

Regular Meeting

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June 6, 2023

Minutes of a Regular Meeting held by the Planning Board of the Town of Shawangunk, County of Ulster, State of New York, at the Town Office Building, 14 Central Avenue, Wallkill, New York, on the 6nd day of June 2023.

Those present were: Sal Patella (Absent)
Rich Barnhart
Todd Widmark (Absent)
John Szarowski
Patricia Turner
Mark Watkins, Chair
Vacancy



Also present were: Richard Hoyt, Esq, Danielle Dreyer from Nelson Pope & Voorhis, LLC, Dennis Arluck, Zoning Board Chair, Kathy Ebbrell, Court Clerk, Joe LoCicero, Deputy Fire Coordinator. Please see sign-in sheet for rest of attendees.

Meeting location: Town Hall, 14 Central Avenue, Wallkill, NY 12589

Open Regular Meeting: 7:00 pm

Emergency Exits Announcement

Pledge of Allegiance

Approval of Minutes of May 2, 2023

A first motion was made by Richard Barnhart, second by John Szarowski to approve the Minutes of May 2, 2023. Vote: All Ayes 4, Absent 2. One Vacancy. Abstain: None.

Blue Chip Farms: continuation of Public Scoping Session. See transcript attached.

John Lease III, Smoke Shop, Owner: North Plank Dev Co: Permit Number: 23-0065, Permit Type: Construction-Commercial. Permit Use: Interior Remodel (change of use), 46 Wallkill Avenue, Wallkill, NY and Wallkill Central School District. Section: 106.49, Block: 3, Lot: 24 Mr. Mark Watkins and the Planning Board Members discussed the following regarding Mr. Lease's request for a Smoke Shop Store. Mr. Lease filled out a Special Use Permit and the Site Plan Permit is required. Mr. Watkins explained the building is a change of use for a retail establishment.

The below items are required for a Site Plan explained by the Planning Board, and discussion on the zoning law was also explained by Mr. Richard Hoyt, Esq.

Site Plan Application requirements:

- A Site Plan Permit application.
- Landscaping with description of plants and location.
- Description of walkway in front of building.
- Description of sign: exterior lights, mounting height, and location where sign will be hung.
- Building location is across from the Post Office and should be made to look appealing for the town.

Reviewed list of items from Nelson Pope & Voorhis, LLC for a Site Plan approval:

1. Building field report
2. Owner of application clarification
3. Missing site plan application
4. This is a retail business
5. "Community Design Guidelines"
6. Notes to indicate there will be a "new exterior"
7. Landscaping
8. Screening between residences and nonresidential uses/parking lots.
9. Lighting.
10. Signage.
11. Lot paving - maximum impervious surface coverage is 30 percent in the SB zone.

Mr. Lease addressed the Planning Board concerns as follows:

- Two grass plants in the front of building.
- Five yellow flowering plants on the right side of building.
- Three yellow flowering plants in the rear of building.
- Preferred to wait until after the meeting to do anymore planting.
- Walkway was not going to be done until what type of material was to be use such as pavers and wanted to wait until after the meeting.
- Expressed changes that were made were sufficient compared to how the building previously looked inside and outside.
- A 3' x 3' sign would be placed on the upper right front corner of the 14' high building, attached to the brick, and facing the road.
- Sign was not designed but mostly made out of a metal with luminated lights for the lettering and would not use wood because it would not last.
- Building is only 14 ft high and the sign has not been designed.
- No further plans to add additional exterior lighting or any more changes to the building.
- Windows and doors were replaced and interior of building was updated and not much more could be done to a brick cube with a flat roof.
- Mr. Lease expressed a Permitted Use should not have to go through a Planning Board.
- Since the building has been empty, other businesses and local neighbors have been using the parking lot and possibly the Air B&B may sometimes use the parking.

Mr. Hoyt discussed why the law requires a Site Plan Permit instead of a Special Use Permit:

The town changed the law to allow an expedited site plan process only for a change of use for an existing building as opposed to a special use permit that requires a mandatory hearing and others steps to go through. The zoning law states: "*If building other than a single- or two-family house or a garage to go with it, you have to get a site plan approved.*" This law has been in the code for 50 Years.

Mr. Barnhart addressed his concerns regarding the cars that park right next to the building when pulling out onto the main street. Mr. Lease believes it is neighbors and other businesses using those spots instead of parking in the street since the building has been empty for two years.

Mr. Watkins reiterated the law requires a Site Plan Permit.

Mr. Lease stated it was too much for a permitted use and would not hire a Landscape and Civil Engineers for an existing building in a permitted use and will leave the building empty.

Harrys Corner Store, Applicant's Name: Preet Singh and Viraminder Singh, Owner: Daniel Colon:

Address: 12 Wallkill Avenue and Wallkill Central School District, Section: 177-35A. SBL: 106.49-4-24.

Reviewed list of items from Nelson Pope & Voorhis, LLC for a Site Plan approval:

- Building Field Report
- Confirmed a Retail Business
- Community Design Guidelines
- Screening between business/parking lot and residences to be provided
- Lighting
- Signage calculation

Mr. Watkin's reviewed the following with Preet to confirm site plan application:

- Building Department has addressed signage and released permit.
- Using existing lighting. No new lighting.
- Retail business with no seating inside and outside. For the record, reason for no seating inside is due to limitations of parking. Preet stated he understood.
- No one can come in for a cup coffee and a sandwich and sit down for a half hour. Preet stated he understood.
- Confirmed with Mr. Hoyt this is not a Special Use and is a Site Plan only.
- Confirmed the square footage of the building is under 4,000 square feet. Preet stated for the deli and liquor store it is a little over 2,000 square feet.

Mr. Hoyt stated the following:

- Confirmed the property line.
- North and South side of the building goes to the sidewalk.
- No property room for any landscaping, etc.

This is a Type II Action under SEQR; less than 4,000 square feet of existing commercial building. The following votes were recommended:

Vote #1: Move forward tonight and take a vote to deem it a Type II exempt. Action per SEQRA.

Vote #2: Waive the Public Hearing if you want to move forward tonight

Vote #3: Grant a Site Plan Approval with conditions.

Other items discussed:

- We received a floor plan with other information in packet.
- Confirmed no sit down due to parking issues.
- No new lighting unless applicant comes back for additional light approval.
- Signage approved.
- No selling outside.

Vote #1: Type II SEQR Action – First Motion: John Szarowski, Second Motion Richard Barnhart. Vote: All Ayes 4, Absent 2, Vacancy: 1, Abstain: None.

