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TOWN OF PINE PLAINS
SCOPING SESSION
HUDSON VALLEY PROJECT

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DATED: July 31, 2021
Pine Plains, New York
10:06 a.m. - 11:06 a.m.
Donna M. Wells, Court Reporter

MINUTES
OF
SCOPING SESSION

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APPEARANCES:

TOWN OF PINE PLAINS PLANNING BOARD:

Michael Stabile, Chairman
Vikki Soracco, Deputy Chairman
Kate Osofsky
Ken Meccariello
Peter Salerno
Steve Patterson
Dick Hermans
Ethan DiMaria
Tricia Devine, Secretary
Warren Replansky, Esq., Town Attorney

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STUART F. MESINGER, AICP
SENIOR DIRECTOR, MUNICIPAL SERVICES
THE CHAZEN COMPANIES
100 Glen Street, Suite 3D
Glens Falls, New York 12801

ALSO PRESENT:

Joshua Lui, BFJ Planning
Kathryn Monia, BFJ Planning

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SPEAKERS:

- Frank Fish, BFJ Planning
- Stuart Mesinger, Chazen Companies
- Martin Handler
- Darrah Cloud
- Sarah Jones
- Jane Waters
- Gregg Salisbury
- Susan Hecht
- Brett Gold
- Maureen O'Toole

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Hudson Valley Project

THE CHAIRMAN: Good morning. This is the scoping session for the Hudson Valley Project. Again, members of the public, and the Board, and anyone that is here from the Town of Milan, I'm not sure, but thank you for coming. Again, I would like to thank the School District for letting us use this wonderful renovated auditorium and I want to introduce, first of all, the people up here on the dais. I'm Michael Stabile, Chairman of the Planning Board, Ethan DiMaria and Vikki Soracco, who are also members of the Planning Board. This is Warren Replansky, Town Attorney, and Frank Fish from our Planner, BFJ. This is the second of two sessions. I want to point out that as well as speaking here today that you can submit written comments, that it can be submitted by either email or mail as per the addresses that are on a handout you should have been able to get at the front desk. Additionally, you may hand in a paper copy of any comments today to Tricia

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2 Devine who's at the sign in desk and they
3 will be entered into the record. The
4 deadline for written comments is August
5 10, 2021 at 4 p.m.

6 First off, this is a scoping session
7 and Frank Fish, from BFJ, will be going
8 into this in a moment but I just want to
9 give you my brief summary of what we are
10 all doing here, and I apologize if anyone
11 was here the last time, I did not write a
12 new speech so you're going to hear the
13 same one.

14 This hearing is where we solicit
15 comments from you, the public, about what
16 issues and concerns should be addressed in
17 the Draft Environmental Impact Statement
18 or DEIS for the proposed project. Pine
19 Plains Planning Board is conducting these
20 scoping sessions and is the lead agency
21 for the project. Most of the property's
22 in Pines Plains but there's a significant
23 amount of the project in the Town of
24 Milan. As lead agency we are also
25 responsible for evaluating the Milan parts

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2 of the plan. Note that both sessions are
3 being videotaped and transcribed by a
4 stenographer. The recording will be
5 available on the Board's YouTube pages as
6 soon as possible. The Board's pages can
7 be found by searching for Pine Plains
8 Planning and Zoning Boards on YouTube and
9 Facebook. By the way, if anyone want's to
10 subscribe to our YouTube channel it will
11 help us out. We're trying to get a custom
12 URL and so if you watch the videos it will
13 help us to get subscribers up and you will
14 also be notified of any of our videos
15 being posted. We are also linked to the
16 videos on the Town website. The
17 transcript will be shared on the Town's
18 website as well as posted to the Board's
19 Dropbox. We will post all public
20 materials related to the applications
21 there. Additionally, minutes and other
22 public materials are posted on the Town
23 website.

24 Before I turn it over to the Planner
25 I just want to say something. If you

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1
2 watched the last meeting you definitely
3 heard this. Local Government has the most
4 direct affect on our lives and is the
5 place where citizens can have the most
6 effect directly on policy that matters to
7 their own lives and their family's lives
8 and those of the community. It is how we
9 set the framework and work with each other
10 and Pine Plains is a small place where
11 there is no hiding from each other. We
12 all have to have some understanding to get
13 along with each other the best we can.

14 Additionally, I just want to
15 reiterate that this Board will always
16 consider and handle any application before
17 us the same regardless of who the
18 applicant or concerned citizen or party
19 is. Whether that applicant is a
20 homeowner, a business owner or a
21 corporation they're all members of our
22 community and will be treated fairly and
23 accurately. We will discharge our duties
24 according to the regulations and statutes
25 of the Town and State that pertain to our

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proceedings to the best of our abilities
professionally and without prejudice.

This Board takes on commencement of
work on a long term basis. The members go
through a lot of training and reading in
order to tackle what are invariably lots
of technical district zoning and legal
issues. I applaud and appreciate the
members that so generously donate their
time and effort to what can be somewhat of
a thankless job and I would say to the
public here this morning that there are
many Boards and Committees in the Town
where the Town can always use help with
motivated local individuals who want to
step up and help out and contribute to
making Pine Plains a great place to live.

With that, I would like to introduce
Frank Fish from BFJ.

