move it to the
3 north a bit. Some of the roads that are on the site
4 now, public roads, are substandard. We would rebuild
5 those to town standards. I already mentioned the need
6 to reconstruct the Woodward Hill Road and Route 199
7 intersection. We are proposing a deceleration lane on
8 the northbound of Taconic. I already mentioned the
9 interior road connections between Milan and Pine
10 Plains.

11 All the new roads would be privately owned
12 and maintained. And we would expect to apply to the
13 town board for, what's called, an open development
14 area, which would set the standards to those roads and,
15 of course, we would be consulting emergency service
16 providers in the town highway departments when we did
17 that.

18 One of the things that an Environmental
19 Impact Statement does, is, it considers project
20 alternatives. So, the draft scope that we have
21 submitted to the town, and it's out on the table,
22 includes a resort in Pine Pains as an alternative to
23 the study. So the DEIS will look at, potentially,
24 location or locations of a resort. It will look at
25 alternative sizes of a resort. And it would look at

1 the impacts, pro and con, having a resort as part of
2 the project. So, in particular, if you have any
3 suggestions about that, or anything else that ought to
4 be studied and thought about in the scoping document,
5 we would be happy to have it. I think it's worth
6 noting from a technical point of view that if we did
7 have a resort in the project, the lands that made up
8 that lot would then be subtracted from the lands
9 available for development in Pine Plains, and we would
10 lose some lots in Pine Plains.

11 So, as I said, your comments are welcome
12 on any aspect of the scoping document. A lot of folks,
13 I think, came to listen and hear a little bit tonight.
14 So, if you don't have comments tonight, you are welcome
15 to submit them in writing. That would be one of the
16 sheets on the handouts, giving instructions for doing
17 that, or you can come to the meeting next Saturday,
18 after you have had a chance to digest this a little
19 bit, and make comments.

20 So, thanks for coming tonight. We're
21 looking forward to hearing your comments. I'm leaving
22 this pointer right up here. If anybody wants to use
23 the pointer, you press the red button.

24 Thank you, all.

25 CHAIRMAN STABILE: Thank you, Sarah and

1 Stuart.

2 We are almost ready to get to some public
3 comments. I just want to go over a few procedural
4 items, laying out the ground rules for the process.

5 As Sarah noted, this is not a question and
6 answer session with the board or the Applicant, but it
7 is your opportunity to note any issues that you believe
8 should be added to the draft scope and included in the
9 DEIS. The board will consider all the comments tonight
10 and over the next few weeks, through August 10th. We
11 will consider them as we look to issue a final scope.

12 So, -- well, the order of speakers tonight
13 is easy because there's only one, so far, signed up.
14 If anyone else wants to speak, please let Tricia know
15 out at the table in the lobby and we will get you
16 signed up.

17 And I can probably leave off some of these
18 instructions. It has to do with if we have a lot of
19 people.

20 I am going to set the time limit at five
21 minutes and -- again, it doesn't really matter.

22 At about 60 seconds, I will give a little
23 warning that you have 60 seconds left in your time, and
24 then, I will gavel out when the time is up.

25 And again, we only have one person signed

1 on, so unlike Congress, you don't get to give your time
2 to somebody else.

3 And we have already talked about how you
4 can submit written comments, either you can hand them
5 in tonight or email or mail them in before August 10th.
6 You also are allowed to come to or welcome to the other
7 meeting. You will just be put to the back of the line
8 if you want to speak again on the 31st.

9 So, we don't need the on deck chair.

10 So, I guess we will get to it then.

11 So, the one person signed up is our former
12 board member, Jane Waters.

13 You can make your way to the podium,
14 please.

15 MS. WATERS: I don't have prepared
16 remarks.

17 Can people hear me through this mask or
18 should I take it off?

19 And I didn't have a chance to read the
20 Draft Environmental Impact Statement, so some of what I
21 may say may already be included in here.

22 I have comments about two things. The
23 first is --

24 CHAIRMAN STABILE: Jane, just try to get a
25 little closer to the mike.

1 MS. WATERS: Okay. (Indicating).

2 The first is the impacts on wildlife. I
3 don't know whether you will be including comments that
4 were made at previous hearings about what should be
5 studied on the project. There were very detailed
6 studies about various species that live or use the
7 area, and I know that there have been some observations
8 since then that may need some of those studies to be
9 updated.

10 For instance, in the spring, a year ago --
11 not this last spring but the previous spring -- there
12 were 22 eagles at the south end of Lake Carvel, just
13 when the water was -- the ice was starting to melt, and
14 they were mostly bald eagles. I didn't see them the
15 day that there were 22, but I did go the next morning
16 with my husband and they were both adult eagles and
17 immature eagles.