Vote #2: Waive Public Hearing – First Motion: Richard Barnhart, Second Motion: John Szarowski. Vote: All Ayes 4, Absent 2, Vacancy: 1, Abstain: None.

Conditions and Updates from last Planning Board meeting regarding garbage and grease trap disposal:

Garbage

Mr. Hoyt and Planning Members addressed status of garbage disposal that was discussed at last meeting and since then, they have submitted materials about garbage cans and how they are not going to be left outside or tipped over on sidewalk.

Mr. Watkins stated there will be a six-month follow-up to make sure an arrangement with the neighbors has been addressed and no garbage is left in the hallway or outside. Preet stated he understood.

Grease Trap

Mr. Hoyt stated a month ago someone brought up grease traps and since then we received some specs. Preet stated it has been installed and the hood has been inspected. Mr. Watkins stated the CO was issued by the Building Department.

Mrs. Turner stated there is a grease drain at the hood accumulating during venting and gases from the hood. The grease interceptor is for any washing. Meaning, when you are washing dishes, grease is also being accumulated from the cooking utensil used during cooking. Typically, at the sink, there would be an interceptor so that you are collecting the grease before it goes into a public sewer system.

Preet stated there is a grease interceptor installed under the sink to make sure there is no clogging and make sure the grease does not go down the drain. This can be seen by the Planning Board if they wish to see the install. Mr. Watkins stated he has seen record where the Building Department has signed-off on hood/grease trap.

Egress

Mrs. Turner addressed concerns regarding location of coolers. Is there enough egress from the cooler to the entrance? There are dimensions from the grocery shelving to the coffee station of 3' but the cooler to the exit (very important) there is no dimension and looks awfully tight. Requesting the required egress is maintained.

Preet stated the coolers are alongside the walls and there are no coolers by the front side. Preet approached Mrs. Turner at the bench with drawing to explain further on how the entrance is not blocked and stated a handicap person is also able to get through.

Mr. Watkins explained has been on-site with the Building Inspector and addressed most the concerns and changes were made including the egress requirements. Original drawing is old and changes have been to address the egress.

Vote #3: Grant a site plan approval under the new "Change of Use Regulations" subject to the conditions listed above and all the representations in the record will be relied on as true.

First Motion: Richard Barnhart, Second Motion: Patricia Turner. Vote: All Ayes 4, Absent 2, Vacancy: 1, Abstain: None.

US Light Energy – 2319 Bruynswick Road Solar: Site Plan, Special Use Permit, and Area Variance Application Initial Submission. Barclay Damon LLP represent NY USLE Bruynswick Road I LLC and Solitude Solar, LLC d/b/a US Light Energy ("Applicant"), authorized lessee of 2319 Bruynswick Road, SBL 99.2-6-10 ("Property"), 33.8 acre property zoned R-AG 4 (Residential Agricultural). Fire District: Shawangunk Valley. School District: Wallkill Central.

Michael Fingar, Chief Operating Officer (Applicant), introduced to the Planning Board property details and system overview.

Introduction:

- NY USLE Bruynswick Road I LLC., Latham, NY
- Operation focus is on community solar development.
- Currently have 13 projects operating in the state; about 70 Mega Watts.
- New solar project on Bruynswick Road on the Sparaco Property; proposes 3.75 Mega Watts AC (Large Scale Solar Energy System in R-AG 4.

Property Details:

- Property Owner: Christopher Sparaco
- Tax Map: 99.2-6-10
- Zoning District: R-AG 4
- Address: 2319 Bruynswick Road, Wallkill, NY 12589
- Gross Acreage: +/- 33.8 ac.
- Agricultural District: No
- Federal Wetlands: Yes +/-0.35 ac.
- NYSDEC Wetlands: No --
- Water Bodies: Yes +/- 0.05 ac. stream

Three main things company reviews when researching property:

1. A willing land owner that wants to host one of these on their property;
2. viability utility connection point;
3. viable constructable site.

System Details:

- Applicant proposes a 3.75 Mega Watts AC large scale ground mounted solar array with panels connected to a single-axis tracking (SAT) racking system that generates electricity for off-site use, sale, and consumption ("Solar Array"). Power generated from the Solar Array is added to the existing grid at the Galeville Substation in Gardiner for local consumption.
- Community Solar is a metering program in New York State that allows the export of energy from solar arrays distributed to multiple parties, largely residential. It allows for some flexibility in the system that may send the electricity to a small commercial building but requires about 60% of the energy producing property go to residential if they are willing to participate.

Mr. Watkins stated due to the amount that is being asked based on the submission, the Zoning Board of Appeals (ZBA) cannot decide until we finish SEQR. Mr. Watkins suggested presenting to the ZBA and final approval can only be done after SEQR.

Chris Koenig, C.T. Male Associates, 50 Century Hill Drive, Latham, NY 12110 (Applicant's Agent) submitted documentation April 10, 2023:

Submission Details:

- Access road is established off Bruynswick Road (county road).
- The next phase would be installing an 8' fence with timber post. Same material used around orchards and keep people out.
- The component is the panels themselves shown on single access trackers and moves through the day with the sun to maximize solar collection.

- Size is about 4' x 7' wide dimension of panel in rows spaced about 15' apart.
- Interconnection electrical from the transformer to the road.
- The line will be underground and then it will come up overhead at the site entrance.
- Will follow Central Hudson requirements.
- There is going to be approximately 70 utility poles interconnect to the pre-existing circuit along the road.
- Site is relatively flat, slopes gently to the north
- Dry stream runs intermittently in the spring and non-restricted small isolated pockets of wetlands.

Variations for the following:

- Tree clearing
- Buffer
- Area of use with access road and interconnection
- Planting around residents nearby to supplement what already exist.
- Limited clearing on the north side. Sun does not track to the north.

Genevieve M. Trigg, Partner, Barclay Damon, LLP, 80 State Street, Albany, NY 12207, review of Variations:

1. Code permits only 50% of lot coverage. Proposing 57% and that includes access road (7% area request).
2. Request a vegetation buffer variance. We would selectively need to clear cut some of the taller trees to prevent shading and scrub brush will remain and install evergreen.
3. Overall clearing. The town allows 10 acres. The proposal is for 23.9 acres which includes the access road and area between the fence line and property, maintained by the company.