BY MR. FISH: Good morning,
everyone. As Mike said, I'm Frank Fish
with BFJ Planning who is the planning firm
that's assisting the Town in reviewing the
Applicant's application and the scoping

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documents so I am going to speak on behalf of the Planning Board. My role is to just say what is scoping so everyone kind of has a brief understanding of it. For those of you who were at our first scoping session Sarah Yackel, from our office, was here who provided the same role. By the way, scoping is the table of contents of the Environmental Impact Statement. So the last scoping meeting, today's meeting, and in the next ten days or so if anyone wants to make written comments. It's a comment on what do you think is important to be in the scope and SEQR says -- I'm sorry. SEQR is the State Environmental Quality Review Act and legislation says it's not only what should be in the scope but what should not be in the scope so it's the table of contents about the scope for the DEIS and at the end it's kind of important, and I just wanted to make sure that if you didn't get it the entire scope was available outside and we did a sort of brief two page summary of the scope and it

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2 tries to explain what scoping is but it
3 comes down to that. It's about the table
4 of contents of the EIS, what should go in
5 it and what should not go in it. Usually
6 most people are focused on what should go
7 in it, what we want in it, but I want to
8 explain that sometimes they are things
9 that don't need to go in the EIS. For
10 instance, when we did the EIS many years
11 ago -- I'm going to date myself -- for the
12 Performing Arts Center at Bard College it
13 became clearer in scoping what was
14 important, visual. Visual impacts of
15 where that Performing Arts Center was
16 going to go. Traffic was important to
17 people. But certain things were not
18 important to people and they didn't get in
19 the EIS. One of them was air quality as
20 opposed to noise, noise was very
21 important, air quality was not important
22 to people. The Bard College seemed to
23 work pretty well. It had some changes
24 that happened to the project.

25 The second page of this handout that

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I hope you all got, it's just a two pager that explains scoping. The second page of it is just a SEQR time frame and this is right from the State. We didn't do this graphic. The State of New York's DEC did this graphic. I just want to be very brief about it. In yellow on it is where we are now and scoping is the first public part of the EIS. In other words, the Planning Board here is already the lead agency. In other words, they are the agency with the responsibility to manage the EIS and to review it and so scoping is the first part and it should be the first part because it's the table of contents, what goes in the scope. But the second part would be a big, big part in all the work and that will be done largely by the Applicant and the Applicant will speak next, and that is the EIS, itself, but when the EIS is done the Planning Board will come back. When we get a chance to look at this timeframe, the Planning Board will come back and the Planning Board will

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2 look at it and examine it for completeness
3 and does it comply with the scope. So
4 that's why this meeting, and any comments
5 you make in the next ten days, they're
6 important because SEQR says, the State Law
7 says hey, the Planning Board's got an
8 obligation to look at the DEIS when it's
9 finished and say does it comply with the
10 scope, so what's in the scope is kind of
11 important. Then there's a public hearing.
12 By the way, the public hearing is not
13 mandatory but entitled. I won't speak for
14 the Board but I think the chances are
15 pretty good there will be a public hearing
16 on this and then you'll have a chance to
17 comment at the public hearing more on the
18 DEIS, what you think. What you then go
19 into, and all your comments need to be
20 answered at the public hearing in what's
21 called the Final Environmental Impact
22 Statement and then after the Final
23 Environmental Impact Statement is done it
24 gets circulated to everyone again and it's
25 publicly available and the Planning Board

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2 begins the process of the State
3 Environmental Quality Review Act with
4 what's called SEQR findings. The key to
5 this is no agency can take any action at
6 all in terms of land use approval until
7 they make the SEQR findings and that's
8 going to be, I don't know because we don't
9 know how long it will take to do the EIS,
10 but I would hazard to guess that it would
11 be sometime in 2022 or 2023. That's the
12 SEQR process and today's the beginning of
13 that process with scoping. Just a word on
14 the scope. You have the scope and as you
15 go through it, I think it starts on the
16 third page of the scope if you have the
17 scope with you. What the scope, really it
18 only has about -- in a normal EIS I mean
19 it depends on the ways different
20 applicants do it. In this case I think
21 the Applicant has six or seven chapters
22 but the key is the first chapter is the
23 Executive Summary. State Law suggests
24 that the second chapter is what is the
25 proposal, what is it, and, again, the next

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speaker, Stuart Mesinger, will explain the proposal.

The third chapter is the meat of the document in terms of understanding what's being proposed. Chapter 3 goes through existing condition and then what's the project's impact on those conditions and that's impact serious and negative and how's it mitigated so that that third chapter, it starts with land use. I think A is the land use and zoning. It ends up with, I think, probably with -- I'm not sure -- N or Q, but it goes through most of the alphabet with different subsections, for instance, natural features, transportation, air quality, noise, all of those standard issues. It goes through each one with here's the existing condition, here's the impact, and here's the mitigation. So as you look at it and feel, hey, something's not covered or you want it covered in greater detail I would say that's the purpose of scoping. If you spot something that's not that

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important many people don't focus on that but we're supposed to focus on that too, what doesn't go into it.