18 And if they're going to be houses that
19 close to the southern end, I wonder if those eagles
20 will come back. Eagles do tend to utilize the same
21 habitats from year to year depending, obviously, on the
22 conditions but it would be sad to lose a population
23 like that which didn't exist in the area ten years ago.
24 So, I would like people to be conscious of that. And I
25 think there may be other species that the prevalence on

1 the property has changed in that amount of time.

2 The other thing I wanted to say is the
3 financial impacts on the town, on the school, will be
4 important to do a serious study of. Last time there
5 was a Draft Environmental Impact Statement done, the
6 Applicant presented everything as if it was going to be
7 a total boom to the community and when you look at
8 what's beginning to happen on Silo Ridge, I think
9 people realize that it can get very stressful to have a
10 development along these lines, come into a community
11 and have the people in the community expect that all of
12 their financial problems will be solved by a
13 development like that. It got so contentious so
14 quickly that the Silo Ridge people had candidates
15 running for various positions in the Town Board
16 elections against the people who were previously from
17 the community. And I would hope that this kind of
18 division wouldn't be -- wouldn't happen here and we
19 would do serious thinking about how to apportion the
20 taxes between the people living in the development and
21 the people living in the community previously that
22 would be fair to everybody.

23 Obviously, this will have an impact on
24 services in the town, particularly, the fire department
25 and police department, the highway crew, and I think

1 those impacts need to be seriously evaluated. I think
2 that's all I have to say for now.

3 Thank you.

4 CHAIRMAN STABILE: Thank you, Jane.

5 Next up, we have Sarah Miller.

6 MS. MILLER: Hi. I am going to need your
7 pointer.

8 So, my name is Sarah Miller, and I am here
9 to speak for two roles, let's say. First, I am a
10 member of the Antlers Club Association. We are on
11 Stissing Lake, right here. (Indicating).

12 We're an over 100 year-old association who
13 is made up of -- originated as 12 hunters, and in our
14 by-laws, our mission statement is to enjoy the
15 environment and to enjoy recreation as a group. We
16 have 15 members, and we have 12 homes on Stissing Lake.
17 Yeah.

18 So, I'm also the president of the Stissing
19 Lake Association. That group is made up of members --
20 I'm sorry, residents of those living on Stissing Lake
21 and anyone else who might enjoy the use of the lake.

22 So, my comments are brief. I just hope
23 that any development allows us to continue to enjoy the
24 environment of Stissing Lake and recreate and -- what
25 I'm trying to say, is, this is a big development, and I

1 know you're talking about trails, and I can imagine
2 people wanting to use those trails as much as we do.

3 So, as you are considering the plans, I'd
4 like to, maybe, ask for, like, maybe natural foot
5 trails instead of asphalt trails, that you would
6 consider lighting on any buildings. I think, but I'm
7 not sure, that you have a plan for a boathouse here,
8 and -- so maybe the lighting on the buildings could be,
9 you know, appropriate to enjoy the recreation. The
10 usage of that building -- I'm not sure what you have in
11 mind -- but if it's, like, what we like to do, it would
12 be boats and swimming, kayaking. So, again, as you're
13 considering your plans, I would love for you to
14 consider things like dock length, the asphalt roads, if
15 there's any trails in there. There might be a proposal
16 for horseback riding, biking. Those are types of
17 things we're not used to seeing in the -- around
18 Stissing Lake, and they would come with their own
19 nuisances, let's say.

20 Actually, I think that's about it. Thank
21 you.

22 CHAIRMAN STABILE: Thank you very much.

23 We have somebody else signed up. Susan
24 Hecht.

25 MS. HECHT: Thank you for this

1 opportunity. I just have some brief points, really.
2 One is, I am interested in knowing more about how much
3 forestry is actually planned to be cleared in the
4 process. I know that some of the space that's marked
5 open space is already open space but how much actual
6 forestry is planning to come down as part of the
7 project plan.

8 Another question is -- well people are
9 talking about, new development and new opportunities
10 for new commercial space and the enjoyment -- for
11 people who are already living here -- the enjoyment of
12 new trails and new restaurants and things like that.
13 And Stuart had commented that this would be included.
14 I want to reiterate that that's an important point, I
15 think, for me and, I believe, for others as well.

16 How much of the commercial space will
17 actually be available to people who are not owning
18 property on the property? Does that make sense, not
19 owning property on the property?