Mr. Koenig further identified the vegetation on the map property outline. Mr. Watkins stated by law you are allowed to clear up to 10 acres and the Planning Board will be upfront in regards to clearing the acres. Mr. Fingar stated there will be no obstruction on the property line and identified on the map where the clearing will be and once the site is decommissioned, it will be removed by the company. The intent is to follow the laws.

Mr. Barnhart asked Mr. Fingar if he has seen the solar facilities in Orange County on Route 52 as an example of what should not happen? Given the status of our law in the Town of Shawangunk could you not build a facility compliant with what the law allows and still deliver the electricity and the product to the public? Mr. Fingar stated probably not financially. It would severely limit the output and the ability to serve your community for the electricity we would need to produce on site.

Central Hudson discussion:

Mr. Barnhart and Mr. Fingar discussed if Central Hudson has given the approval for the connection and Mr. Fingar stated yes, an opportunity to connect should we get an approval and go through construction.

Mr. Barnhart stated some of the other companies had to wait for Central Hudson before they let you connect and the facility sits awhile until connection is made. Mr. Fingar stated we would not be able to build unless we would be able to complete the project upon completion of the construction.

Discussion on tree size and removal along the property and fencing:

- Variance may be needed for trimming and cutting down of trees.
- Trees to be removed along the property are 60' to 80'.
- Any dead trees will be cut down no matter of size that are along the property and cleared.

- Trees 30' tall would remain and be kept trimmed (and do well after trimming) through the operation of the system and do not need to be spaced out.
- Proposed planting around the property where residents are nearby to compliment what already exists.
- The greenery in the fence line needs to be cleaned out.
- Species of trees found on property are red oak, pin oak, shag bark, hickory, ironwood, and mixed hard wood.
- Fence is 8' high with 8" inch spacing between the wiring and a 6" gap at the bottom of fencing will allow wildlife.
- Low impact fencing wiring; no barbwires or anything intrusive.
- Planning Board has permission to walk the site with prior notification.
- The Operation and Maintenance Plan submission plan does not say where or when trees are going to be trimmed, but the information can be included in further submission.

Mr. Szarowski asked if the DEC guidelines for spacing to avoid the storm water requirements. Mr. Koenig state the spacing is greater than the panel width itself. No issues with steep slopes. There is gentle sloping but on average, mostly flat.

Further discussions:

- No other batteries associated with solar array or energy storage on the site.
- Any future energy storage would HAVE to come before the Planning Board. There are no plans for energy storage.
- A security road would have to be added in case of a fire. As the project progresses this will be discussed with the Fire Department. Twenty-foot-wide access between panels is unacceptable.
- Testing for pesticides due to dirt moving.
- Mr. Koenig stated there will be Phase I ESA of the site to flag environmental conditions same as they do for orchards and includes testing for pesticides due to dirt moving.
- Mr. Watkins asked the applicants to review the list of concerns provided by the Planning Board Consultant, Bonnie Franson. A hard copy was handed to the applicant during the Planning Board Meeting by Mr. Watkins and asked to complete the missing items for further clarification.

Mr. Hoyt stated two things:

1. For the Planning Board to start the SEQR process, a few more things are needed to circulate and declare lead right away to send out a mailing. Target July meeting for a SEQR declaration to initial SEQR review and inform Zoning Board of Appeals of Lead Agency.
2. We do not provide for PILOT payments and by local town law, we opted out of the solar exemption.

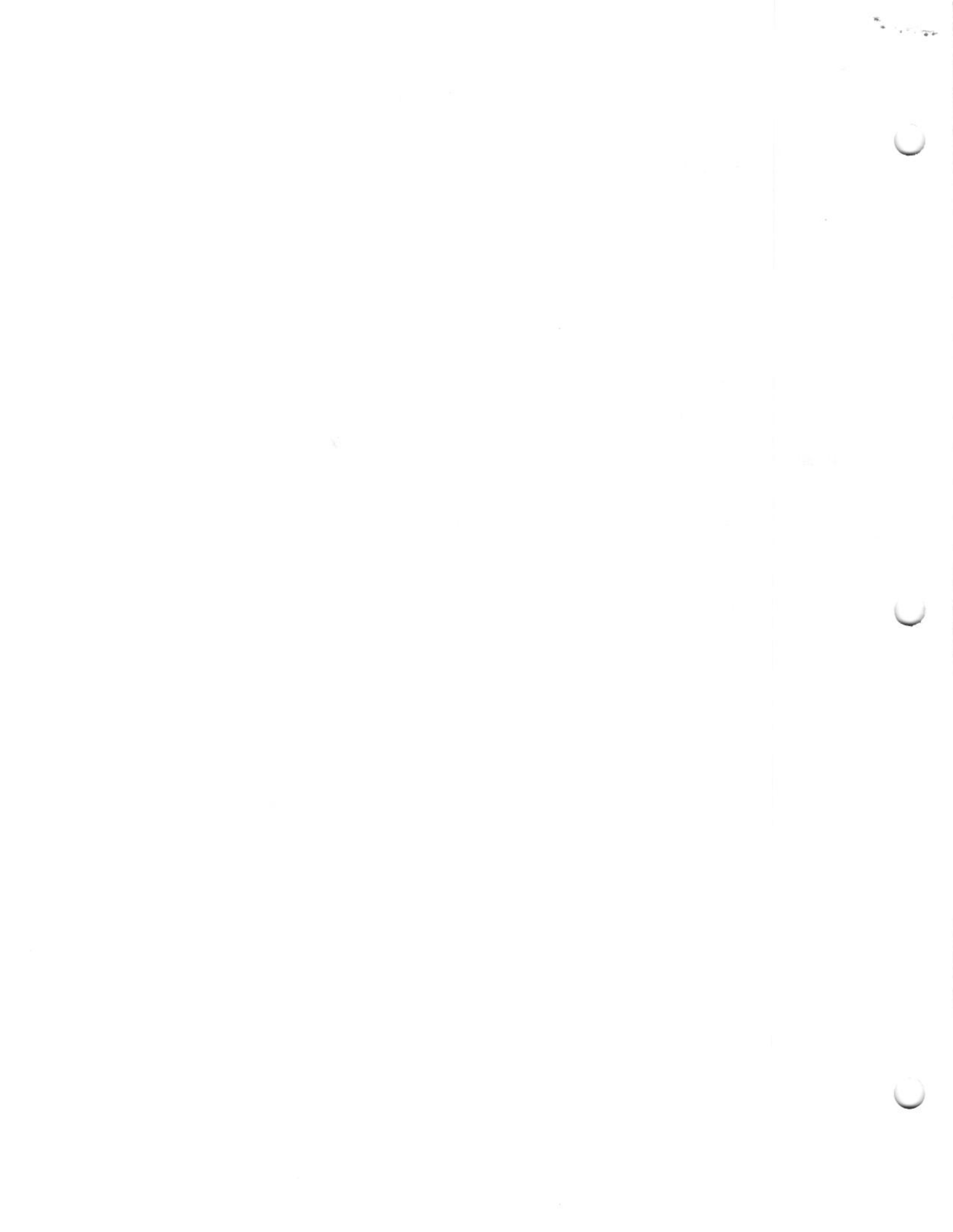
Mr. Koenig would like to know if the Site Plan will be enough to circulate the letter. Mr. Watkins stated he will review and inform of decision via an email.