Finally, there's alternatives and the alternatives are very important. Someone asked me earlier, they had seen in the alternative section there's a section on if there's a resort component to this proposal there is an alternative that says what the resort could be over existing zoning and no more than 12,000 square feet. However, if there's a larger size that will be compared against the resort that's allowed under existing zoning size which is a 4,000 square foot facility. By the way, that's not a large facility because I'm used to some homes, not the normal home, but I'm used to some homes in places like South Hampton where we're working that are 12,000 square feet, that's the average size of the home upon out there. So, anyway, that resort size is fairly controlled here in Pine Plains. But there will be alternatives to that.

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2 The alternative section is a very
3 important section also in the EIF. After
4 that there's some chapters you'll see in
5 the EIS here simply required by State Law
6 and impacts on things like growth,
7 cumulative impacts, energy, and then the
8 one I love most, I think it's irreversible
9 irretrievable impact on resources, and I
10 never fully quite found that to be the
11 most important but it's there.

12 So that's basically scoping and what
13 it is, and the key is to hear it from you.
14 You also should have gotten a copy of this
15 but the next speaker will explain from the
16 Applicant's perspective what the project
17 is so everyone will understand. Thank you
18 and Stuart.

19 BY MR. MESINGER: Thank you.
20 Thanks, Frank. My name is Stuart
21 Mesinger. I'm a Planner with the Chazen
22 Companies. I wanted to start out by
23 thanking all of you for coming out on a
24 beautiful Saturday morning to learn about
25 the project. It's a great turnout I

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1 think. I want to thank the Planning Board
2 for hosting the session, and I,
3 especially, want to thank the School
4 District. The school has been incredibly
5 helpful to us in terms of logistics,
6 setting things up, taking things down and
7 adjusting on the first meeting, so a great
8 big thanks to the school staff.
9

10 Just a quick set of introductions
11 for the people that are here from the
12 project team; Justin Lui, who's the
13 project manager with the Durst
14 Organization, Kathryn Monian, who is the
15 project manager for us at Chazen, and
16 Jennifer Van Tuyl, with Cuddy and Feder
17 who's the project attorney.

18 The main point of this meeting is to
19 hear your comments on the scoping
20 document. I'm going to briefly give you
21 an overview of the project. If you
22 haven't picked up the scoping document
23 it's on the table out front and that's
24 what we're talking about today. Take it
25 home, study it. We'll go over the comment

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2 process again at the conclusion of the
3 meeting. The project site is 3100 acres.
4 It's located in the Towns of Pine Plains
5 and Milan. This is the Town line between
6 Pine Plains and Milan. We have 2,655
7 acres, 2,655 in Pine Plains. We have 445
8 in Milan. The site is bisected by Route
9 199 and by the Taconic State Parkway here.
10 Internal roads include Woodard Hill Road
11 which changes to Ferris Lane at the Town
12 line. We have Hicks Hill Road, we have
13 Mount Ross Road, we have Stissing Mountain
14 Road, and we have Sherwood Road. The main
15 access to the property would be by Route
16 199. This intersection here with Woodard
17 Hill Road would be rebuilt to be safe and
18 provide good sight distances. It would
19 also provide secondary access on Route 199
20 at this location here. There will be
21 internal roads connecting to the Milan and
22 Pine Plains portions of the project site.

23 Just to give you a brief history. I
24 talked to a lot of folks in the hall at
25 the last session and this session and most

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2 of you are aware of this history but I
3 think it's worth going into because it
4 contrasts the density in this development
5 plan from some of the prior plans. The
6 original plan for this project was Mr. Tom
7 Carvel's Sport City Estates in the 1960s
8 and the plan at that time was for several
9 thousand lots, a ski hill, an 18 hole golf
10 course and some other recreational
11 amenities. The first phase of the project
12 consisting of 200 single family units was
13 subdivided around Carvel but I think
14 everybody knows only a very few of them
15 were actually built. There was water and
16 sewer infrastructure installed to serve
17 homes that were built and the homes that
18 were not built and the 18 hole golf course
19 that up until recently operated as
20 constructed. Mr. Carvel's estate sold the
21 property to the present owner in 2021 and
22 the Durst Organization subsequently
23 acquires additional land.

24 In 2004 an application was made for
25 1,022 units, most of them in Pine Plains

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2 and some of them in Milan on what was
3 1,700 acres. That works out to about a
4 density of about 1.6 acres per unit. That
5 project proceeded to an Environmental
6 Impact Statement but it wasn't completed.
7 The Town put a moratorium and adopted new
8 zoning. In 2011 the Applicant advanced an
9 application under new zoning called the
10 New Neighborhood Development, NND. That
11 application was for 648 units, 591 were in
12 Pine Plains. The remainder was in Milan
13 and that was on about 1,900 acres and the
14 density of that project was 3.27 acres per
15 unit. That application was formally
16 withdrawn in April of last year and then
17 the Applicant has been working on the
18 current Plan which we'll talk about.