20 And that would include, say, for example,
21 whatever is happening down by the lake, if there's a
22 boathouse going up or trails with horseback riding or
23 biking trails, if these things are coming into our
24 space, are we going to get to use it or is it just
25 coming in?

1 Another question, is, how much tax revenue
2 is expected to come to the town that the town can enjoy
3 from the project? How much is anticipated or how much
4 is coming now, and how much would be anticipated after
5 the development?

6 And my last question, is, just from a
7 wildlife perspective, what would the impact of the
8 night lighting you expect to have on wildlife?

9 Whether that lighting is on the trails or
10 on the boathouse or by the lake, or whether there's
11 going to be a new glow around a concentrated area of
12 the homes? That was it. Thank you.

13 CHAIRMAN STABILE: Thank you very much.

14 We don't have any other names at the
15 moment.

16 Is anyone else looking to speak, now is
17 your chance?

18 MS. BALKAN: Hi. My name is a Elizabeth
19 Balkan. I am a resident of Stanfordville. My comments
20 are brief. I haven't had a chance to review the EIS
21 scope. I couldn't find it online; so, hopefully, we
22 will have a chance to review it and submit a lengthier
23 response; but from first glance, a few things come to
24 mind, which I want to flag, as imperative from my
25 perspective, to be included in the full, in the full

1 SEQR review. The first is -- again, I apologize if
2 it's in here and I missed it, but I am just going to
3 put it out there, in case it's not here. The first is
4 on light pollution. So, a development of this size
5 would certainly change the nightscape of the area.
6 It's something that I can't -- it is something that
7 there's lots of tools to analyze this and I just didn't
8 see that it was included here. So, I think it would,
9 you know, be important to analyze that as part of this
10 study.

11 The second, is, I did notice that there is
12 a mention of Integrated Pest Management plan that could
13 be -- that is, somewhat, from my view, a vague term.
14 It could be a half-page long. It could be a hundred or
15 more pages long. So, I just want to say that I think
16 it's important to include in that IPM plan the -- an
17 analysis of the projected use of pesticides,
18 neonicotinoids, which are chemicals that are routinely
19 used in lawn maintenance but can have disastrous
20 impacts on soil quality, water quality; and, of course,
21 huge detrimental impact on pollinators, such as birds
22 and bees and butterflies and larger animals, as well,
23 potentially, if it gets -- if those chemicals get into
24 the soil and the water.

25 And then the last thing I wanted to

1 mention is there is inclusion in this scope of waste
2 and recycling storage. Again -- I'm sorry, refuse and
3 recycling storage. There -- I presume, this is in
4 reference to the actual development activities, the
5 construction and things like that. I would ask that,
6 again, refuse and recycling storage could be any number
7 of things in terms of what is analyzed and how
8 comprehensively it's analyzed. So, I would ask that
9 this study take into consideration both the waste that
10 is generated as a result of the actual construction and
11 development activities, as well as the projected
12 generated waste from the new residential and other
13 facilities, be it a clubhouse or, potentially, a resort
14 and other things.

15 And, you know, -- yeah. So, I think that
16 basically covers it. Obviously, the utilities are
17 scoped out in great detail but many, sort of, regard
18 waste as another utility. So, having that looked at
19 from an impact perspective in equal weight, so that,
20 sort of, the water, wastewater, electricity use, road
21 use, and other public service usage, I think is
22 important. So, I will leave it at that. Thank you.

23 CHAIRMAN STABILE: Thank you.

24 Anyone else?

25 Going once? Okay.

1 So, no one else is looking to speak.

2 Obviously, I just want to reiterate -- oh. Sorry.

3 MR. COHEN: David Cohen, C-o-h-e-n.

4 Just to also build off a lot of the
5 points, to study the increased wifi, cell service,
6 might have an impact on wildlife pollinators that are
7 in the area. That's it.

8 CHAIRMAN STABILE: Thank you.

9 Anyone else?

10 MR. HIRSON: Stan Hirson, H-i-r-s-o-n,
11 Pine Plains resident.

12 I just made some brief notes about one --
13 essentially, one issue, which is economic impact. I
14 have seen a list of involved and interested agencies.
15 I do not see any capabilities of those agencies for
16 economic and fiscal impact assessment. Other issues
17 about flora, fauna, landscape, the physical and
18 biological environment are covered.

19 I am concerned, specifically, about cost
20 benefit analysis. And I just wanted to -- I don't want
21 to be pedantic but when we say cost benefit, we don't
22 mean just how much does it cost and what's the benefit.
23 We're talking about who is going to assume the cost,
24 that is, who pays and who benefits.