ADJOURNMENT:

A first motion was made to adjourn meeting by Rich Barnhart, seconded by John Szarowski. Vote: All Ayes 4, Absent 2, Vacancy 1, Abstain: None

Respectfully submitted,

Mary Ann Longano, Secretary



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TOWN OF SHAWANGUNK

PLANNING BOARD

June 6, 2023

Public Scoping Session regarding

Elixir Design Build, LLC/

Blue Chip Farms

Location: Town Hall
14 Central Avenue
Wallkill, New York

Scoping session commenced at: 7:05 p.m.

Court Reporter: Laura Evans

MINUTES OF
PUBLIC SCOPING SESSION

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APPEARANCES:

Town of Shawangunk Planning Board:

Mark Watkins, Chair

Mary Ann Longano, Secretary

Richard Barnhart

John Szarowski

Patricia Turner

Richard W. Hoyt, Town Attorney

For Applicant:

David Alexanian, Developer

Stuart Mesinger, LaBella Associates

John Cappello, Attorney

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2 BOARD CHAIR MARK WATKINS:

3 Blue Chip Farm. Rich, do you want
4 to do the overview again?

5 TOWN ATTORNEY RICHARD W. HOYT:

6 Sure. Hi, everyone. Rich Hoyt,
7 attorney for the Town.

8 Probably some of you were here a
9 month ago. Maybe some weren't. This is
10 a continuation of what we call a scoping
11 session. It's to get the Applicant a
12 table of contents for their subsequent
13 environmental review called the DEIS,
14 Draft Environmental Impact Statement. So
15 tonight is a follow-up to the meeting a
16 month ago to get all the questions -- not
17 the answers, but the questions. The
18 Board will then approve the final scope,
19 and the Applicant will do his homework
20 and come back to us. When that
21 document's deemed complete, there will be
22 a formal public hearing. That's not what
23 this is. Again, this is to scope out the
24 issues.

25 BOARD CHAIR MARK WATKINS:

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2 So everybody knows that tonight is
3 the last night of public input in the
4 meeting. If the Board decides to close
5 the meeting, your request can still be
6 submitted in writing until the 16th of
7 the month. And then we're going to work
8 on putting together the final scope for
9 the project, and that will be reviewed by
10 the Board at the next Planning Board
11 meeting and may or may not be adopted,
12 just so everybody knows.

13 Do you want to do a quick overview?

14 MR. STUART MESINGER:

15 Stuart Mesinger with LaBella
16 Associates, the engineers and planners of
17 the project. I'm just going to give you
18 a real brief overview of the project and
19 then quickly run through the scoping
20 document. We're here to listen tonight.
21 This is not, as was said, a formal public
22 hearing. It's really an opportunity for
23 you folks to give us input into what
24 should be studied in the Environmental
25 Impact Statement.

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2 So the project is located on Blue
3 Chip Farm's property, Hoagerburgh Road,
4 Bates Lane, Old Fort Road. The property
5 is about 660 acres in all, a little more
6 than that. It's an existing horse farm,
7 as probably everyone knows here. It's
8 zoned R-AG4, which allows one house for
9 every two acres. So the as-of-right
10 zoning on this is somewhere north of 300
11 acres, not taking into account
12 environmental constraints, but that's
13 what the zoning currently allows.

14 Zoning also provides for something
15 called a planned development group, which
16 allows a mix of uses -- for example,
17 resort style or a planned development
18 style -- as long as it has a minimum of
19 50 units. And in a planned development
20 group, you can have other kinds of uses,
21 such as restaurants, spas, activity
22 centers, and so on. So the proposal is
23 for basically a resort-style development
24 of up to 100 cottages or small houses
25 with associated restaurants, spa,

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2 activities center, and then a clustered
3 subdivision of up to 88 lots, and in
4 addition, there's five conventional
5 2-acre lots. The way clustering works is
6 you take the land that would be allowed
7 under conventional zoning, remember we
8 have 2-acre zoning here, and you are
9 allowed to build some of those houses on
10 smaller lots as long as you keep the rest
11 of the land in open space.

12 So the open space land is here on
13 this other map. Out of the 660-some-odd
14 acres, we have 351 acres of open space,
15 so that's a little more than 50 percent,
16 and that doesn't include a golf course.
17 There will be a 12-hole golf course on
18 this dark green area, and that's about
19 another 91 acres. So in total, it's
20 about 440 out of the 660-acre property
21 that would remain as open space.

22 We tried to avoid wetlands and
23 100-foot buffer on the wetlands. Not all
24 the wetlands are currently regulated with
25 a 100-foot buffer, but we tried in this

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2 development plan to do that.

3 The golf course would be managed
4 according to integrated pest management
5 principles. The idea is to use less
6 herbicides and pesticides, use more
7 natural means of management. There's a
8 group called Audubon -- not associated
9 with the birds, but it has a similar
10 name -- that works with golf course
11 owners to manage golf courses in a more
12 environmentally sound way.

13 The project would have community
14 water, community sewer, so we're not
15 talking about septic systems.

16 The roads would be a mix of public
17 and private roads. The subdivision
18 portion would likely be a public road;
19 the rest would be private roads built to
20 a standard that would be less -- we want
21 cars to go slowly in here. We want it to
22 be pedestrian friendly and a place where
23 people want to come and relax and that
24 kind of thing.

25 DEC has some fairly robust

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2 stormwater management regulations that we
3 have to follow for a development like
4 this. I always like to say, when we do a
5 development project, about half of the
6 engineering battle is how do you manage
7 water and water runoff, so that's
8 obviously a big concern.