19 The current plan is an As of Right
20 Plan. It complies with the residential
21 zoning in both towns. It uses the
22 clustering provisions in both towns
23 because of their voting space. The amount
24 of open space that's preserved in this
25 plan exceeds the requirements in both

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1 plans for a conservation or cluster
2 development. The current plan is for 223
3 units in Pine Plains, 51 in Milan. That's
4 a total of 274 and the density is right
5 around 11 acres per unit and there's just
6 under 60 percent open space across the
7 project in the two towns, and, again, that
8 exceeds the open space requirements. The
9 idea is to develop a cohesive layout
10 between the two towns so you don't see any
11 difference when you're traveling between
12 Milan and Pine Plains, it all appears as
13 one development. The new road connections
14 that we're proposing help to do that. At
15 the same time most of the development is
16 clustered around Lake Carvel and so it's
17 unlikely to be visible from Route 199 and
18 the Taconic, but, of course, we'll have to
19 study that as part of the DEIS. Most of
20 the development is focused on previously
21 served areas of the site, that is, the
22 area that has been subdivided and some of
23 it developed around Lake Carvel. There's
24 a nine hole golf course proposed pretty
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2 much in the footprint and nine holes of
3 the prior golf course so we tried to
4 concentrate development in previously
5 disturbed areas limit it from use of
6 surrounding roads. The average lot size
7 in the core area is around a quarter acre
8 to three and a half. The project is
9 entirely single family housing which is
10 consisting with the zoning of both towns,
11 and, as I mentioned, it conforms to zoning
12 laws and serves as what we call an As of
13 Right Zone.

14 The plan includes amenities for the
15 homeowners; a clubhouse that would be
16 located here near the lake, the nine hole
17 golf course I've mentioned. I was asked
18 out in the hallway about how would common
19 land and facilities be owned and operated
20 and that's the subject of study. When you
21 look at the scoping document you'll see a
22 section there for us to discuss that.

23 They're a little hard to see on your
24 small plan but on the big plan out in the
25 hallway you can see a really robust

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network of trails throughout the property.

Our intent is that some of those trails

will be open to the public. We want to

study that in the EIS. Most of the

development is focused away from the

Hamburg Water Shed. There's a substantial

amount of green space around there. The

development respects buffers. It limits

road crossings to wetlands and we think

one of the best things about this plan is

it provided for a lot of connected open

space, and, when I say, "connected," I

mean that it connects things like the roll

of chances, multiple use area, the

Lafayette multiple use area with some of

the lands around Stissing Pond, Stissing

Mountain Preserve, this land here that's

owned by the Dutchess Conservancy. All

this screen, this open space, as I said,

it's just under 60 percent, and it follows

in many cases the wetlands and the water

floor areas. So it connects some open

spaces. We would expect the trail will

take advantage of that as well.

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2 Turning to utilities. Water for
3 most lots will be supplied by a new
4 central water system. There's a number of
5 wells on the property that were tested
6 extensively in the prior applications and
7 they provide more than enough water to
8 serve the project, but what we would do is
9 install all new infrastructure;
10 conveyance, distribution, treatments, fire
11 fighting. The existing lots that would
12 remain in the Sports City would be offered
13 the opportunity to connect to the new
14 infrastructure. Similarly, waste water
15 would be disposed of in a new waste water
16 treatment plant. The existing plant that
17 services the lots in the Sports City
18 subdivision, that plant would be
19 decommissioned, and, again, all new waste
20 water infrastructure would be constructed.
21 We're still looking at the best location
22 for that and that's, again, something that
23 will be talked about in the DEIS.

24 There's a number of ways that water
25 and waste water systems could be managed.

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2 There could be private transportation
3 corporations, Town special districts.
4 They could be operated by the County or as
5 a part County District by the Dutchess
6 County Water and Waste Water Authority and
7 so we'll need to look at all of those
8 options.

9 There's 39 larger lots. These are
10 the lots that are away from the core
11 around the lake. They're all five acres,
12 some of them are quite large. They would
13 all be serviced with private water and
14 sewer systems, essentially wells and
15 septic systems. One of the things that
16 we've been asked about is whether the
17 infrastructure is likely to spur
18 additional growth and the idea is that
19 it's going to be sized to accommodate the
20 project and not be built so that there
21 could be future development tied to the
22 infrastructure.

23 Just a few other things that are
24 relevant. One is that the existing Lake
25 Carvel Dam is a substandard dam. It

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1
2 doesn't meet the State's standards for
3 safety and so that dam would be rebuilt
4 and it would be relocated a little bit to
5 the north thus expanding the size of Lake
6 Carvel. Some of the existing roads on the
7 site are substandard and they'd be
8 reconstructed to present Town standards.
9 I mentioned the rebuild of Woodard Hill
10 Road and Route 199 intersection. We're
11 proposing a deceleration lane northbound
12 on the Taconic to get into Ferris. I
13 mentioned the interior road connections
14 between Pine Plains and Milan. There
15 would be new roads in the project to
16 service the development. We would apply
17 to the Town Board for what's called an
18 open development area which would allow us
19 to set standards to those roads. The idea
20 is that they be private roads and they be
21 built to a rural road standard in keeping
22 with the ambience of the development.

23 The last thing that Frank touched on
24 was alternatives. The DEIS has considered
25 alternative project elements, scales and

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2 scopes, and so the draft scope will be
3 submitted to the Town to do the resort as
4 part of the project. The DEIS will
5 evaluate alternative sizes and scales of
6 the resort and also for the locations and
7 it's worth noting that any lands that
8 might be allocated to a resort will then
9 be subtracted from the total lands for the
10 purposes of the residential density count.
11 So if we ended up with the resort we'd
12 find some acres for that and remove some
13 residences from the overall count.