25 For example, there was a famous situation

1 in New Jersey years ago where the state was asked to
2 pay for the development of the seashore that had been
3 eroded in certain communities, and the point was made
4 that the taxpayers of the whole state would pay but
5 only the residents of the communities would benefit.

6 So, if the Town, for example, of Pine
7 Plains has to assume costs in emergency or municipal
8 services, are people going to spend their money in
9 Rhinebeck, Red Hook, which may be more convenient? And
10 I don't know whether there's been any plan. I couldn't
11 find it in the assessment.

12 I'm also concerned about the social
13 impact. I asked an economist that I know who happens
14 to know Pine Plains about what he thought some of the
15 social impact was. He made two points that I thought
16 were interesting. One, is that a development like this
17 attracts entrepreneurs; entrepreneurs from outside who
18 have certain resources, skills, capital and experience
19 that would compete or be more successful than
20 businesses by the locals; and the second point was that
21 it would increase commercial property values and
22 possibly put them out of the scope of locals.

23 So, again, we can see this in some of the
24 institutions that have -- local institutions that have
25 come up where outsiders have resources that are very,

1 very different than the local culture. So, that's one
2 issue.

3 And the other thing, I just didn't see any
4 mention of the carbon accounting. What is the carbon
5 footprint?

6 What is the environmental footprint? Is
7 it carbon negative, carbon positive? One of the other
8 plans talked about leads, housing, and all kinds of
9 conservation and ecological sustainable practices. I
10 didn't really find that here.

11 Also, if the public is allowed to use
12 trails, et cetera, is that going to change the scope of
13 emergency services that will need to be provided?

14 I respect the Burchell and et. al Guide to
15 Fiscal Impact Analysis, and the RIMS II, Department of
16 Commerce for assessing fiscal impact on development,
17 but I just don't know who is going to put -- apply
18 that. Do we have the skills, the ability to implement
19 that kind of analysis? It wasn't clear to me who is
20 going to do it.

21 Is this something that the community has
22 to do?

23 Just, basically, I think that, somehow or
24 other, what has to be taken into consideration is the
25 culture of the community, specifically, the social

1 capital. Is it able to withstand the kind of economic
2 and social pressures, and what can be done to mitigate
3 some of the discombobulation. And I think we're
4 already seeing it in some of the Brooklyn escapees
5 during the pandemic. It's changed real estate values
6 and it's changed, I think, social values.

7 CHAIRMAN STABILE: Thank you.

8 Is there anyone else looking to speak?

9 MR. NEIL: Steven Neil, N-e-i-l .

10 Good evening. My name is Steven Neil.

11 Two very brief comments. One, I support and I think
12 there should be -- I support the previous speakers,
13 comments concerning a study of the effects of light
14 from such an enormous project. I briefly looked
15 through the scoping document and I don't see any
16 discrete place where that issue is addressed; and as
17 one of the previous speakers said, wildlife, certainly,
18 would be affected by it. Birds, especially, but not
19 only wildlife is a consideration in light pollution. I
20 think that should be a separate topic of discussion in
21 the document.

22 The other thing that I noted is that, in
23 this document, there is notation that there's going to
24 be a study made of the dam on the Carvel estate. I
25 don't see any mention of the dam on Ham Brook, which is

1 part of the project as far as I can tell from this map
2 on Mt. Ross Road, and that should certainly be studied
3 as well.

4 That's about all I have to say.

5 Thank you.

6 CHAIRMAN STABILE: Thank you.

7 Anyone else looking to speak?

8 (NO AFFIRMATIVE RESPONSE.)

9 No one?

10 (NO AFFIRMATIVE RESPONSE.)

11 Anyone?

12 (NO AFFIRMATIVE RESPONSE.)

13 Anyone that already spoke that has
14 anything to add?

15 (NO AFFIRMATIVE RESPONSE.)

16 Going once, going twice? Sold.

17 Thank you very much, everyone.

18 Thank you for coming down and, again,
19 submit your -- feel free to come to the next session on
20 the 31st, and also submit your written comments via
21 email or mail.

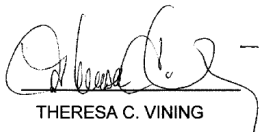
22 And thank you very much.

23

24 (8:22 P.M. - WHEREUPON, THE ABOVE PUBLIC
25 HEARING CONCLUDED.)

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

I, THERESA C. VINING, hereby certify and say
that I acted as the reporter at the Public Hearing herein,
and that the transcript to which this certification is
annexed, is a true, accurate and complete record of the
minutes of the Public Hearing to the best of my knowledge
and belief.



THERESA C. VINING

DATED: August 10, 2021

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