9 We're very well aware that the
10 project is next to the grassland bird
11 refuge. We've met a couple times with
12 the DEC about it. If you've been out to
13 the grassland refuge, it looks a certain
14 way. The grasses are very long. They're
15 managed in a certain way for the benefit
16 of the birds. When you look across the
17 way at the Blue Chip horse farm, you see
18 grass nibbled by horses down to the nub.
19 It's not the same habitat. So we think
20 that one of the things we can do with the
21 open space is manage it in a way that's
22 better for the birds. We've discussed
23 the possibility of donating some land to
24 the refuge, and we've discussed things
25 like providing financial contributions to

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2 the management. So all those things are
3 under discussion, to be discussed in the
4 EIS.

5 So let me turn briefly to how the
6 EIS works and how it's organized.
7 There's a copy of the draft scoping
8 document up here. There's also copies
9 available on the Town's website online.
10 The way it works is, we have a very
11 detailed project description at the
12 outset. We develop, in the engineering
13 world, something we call 30-percent
14 plans, which are pretty detailed
15 engineering plans. There's a lot of
16 detail so that we know to a pretty good
17 degree of certainty how the roads are
18 going to look, what the profiles will be,
19 what happens to the stormwater, and so on
20 and so forth.

21 And then we go through the
22 environmental analysis. If you walk
23 through this after we talk to you about
24 the project, for each area of the
25 environment, the way it works is there's

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 a discussion of what's there now, what
3 exists on the site, a discussion of what
4 the impacts of the project might be on
5 that part of the environment, and if
6 there are impacts that are significant,
7 what we can do to mitigate them.

8 So if you go through the document,
9 we talk about consistency with the zoning
10 ordinance and the comprehensive plan in
11 the first section, the Town's subdivision
12 regulations.

13 We go through community character
14 and visual impacts, what will it look
15 like, where will you see it from, things
16 like lighting, glare, how will that be
17 minimized, how will neighboring
18 properties be shielded from view of the
19 property.

20 There's a discussion -- the next
21 section will be soils, topography, and
22 again, this goes to corrosion control and
23 runoff. We're cognizant of that.

24 There's a section on groundwater.
25 The community water system would be

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2 served by wells. The property right now
3 has something like 20 wells, which have
4 pretty good yield, but the Department of
5 Health makes us go through a pretty
6 detailed protocol in terms of pumping
7 wells and then monitoring surrounding
8 wells to see if there's an impact, a
9 drawdown on those wells. We want to make
10 sure we're not going to impact anyone's
11 wells off-site.

12 Delineated wetlands, we've already
13 been out with DEC and they've confirmed
14 the wetlands delineation. As I said
15 earlier, we're trying to avoid wetlands,
16 but to the extent that we might have to
17 cross them or impact some of the buffers,
18 we would then look at the impacts of that
19 and potentially have mitigation in the
20 form of improving or building new
21 wetlands. A lot of these wetlands are
22 what we would call wet meadow. In other
23 words, you drive by them and you wouldn't
24 think they're a wetland. They're
25 basically part of the field. But the

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2 criteria says they meet the definition.

3 There's a detailed section on
4 stormwater management. I touched on
5 that. We have to prepare something
6 called a stormwater pollution prevention
7 control plan. It's very detailed. It's
8 according to the DEC guidelines, and they
9 have a manual about this thick as to what
10 you can and can't do. The idea is you
11 have to treat both runoff quality and
12 quantity. You can't discharge from the
13 site any more stormwater at a rate higher
14 than it discharges now. And we also have
15 to treat the quality of the stormwater
16 before it's discharged.

17 We looked at the water supply. I
18 think I just touched on that. In terms
19 of the wells, there would need to be a
20 treatment works for the water. We don't
21 just pump it up and give it to people.
22 The Health Department has very strict
23 rules about testing and distributing
24 water. The same thing with wastewater.
25 We would build a wastewater treatment

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2 plant for the wastewater here. Again,
3 the DEC has standards that have to be met
4 with respect to how that is managed. We
5 can't combine it with the stormwater. It
6 would have to be separate. People at the
7 last hearing said, well, we heard about,
8 when it rains real hard, then sewage
9 overflows in the river. That will happen
10 in what's called a combined sewer system.
11 This would not be a combined sewer
12 system. The two things are separate.

13 Very lengthy discussion about
14 vegetation and wildlife. This is where
15 the grassland refuge in particular comes
16 in. As I said, most of this does not
17 constitute great wildlife habitat. It's
18 a horse farms and the fields are mowed
19 down by the horses. But clearly, it's
20 used by an adjoining refuge, so we have
21 to understand that and study that.

22 There's a lengthy analysis of
23 traffic and transportation. We're well
24 aware of what the road network is in this
25 part of town. This will introduce new

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2 traffic. We have to do a pretty detailed
3 traffic study. We have to decide whether
4 any of the roads need to be upgraded,
5 both for vehicular traffic and
6 potentially for pedestrians who are
7 residents or visitors who might want to
8 be able to walk on the roads. So that's
9 something we have to touch upon. So now
10 you see me flip through pages because
11 that's a particularly long section.

12 We're going to look at the effect
13 on community services. Does the Town
14 have the ability in terms of building
15 inspectors, in terms of fire and police,
16 to service a project like this? And also
17 on tax revenues; do the tax revenues from
18 a project like this outweigh the cost of
19 providing services to the town?

20 We have to look at historic and
21 cultural resources. We have to do two
22 studies here, one's called a 1A study,
23 which is a literature review of what else
24 has been found in the vicinity, and we're
25 aware that there have been some things

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2 found in the vicinity. And then we have
3 to do field testing. Field testing is
4 done at 50-foot intervals across any part
5 of the site that we propose to disturb.
6 So that's a pretty big study. It keeps a
7 lot of college kids employed for the
8 summer.

9 Noise. We're concerned about
10 construction noise and operational noise,
11 especially with respect to neighbors.

12 And air equality. This is not a
13 project that's going to have a large
14 source of pollution, so we don't think
15 that's a big thing. One reason my voice
16 is horse is because of what's going on
17 outdoors right now.

18 The last section is alternatives,
19 and the EIS has to look at alternatives
20 to what's proposed. One of the
21 alternatives is what's allowed as a
22 right, what can the developer do under
23 the existing zoning. So we'll look at
24 that. And then we'll look at things like
25 alternative layouts or alternative ways

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2 of accomplishing the objectives.