14 We're looking forward to your
15 comments about any aspect of the project.
16 We had some interesting comments at the
17 last meeting. The comments, again, really
18 should relate to the nature, the type of
19 analyses that we ought to be doing in the
20 DEIS but any other comments you want to
21 make are, obviously, of interest. The
22 comment deadline is August 10th. There is
23 a sheet out front with the address and
24 email for additional written comments if
25 you don't feel like speaking today.

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Thanks for coming out and we look forward to hearing from you. If you want a pointer it's right up here on the podium. Thank you.

THE CHAIRMAN: Thank you, Frank. Thank you, Stuart. We're almost ready to get to the public comments. I just want to go over a few procedural items. Frank noted that this is not a question and answer session with the Board or the Applicant but it is your opportunity to note any issues that you believe should be added to the draft scope and DEIS. The Board will consider all the comments received today and over the next few days or next couple of weeks through August 10th and we will consider them as we look to issue a final scope.

I'm going to be calling the speakers in order of which they signed up. I'm going to set the time. Obviously, you can still sign up as we're going here. If you think you want to say something you can go out to Tricia in the hallway and you can

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1
2 sign up. Also, if you finish speaking and
3 you still have more to say you can sign up
4 on the second turn list out there with
5 Tricia and at the end of this people will
6 have the opportunity to make second
7 comments.

8 Each person that signed up will have
9 five minutes to speak. The reason we put
10 a time limit on it is so that as many
11 people as possible can speak and everyone
12 has an opportunity to speak. We value
13 your opinion and we want to give everyone
14 an opportunity to express their comments
15 and suggestions. I also want to be as
16 fair as possible and not allow some people
17 to speak longer so I definitely will be
18 gaveling down if you get to the time
19 limit. I will give a 60 second warning.
20 I'll just probably tap on the microphone
21 and that will give you a warning that you
22 have 60 seconds to wrap up. Please keep
23 an close eye on the time. We want to be
24 able to get all your important comments in
25 before your time is up. Also, you can't

1 Hudson Valley Project
2 grant your time to someone else or
3 anything like that. If you don't use all
4 of your time then the next person's time
5 starts. You also may want to submit
6 written comments. As I stated before, you
7 can hand them into Tricia today or get
8 them in by email or mail by August 10th at
9 4 p.m.

10 The first speaker up is Dr. Handler.

11 BY DR. HANDLER: Thank you very
12 much. My name is Martin Handler, and I am
13 a resident of the Town of Pine Plains. In
14 addition, for the past eight years I've
15 been the Superintendent of Schools for
16 Pine Plains.

17 First of all, from a personal
18 perspective I will go on the record as
19 saying I strongly support this project as
20 an economic development engine that, I
21 believe, will benefit all of the residents
22 in the Town. But apart from that I would
23 like to share some facts as it relates to
24 the School District and looking through
25 the scoping document there is a section on

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2 impacts to the School System and I believe
3 all of the proposed project lays within
4 the Pine Plains Central School District.
5 We cover 230 square miles and not part or
6 all of nine towns so we're pretty
7 widespread. I will just say that this is
8 not a School District endorsement of the
9 project. We don't have the authority to
10 do that but I can share some facts with
11 you. We have a very good School District
12 I believe. I'd like to think over the
13 past eight years we've managed to maintain
14 and maybe improve upon that. We were the
15 first ones in the County to offer full day
16 pre-kindergarten. We have a computer
17 device in the hands of every youngster
18 that was actually preplanned and we are a
19 little ahead of the curve. The one thing
20 that we don't have are students. The
21 enrollment in the School District, and I'm
22 looking at 20 years, has declined from a
23 high in 1995, 1996 of 1,530 kids to last
24 year's 872 kids which included 40
25 pre-kindergarten kids so really it was 832

Hudson Valley Project

K through 12.

The point that I'm making is we have a lot of capacity. We have three buildings. As pertains to the scoping document we would not require any additional building or expansion of facilities. We'd have to hire a few more teachers perhaps if we had youngsters either as a direct result of the project and residences or an indirect result of the commercial development that might be. Why do you want more kid support our program, the precipitous decline in enrollment has caused us to shrink back some of the things we're able to do. We only offer one foreign language now, that's unfortunate. Our electives struggle to have enough youngsters to sustain those programs and our Sports Program, for example, we lost a number of sports and a number that we've actually gone out and merged with neighboring school districts to be able to sustain.

So basically, in conclusion, I would

1 Hudson Valley Project
2 just make the point that I see only a
3 positive impact of the development,
4 economic development that would take place
5 as a result of this project relative to
6 our school system. Thank you.

7 THE CHAIRMAN: Thank you, Dr.
8 Handler. Next up we have Darrah Cloud.

9 BY MS. CLOUD: Hi, everybody. I'm
10 the Town Supervisor here, and I have lived
11 in either Stanfordville or Pine Plains for
12 24 years. I've owned businesses in both
13 places and sent my kids to school here,
14 and I imagine that we are not the first
15 small rural town to be facing large
16 development and to me sustainability
17 doesn't only pertain to the physical
18 natural environment but also in terms of
19 the character of the town. We have a
20 beautiful Comprehensive Plan that was
21 handwritten by our citizens and which
22 we've recently updated to retain it's core
23 principle, the preservation of the rural
24 small town character of Pine Plains. So
25 what I would like to ask for is a study

1 Hudson Valley Project
2 which I'm imagining might already exist
3 somewhere for another town or many towns
4 in terms of the sustainability of our
5 rural character, how do we keep being a
6 small place with a lot of freedoms, how do
7 we prepare for the impact of so many
8 people coming in and in that could there
9 be a guide to us so that we can go forward
10 beginning soon to prepare for something
11 like this and keep our small rural
12 character. Thank you.

13 THE CHAIRMAN: Thank you. Next up
14 is Sarah Jones.

15 BY MS. JONES: Good morning. I'm a
16 resident of Pine Plains and have been for
17 a long time, and I'm also a member of the
18 Town Board. I would ask for several
19 inclusions into the scoping document.

20 First of all, I would ask the
21 Dutchess County Land Conservancy be added
22 as an interested agency. Then under
23 Section N, existing conditions potential
24 impacts and the proposed mitigation,
25 there's a stated assumption that all

Hudson Valley Project

1 residential uses will be occupied year
2 round rather than part time or seasonal.
3 I would ask this to be expanded to include
4 review of both part time, i.e., weekend
5 use, and seasonal use.
6

7 Pine Plains has successfully
8 qualified as a clean energy community.
9 That's under the New York State Energy
10 Research and Development Agency, NYSERDA,
11 so we as a community have demonstrated an
12 interest in improving our clean air, our
13 clean energy status. New York State
14 currently has a goal of reducing
15 greenhouse gas emissions in the State to
16 40 percent of the 1990 levels by 2030 and
17 to 85 percent of the 1990 levels by the
18 year 2050. The Durst Organization has in
19 the past demonstrated its commitment to
20 building sustainable energy efficient
21 buildings. With this project in an
22 non-urban area the Durst Organization
23 will, hopefully, continue that commitment.
24 It should ultimately serve as an
25 outstanding example of the latest

Hudson Valley Project

1
2 innovative thinking on environmentally
3 sustainable rural development. Therefore,
4 it is my suggestion that the section of
5 the scoping document on greenhouse gas
6 emissions, which is subsection Q, be
7 expanded. It should include, first, an
8 analysis of greenhouse gas emissions
9 resulting from the construction phase of
10 the project including the manufacture and
11 transportation of construction materials
12 to the site.

13 Secondly, a discussion of greenhouse
14 gas emissions, direct and indirect, during
15 the project's operation.

16 Thirdly, an assessment of the loss
17 of CO₂ -- capacity due to any loss of
18 forested areas.

19 And, Fourth, a discussion of
20 mitigation measures that could be
21 undertaken to reduce the greenhouse gas
22 impact of the project both during the
23 construction phase and afterwards during
24 the operation of the completed project.

25 In this era of serious climate

Hudson Valley Project

1
2 change and the destruction that we can see
3 occurring on an almost daily basis it is
4 essential that we evaluate the relevant
5 impacts of a construction project of this
6 scope and scale of the current one. If we
7 do that then the outcome can be positive
8 for all of us on this planet and it can
9 serve as an example to others. Thank you.

10 THE CHAIRMAN: Thank you, Sarah.

11 Next we have Jane Waters.

12 BY MS. WATERS: Thank you. My name
13 is Jane Waters and I've been a part-time
14 resident of Pine Plains for about 25 years
15 and a full-time resident for another 25
16 years. I made some comments at the
17 previous session and today I'm going to
18 speak about different issues one of which
19 is the invasive species that are on the
20 property now and that attention needs to
21 be paid to in terms of the possible damage
22 they can cause to the environment if
23 they're allowed to continue on the
24 property, specifically the growth of
25 ailanthus altissima which is Tree of

Hudson Valley Project

1
2 Heaven. On Lake Road there's that gray
3 triangular property. I think that's
4 property that was owned by a member of the
5 Adams family, if I'm correct. Anyway, at
6 the bottom of that, and it may either be
7 on the Durst property or the gray
8 property, there's a stand, rather large
9 stand of ailanthus that seems has been
10 growing for about the last four years.
11 It's now got lots of seed pods on it and
12 if those are allowed to scatter their
13 seeds you're going to have a spread. This
14 is a very fast growing tree and it's the
15 main host of spotted lantern fly which can
16 be damaging to the forest surrounding it.
17 They suck the lives out of fruit trees,
18 oak trees, maple trees and if there are
19 other stands growing of ailanthus along
20 199 right by the road where trees have
21 been cut, increased, I think, the ability
22 to see what's right next to the road so
23 deer don't jump out and I'm sure there's
24 spots where ailanthus is growing in other
25 areas. And, also, you've recently done a

Hudson Valley Project

1
2 lot of cutting of the Russian Olive and
3 Autumn Olive on the property and
4 honeysuckle were growing in some of the
5 old fields which I think is terrific and
6 if you want to have more ground nesting
7 birds it would be helpful to keep those
8 fields mowed but mow only in the late
9 summer because if you mow earlier the
10 nests will be disturbed and the young
11 birds will be killed, so that's my comment
12 about that.