3 So that's a quick overview. Again,
4 there's copies up here. There's copies
5 on the Town's website. The idea tonight
6 is, if there are things we should study
7 or ways that we should study specific
8 issues, we're interested in hearing about
9 them. We had some really good feedback
10 last meeting. There were letters
11 submitted so we've digested those. We
12 have a transcript being taken, so that
13 will be available to us as well. So with
14 that, we're here to listen. Thank you.

15 BOARD CHAIR MARK WATKINS:

16 Do you gentlemen have anything else
17 to say?

18 MR. DAVID ALEXANIAN:

19 Just quickly. Hello, everyone.
20 I'm David Alexanian. Thank you, Planning
21 Board; thank you, Chair Watkins; thank
22 you, Mr. Valk if you're here.

23 I don't want to assume that
24 everybody here was at the last meeting.
25 This really is, again, as everyone's

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 saying, more about your comments and less
3 about what we have to share, but I think
4 it's worth giving some background in case
5 people don't know. First of all, my
6 family and I live in the Hudson Valley.
7 My daughter goes to school in the Hudson
8 Valley. I've been coming to Blue Chip
9 Farms for 30 years. Many of your
10 concerns about the development in the
11 area are my concerns and our family's
12 concerns about the development. That's
13 the truth. We're setting out to do
14 something very challenging tonight, and
15 it's not just about getting you to fall
16 in love our ideas, but really what we're
17 trying to do is keep Blue Chip alive for
18 another 55 years. That's the origin of
19 this plan and it remains the core of all
20 of this.

21 In short, Blue Chip cannot continue
22 to operate its business in the way it has
23 since 1969. It's not the largest horse
24 farm in New York; it's the largest by
25 far. The owner, Tom Grossman, is a

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 legendary enthusiast and deeply
3 passionate, but if the business is not
4 viable in its current form, it's simply
5 not viable. Things have changed
6 dramatically over the past decade. Many
7 of Blue Chip's competitors operate on
8 one-tenth of the land. In addition, no
9 horse farm buyer wants to buy a 700-acre
10 farm. It's simply too big to continue
11 without being scaled down. That's just a
12 fact, which is how I got involved.

13 In 2020, Tom Grossman, who I've
14 known for 30 years, as I'd say, was
15 approached by two different buyers. One
16 is a publicly traded national homebuilder
17 who wanted to build the maximum number of
18 homes, and that number is 320 homes.
19 Much like Stu was saying, it's 660 acres
20 divided by two. The other was a
21 soft-spoken man that was behind much of
22 the development in Bloomingburg, and some
23 of you guys know what took place there.
24 He had his own ideas, let's just say his
25 own unique ideas. And Mr. Grossman

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2 wasn't so interested, but he did listen
3 to both of those proposals. Those offers
4 were better than ours monetarily, but
5 neither of them were interested in horses
6 or farming. They intended to level all
7 of the existing buildings; all of them.

8 Which is when I approached Tom with
9 the idea of keeping Blue Chip in
10 business, but on less acreage, and
11 building alongside it. By the way, in
12 this plan, Blue Chip will still be one of
13 the largest horse farms of its kind.
14 This is also where the process has
15 started, you know, with us. I have
16 mentioned, as Mr. Watkins, Mr. Valk will
17 tell you, we have always talked about
18 keeping Blue Chip alive. This is not
19 some gesture. It's always been at the
20 core of it.

21 It's also important to know that
22 Mr. Grossman will continue to live on the
23 property. His oldest child, Nathan, many
24 of you know him, who is currently helping
25 to run the horse business, will continue

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2 to live on the property and is expected
3 to run and grow the business for the next
4 generation. Meaning, again, this isn't a
5 superficial gesture. These guys want to
6 run a legitimate business, and we are
7 figuring out a way to do that, as well as
8 develop alongside it.

9 So if you're here because you love
10 Blue Chip, I'm not your enemy, as I said
11 last time. I'm your ally. And I'm here
12 today to ask for your help, because as
13 much as you might not like change -- and
14 I get it, the alternatives are simply far
15 worse. For the record, both of the other
16 buyers are still in the wings and contact
17 Grossman on a regular basis.

18 And I also want to say, just in
19 terms of the sort of person I am, we
20 don't want to just address your concerns
21 because we're obligated to. I've met
22 with some of you, some of our neighbors.
23 I want to address your concerns because
24 we want to build something that works
25 going forward for all of us. Thank you.

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2 BOARD CHAIR MARK WATKINS:

3 Does the Board have any questions?

4 You talked about using some of the

5 existing buildings.

6 MR. DAVID ALEXANIAN:

7 Yes.

8 BOARD CHAIR MARK WATKINS:

9 Can we just have that in there, in

10 a narrative of what buildings you're

11 going to use and what they're going to be

12 used for?

13 MR. DAVID ALEXANIAN:

14 Okay.

15 BOARD CHAIR MARK WATKINS:

16 Okay. How many horses do you feel

17 are going to be left on the farm?

18 MR. DAVID ALEXANIAN:

19 Well, again, 200 plus. I think.

20 Again, loosely. They're going to run the

21 business, so they're going to do what

22 they need to do. I think they've had as

23 many as 800 horses.

24 BOARD CHAIR MARK WATKINS:

25 Right. But it's going to be part

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 of the open space, and to see what you're
3 going to be able to do in the open space?

4 MR. DAVID ALEXANIAN:

5 Yes.

6 BOARD CHAIR MARK WATKINS:

7 So when that comes, that question's
8 going to need to be answered. That's why
9 I'm asking. It's not answers tonight,
10 it's just that these questions are going
11 to need to be answered.

12 MR. DAVID ALEXANIAN:

13 Yeah. And I want to be clear, too.
14 Grossman, Blue Chip will continue. We
15 call it Blue Chip 2.0. And they will do
16 what they need to do to continue to run
17 the business. But the hope is that they
18 do it more efficiently with fewer horses
19 in this space here.

20 BOARD CHAIR MARK WATKINS:

21 Okay.

22 MR. DAVID ALEXANIAN:

23 For example, just because you
24 mentioned it, and it's something that's
25 really meaningful to me, there are some

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 beautiful barns here that have history.
3 We want to restore them. We want to keep
4 them. We spent a lot of time looking at
5 ways to preserve the ridgeline view for
6 many. Of course, there are going to be
7 some new building, but we have the
8 benefit of the topography to build in a
9 lower area so that it doesn't affect --
10 so again, there will be buildings, but
11 I'm saying --

12 BOARD CHAIR MARK WATKINS:

13 All right. We're looking for
14 ideas, not answers.

15 MR. DAVID ALEXANIAN:

16 Yeah, I know.

17 BOARD CHAIR MARK WATKINS:

18 So if you could, please state your
19 name, and then if we've heard it before,
20 we already have a record of it. But if
21 it's something new, please feel free to
22 talk. Your name and address, and then
23 address the Board, please.

24 MR. MARTIN BLAUSTEIN:

25 Hi, everyone. My name is Martin

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 Blaustein, 90 Old Fort Road. I live
3 right next to Blue Chip. If you're
4 looking at the map, this is where I live.
5 All of this is going in my backyard.

6 What you don't see on this map is
7 topography. This is a ridge. What's
8 proposed in the sewer system is a
9 gravimetric sewer system. This is about
10 75 feet up to get the sewer. I don't
11 know how you do that. But guess who's
12 downhill of that? Me. And this is going
13 in my backyard. You know I'm not happy
14 about it. Sorry, address the Board. But
15 I think it's a little too much, which a
16 lot of people expressed last time.

17 BOARD CHAIR MARK WATKINS:

18 Everybody's entitled to their
19 opinion.

20 MR. MARTIN BLAUSTEIN:

21 I don't know if it's an option to
22 do something different from this,
23 subdivide this into smaller farms maybe.

24 BOARD CHAIR MARK WATKINS:

25 Mr. Mesinger says that there's

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 options that have to be looked at.

3 MR. MARTIN BLAUSTEIN:

4 So one of my biggest concerns was
5 traffic, environmental concerns, and
6 quality of life. Traffic. I don't know
7 if you guys remember, seven years ago,
8 there was an Arctic falcon that made Blue
9 Chip and my house its home. And
10 everybody from the tristate area came
11 here. There was hundreds of people.
12 This place was insane. It was dangerous.
13 And this is exactly what can cause that
14 again. I don't know if you're planning
15 on making Lippincott Road -- painting
16 some lines on there, because right now,
17 there's no lines on there and there's
18 going to be a lot of traffic. So the
19 infrastructure of the area, I don't
20 think, is built to handle this.

21 The environmental concerns.
22 There's already problems with runoff from
23 here. Last time, somebody said he had
24 runoff coming, I don't know, somewhere in
25 here, and it washed a bunch of his

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2 property away so he had unusable roads.
3 Adding all this reduces the drainage,
4 natural drainage that seeps into the
5 land. This is all clay, by the way, so
6 it doesn't even -- like, water doesn't
7 even go in. I know the employees are
8 always complaining about the clay that
9 builds up on their boots, because it's
10 like 10 pounds. But this reduces all of
11 that. All the parking that you're
12 proposing for all this reduces the
13 drainage, so there's even less drainage
14 and even more runoff. And again, I'm
15 downhill of that.

16 BOARD CHAIR MARK WATKINS:

17 You do understand that a Planning
18 Board cannot approve a project that would
19 allow drainage on anybody else's
20 property. The law under SEQRA says that
21 they have to take care of it themselves.
22 That's the Planning Board's job to do
23 that.

24 MR. MARTIN BLAUSTEIN:

25 I'm just addressing my concerns.

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2 BOARD CHAIR MARK WATKINS:

3 Okay.

4 MR. MARTIN BLAUSTEIN:

5 I guess lastly, quality of life.
6 You know, this is changing everything for
7 everybody here, this whole town. It's
8 going to be different. That's all I got
9 to say.

10 BOARD CHAIR MARK WATKINS:

11 Thank you.

12 MR. TOM KRUGLINSKI:

13 Good evening. My name is Tom
14 Kruglinski. I live on Burnt Meadow Road
15 just across the town line in Gardiner.

16 I had a chance to look at the
17 Applicant's website after the last
18 meeting. It's very slick. It's very
19 beautiful. It's a beautiful website,
20 great website. It's obviously appealing
21 to the ultra, ultra rich. That's really
22 what this is all about. This is about
23 finding a playground for the ultra, ultra
24 rich.

25 I guess my question is this. Looks

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2 like from -- I don't understand. From
3 his website, it looks like he develops
4 land, but he doesn't run it afterwards.
5 Am I correct in assuming he will not be
6 running this in perpetuity? That's one
7 question.

8 And if he does sell it, what
9 prevents whoever buys it from saying,
10 Audubon, nah, you know. Or, you know,
11 wetlands, whatever. You know. I mean,
12 you can make all the promises that you
13 want right now. My question is, what
14 guarantees that his word is going to be
15 carried out in perpetuity? Even assuming
16 that this is as green and as nice a
17 project as, you know, as he describes,
18 how does that go on?

19 I want to thank you personally for
20 saving us from those people who run
21 Bloomingburg.

22 BOARD MEMBER RICHARD BARNHART:

23 Mr. Chairman, that's not
24 appropriate.

25 MR. TOM KRUGLINSKI:

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2 I apologize. I apologize.

3 BOARD MEMBER RICHARD BARNHART:

4 You can't make that assumption.

5 You have no knowledge. We have no

6 knowledge. That's wrong.

7 MR. TOM KRUGLINSKI:

8 Except that he's making the

9 argument that if we don't do --

10 BOARD MEMBER RICHARD BARNHART:

11 However, we have no knowledge. We

12 have no knowledge.

13 BOARD MEMBER PATRICIA TURNER:

14 And actually, any project of this

15 size would have to come in front of this

16 Board. So, you know, it would have a

17 similar kind of treatment. So I agree

18 with Rich. You can't assume. We cannot

19 have this fearmongering. Any project of

20 this scope would have a similar

21 treatment. It would come in front and it

22 would have a similar scoping session.

23 MR. NEIL WATT:

24 My name is Neil Watt. This is my

25 wife, Diane. We live at 1748 Albany Post

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2 Road, this property right here.

3 I heard you speak about the
4 grasslands. Very cool. I didn't hear
5 you speak at all about the Dwaarkill.
6 The Dwaarkill is a wood turtle estuary.
7 I'm a country boy my whole life. I've
8 never seen as many wood turtles as I've
9 seen since we built our house and moved
10 right here, which is soon to be across
11 from the golf course. In my life, I've
12 never seen that many wood turtles.

13 As far as stream bank management,
14 Blue Chip does not manage their stream
15 bank very well. There are trees that
16 have been down for five years. The last
17 flood washed them onto my property, and I
18 had to get in there and cut them down so
19 my wife could see the creek. That's one
20 of our concerns.