13 At the last meeting somebody brought
14 up Trout Unlimited and whether they would
15 be interested in staying whether the dam
16 that's on the property that's at the
17 intersection of Mount Ross Road and 199
18 should be taken down. I know that Trout
19 Unlimited, I was a member of the Steering
20 Committee of Pine Plains United which is
21 no longer in operation, but during the
22 last application we met with members of
23 the local chapter, a couple of us got
24 together with them, of Trout Limited.
25 There's one chapter that's called the

1 Hudson Valley Project
2 Rochan Chapter (proper name subject to
3 change) and that's the one in Dutchess
4 County. They were interested in being
5 involved in making recommendations so I
6 just wanted to let you know that. That's
7 it.

8 THE CHAIRMAN: Thank you, Jane.
9 Next up is Gregg Salisbury.

10 BY MR. SALISBURY: My name is Gregg
11 Salisbury and I live on Jackson Corners
12 Road and a number of us -- well, I guess I
13 want to get started with what I have
14 written down. I don't know if it said who
15 decides what goes into this scoping plan.
16 I missed that part. Maybe that can be
17 clarified somewhere, and then who that
18 gets submitted to if it's just the
19 Planning Board answers to the questions
20 decided by the State or who, it wasn't
21 clear to me. I wanted to pick up on some
22 of the things that's been said. Sarah
23 mentioned and my concern too on CO2
24 emissions from construction of new homes
25 and -- (INDISCERNIBLE) -- going to be

Hudson Valley Project

1 here. So there's a bunch of neighbors on
2 this road, on Jackson Corners Road, also
3 known as -- (INDISCERNIBLE) -- that are
4 probably concerned about are we going to
5 be able to see these home or not, are they
6 going to be farther back the ridgeline
7 that seem to be required and then will
8 there be possible run off issues from
9 these homes or the construction of the
10 roads and also as well as the golf course
11 that could affect the -- (INDISCERNIBLE)
12 -- also concerned about sound. Is there
13 any sound coming from developing these
14 homes, any sort of noise. Hills on this
15 side and up here so maybe certain dog
16 barking or firecrackers we can all here
17 that, especially the sound of nail guns or
18 saws going for the next five, ten years
19 we're not happy about that and so we're
20 getting together and -- (INDISCERNIBLE) --
21 Then traffic. Driving on the Taconic
22 Parkway everyone knows it's doubled in
23 size in the last year and driving on the
24 Taconic Parkway often than not at all the
25

Hudson Valley Project

1
2 same experience as it was a few years ago
3 so I don't know how detailed the traffic
4 impact studies have been but I expect that
5 it's going to be somewhat similar, and I
6 would also, with all due respect, Mr.
7 Handler, I don't believe that a lot of
8 these homes are going to end up being
9 primary residences of people. My guess is
10 that they will end up being secondary
11 residences of most or people who have a
12 lot of funds will not send their kids to
13 Pine Plains schools. That's just my
14 opinion. Thank you very much.

15 THE CHAIRMAN: Thank you. Next up
16 is Susan Hecht.

17 BY MS. HECHT: I want to start just
18 by thanking the Board and the Applicant in
19 the process for giving us this opportunity
20 to be part of this. I ask that the impact
21 statement address that the Town of Pine
22 Plains, as it exists now, is open to
23 everyone. The businesses, the public
24 recreation areas including, for example,
25 the beach and the trails, I ask that the

Hudson Valley Project

1
2 scope include a consideration that a
3 project of this size with it's own
4 commercial space may be, I don't know
5 what's planned, but maybe a restaurant or
6 two, perhaps a market, a clubhouse, maybe
7 a spa, and maybe recreation facilities.
8 Even somebody mentioned last week maybe
9 something at Stissing Lake or near
10 Stissing Lake which could be restricted
11 for use only by the members and that it
12 would be closed to everyone else is not
13 within the character of our Town. I know
14 Mr. Mesinger commented on this network of
15 trails and that they can connect different
16 open areas now of the multiple use areas
17 and different areas but would those even
18 be available to us, to people who are not
19 members, and I'm using members which is
20 probably not the right word but property
21 owners or however you want to define it.

22 We currently in Pine Plains have a
23 warm and open welcome. To the extent that
24 the project would not be opened for public
25 use could create an inequity that doesn't

Hudson Valley Project

1
2 currently exist here and it can create
3 irreparable damage to the character and
4 the well-being of the people in Pine
5 Plains and I ask that the scope consider
6 that.

7 Second, I ask that the scope include
8 what is the overall return to Pine Plains
9 in exchange for the requirements that the
10 project will put on the Pine Plains
11 resources. There is some expectation that
12 the project will bring increased tax
13 revenue for the Town but how will this
14 measure against the cost on the Town that
15 the project will demand. For example,
16 just as one example, the fire department
17 that we have is a volunteer fire
18 department, and it has the vehicles and
19 the equipment that we currently need and
20 there's a lot that goes into getting new
21 equipment when we need it. So would this
22 project create new needs and would our
23 volunteers for the Town be able to meet
24 those needs. In addition, is it possible
25 that we will find that there may be

Hudson Valley Project

1
2 opportunities for, again, the word,
3 "members," but the developer and the
4 members to reduce the tax burdens that
5 we're hoping to enjoy, and, thereby, will
6 we actually receive the tax revenues that
7 we're expecting, however those are being
8 measured.

9 Third, I ask for a consideration to
10 be made about the current Silo Ridge
11 Development in Amenia. This project may
12 be different to the Silo Ridge Development
13 but it's possible that in many ways the
14 two are similar. I ask that the impact of
15 Silo Ridge in that town be considered and
16 also to keep in mind that this project
17 geographically is much larger than the
18 Silo Ridge project.

19 Fourth, I see a mention in the
20 scoping document about integrated test
21 management but I don't see any mention
22 about possible organic methods that be
23 used in exchange for the IPM.

24 Fifth, there is hope for increased
25 business opportunities for our local

Hudson Valley Project

1 project seems to me to be a terrible idea.
2 One, there is a very wicked turn there.
3 I, myself, have missed my own turn at
4 night. There are no lights there. I
5 imagine lights would be put up if it's
6 going to be a major turn but that turn
7 cannot handle the amount of traffic that's
8 going to be from this project.
9

10 My other concern was living on Mount
11 Cross Road the traffic is bad as it is now
12 because it's a north south road and I can
13 only imagine the traffic that's going to
14 be there so I don't know if there has been
15 a study of that one road. I don't want to
16 be selfish and just talk about the road I
17 live on but it seems to be a major part of
18 the project. The other issue on that road
19 is the trash. I walk up and down Mount
20 Ross Road. Some people might have seen me
21 picking up a lot of cans. It's very
22 disturbing to me that 99 percent of them
23 are beer cans that have been drinking in
24 cars. So I'm very concerned about that
25 and I think that that should be studied.

1 Hudson Valley Project

2 It can only increase with more traffic and
3 then the only thing that I didn't hear
4 mentioned last week or today was an
5 increase of residents in Pine Plains and
6 Dutchess County due do COVID and if that
7 has been tweaked into the study of
8 everything that the Durst Organization is
9 going to do because there are more people
10 up here now than every and this plan was
11 obviously in place way before COVID.
12 Those are my concerns. Thank you.

13 THE CHAIRMAN: Thank you. Next up
14 is Maureen O'Toole.

15 BY MS. O'TOOLE: Hello. Maureen
16 O'Toole. I have been living in Pine
17 Plains for six months so I'm the new one.
18 One of the reasons that I moved here is
19 what Darrah Cloud talked about which is
20 the small town environment, and it's been
21 a super friendly environment for us for
22 the last six months. Downtown Pine
23 Plains, and, I apologize. I've only seen
24 the study this morning. There's a lot
25 about traffic and I see a lot about

Hudson Valley Project

1 traffic in the development area itself. I
2 would like to see more study on traffic in
3 the Village of Pine Plains. There are
4 many families with small children and pets
5 that actually live on 199, and, as we
6 know, it's the major east west corridor so
7 there will be, of course, be enhanced
8 residential traffic and truck traffic,
9 etc., all the things we have. We right
10 now have difficulty implementing the 35
11 mile an hour speed zone and I would
12 suggest that this will just compound that
13 difficulty so I don't know if it's
14 addressed by more streetlights or traffic
15 lights or better policing, but it is a
16 very residential downtown Village area and
17 I just want to point that out and ask for
18 more consideration in the Village itself
19 of the impact on traffic and speed. Thank
20 you.

21
22 THE CHAIRMAN: Thank you. We've
23 reached the end of our list. Is there
24 anyone else that would like to speak or if
25 you spoke already want to speak again,

1 Hudson Valley Project

2 Jane?

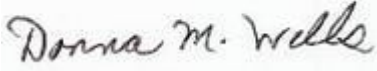
3 BY MS. WATERS: If I could just
4 speak from where I am. Somebody asked
5 that the Dutchess Land Conservancy be
6 added to the list of interested agencies.
7 I would also recommend that Scenic Hudson
8 be added. I know they've followed this
9 for years now and would want to be
10 included.

11 THE CHAIRMAN: Thank you. Anyone
12 else? All right. I want to thank
13 everyone for coming down and
14 participating, and, as we said multiple
15 times, to get you written comments in.
16 You have until August 10th to get those
17 written comments in and then we, as the
18 Board, will be discussing and considering
19 all of the comments and working with the
20 Applicant to adjust the draft scope to
21 become the final scope and then it will
22 eventually be voted on and adopted. So
23 that's my answer to your question, Mr.
24 Sutherland. That's how that works. All
25 right. Thank you everyone.

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STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

I, DONNA M. WELLS, a stenotype reporter and Notary Public within and for the State of New York, do hereby certify that the foregoing is a true and correct transcript of the minutes recorded by me and reduced to typewriting under my supervision to the best of my knowledge and ability.



DONNA M. WELLS

Dated: August 13, 2021

<p style="text-align: center;">A</p>	<p>afterwards (1) 36:23</p>	<p>appears (1) 21:13</p>	<p>average (2) 15:22;22:6</p>	<p>22,24,25;12:14,25; 17:2;26:17;28:11,15; 34:18;40:19;43:18; 51:18</p>
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