21 Again, the Dwaarkill is an immense
22 wood turtle habitat. It's amazing. I
23 got pictures of them breeding. I got
24 pictures of them laying eggs, of picking
25 them up and looking at them.

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2 Listen, I'll take a stray golf ball
3 any day of the week over 300 houses. My
4 grandchildren, by the time this project's
5 in play, they'll be teenagers. Maybe
6 they can get a job there. That's fine.
7 I want you guys to be who you say you
8 are, okay? And I want you to concentrate
9 a little more on the Dwaarkill, not just
10 the federal grasslands, 'cause the
11 Dwaarkill is in my backyard, and it is an
12 unbelievable estuary. It's beautiful.
13 All right. That's all I got to say.

14 MS. MERRIE WITKIN:

15 Hi. My name is Merrie Witkin. I
16 live at 128 River Road. I have some
17 neighbors here with me who also live down
18 there.

19 And as most of you in the town
20 know, all the water, stormwater
21 drain-off, drain, runoff, runs both down
22 from the high school all down to the
23 river, and down from 208 all the way down
24 towards Gardiner. So I see, of course,
25 and you talk about stormwater management.

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2 But I think what needs to be absolutely
3 clear and addressed -- and I think
4 perhaps the Planning Board needs to help,
5 because it's a cumulative effect
6 analysis. And I'm not quite sure that I
7 understand how any developer looking at
8 their own property can really evaluate
9 the cumulative effect. There are
10 currently pending a number of large-scale
11 projects that would impact stormwater
12 runoff of the Wallkill. That includes
13 The Milk Factory, a pending retirement
14 home that was built back behind -- is
15 supposedly being in the process of being
16 built behind 208. This project, there's
17 a lot of paving going on from parking
18 lots back by the high school. All of
19 those run downhill to the Wallkill.

20 So of course, I see in the table of
21 contents here, or the outline, that
22 they're going to talk about peak rates
23 for 1-, 10-, 25-, and 100-year storms.
24 Well, the storm maps are out of date,
25 because the Wallkill down by the Town

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2 transfer station was only supposed to
3 flood maybe once every 500 years. I've
4 lived here 11 years, and there's been two
5 floods already in 11 years.

6 So the problem is, how is the
7 cumulative effect going to be addressed?
8 And some of that is infrastructure that's
9 not just from this development, but
10 impacts other projects that are currently
11 under the purview of being reviewed by
12 the Planning Board. And the point is, I
13 think, all of those need to be considered
14 as an entirety. I would ask you to take
15 that on board and figure out how this
16 Environmental Impact Statement can
17 address how this feeds into that. And
18 obviously, things will go online at
19 different points in time. So that's
20 really my main question. Thank you.

21 BOARD CHAIR MARK WATKINS:

22 Thank you.

23 MS. JEAN CRISPELL:

24 My name is Jean Crispell. I live
25 on 130 Low Road, Wallkill.

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2 I have two questions. The first
3 one is, I'm not sure about the map on the
4 other side of the page. Is that -- it
5 looks like this part -- these lots are on
6 the golf course.

7 BOARD CHAIR MARK WATKINS:

8 There is lots by the golf course,
9 yes.

10 MS. JEAN CRISPELL:

11 I thought that would be a golf
12 course. I'm a little confused.

13 UNIDENTIFIED MEMBER OF THE PUBLIC:

14 That's the as-of-right part.

15 MS. JEAN CRISPELL:

16 What does that mean?

17 UNIDENTIFIED MEMBER OF THE PUBLIC:

18 That means, if they wanted to build
19 out the whole thing, they would get this
20 larger number of -- you have 2-acre lots.
21 And because they're going to do a
22 cluster, they can put homes on 1 acre and
23 put them in that cluster in the middle of
24 the golf course and the golf course goes
25 all around it.

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2 BOARD CHAIR MARK WATKINS:

3 The whole idea is so that you can
4 have open space. So when you do the
5 original map, it's for the whole piece of
6 property. It's done to current zoning.
7 And then once it's determined that the
8 lot count is correct, then we form a
9 cluster plan. And what the cluster plan
10 does allows us to put buildings on
11 smaller lots so that we can leave more
12 land for open space. The Planning Board
13 shoots for 50 percent open space.

14 MS. JEAN CRISPELL:

15 Okay. So this is not -- these lots
16 aren't going to be subdivided. Okay.

17 My other question is, you mentioned
18 that you would pump the existing wells on
19 the property and test neighboring wells
20 to see if there would be any drawdown.
21 With this number of units, would you be
22 pumping -- would your test pumping
23 involve the amount of water that this
24 many units would be using?

25 BOARD CHAIR MARK WATKINS:

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2 So first off, you need to address
3 the Board.

4 MS. JEAN CRISPELL:

5 I'm sorry.

6 BOARD CHAIR MARK WATKINS:

7 So yes, it will be studied about
8 the drawdown. I don't believe that that
9 was part of the study, and that would be
10 something that we could put into it.

11 MS. JEAN CRISPELL:

12 So somehow, the amount of water
13 that this number of units would be using
14 would be pumped from the existing wells?

15 BOARD CHAIR MARK WATKINS:

16 Correct. They have to figure out
17 exactly -- not exactly, but figure out
18 worst case scenario, how much water would
19 be used. Same thing, because for the
20 sewer treatment plant, it has to treat
21 all that water. So the mathematical
22 calculations are done for each unit and
23 for the -- again, if they do certain
24 things with the golf course and they use
25 part of the stormwater to water the

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2 fairways and greens -- you know, so
3 there's different ways of using the
4 stormwater which would be kept in a pond.
5 And then they could use that water for
6 watering different plants and things on
7 the property. It can be used for a bunch
8 of different things. So with all the
9 existing wells, they have to test them to
10 make sure they have enough water, and
11 then they have to figure out a way that
12 water does not leave the property. It
13 has to be addressed on the property.
14 That's under the SEQRA regulations. And
15 it needs to be treated if it does leave
16 the property.

17 BOARD MEMBER JOHN SZAROWSKI:

18 The Department of Health has very
19 specific regulations regarding this that
20 they will have to meet. It's a New York
21 State requirement.

22 MR. CARL STEIN:

23 Hello. My name is Carl Stein. My
24 wife, Wanda. We reside at 35 Bates Lane.
25 We have a border with Blue Chip Farms and

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2 we also have the Dwaarkill Creek right
3 behind our property, so we have a lot of
4 the concerns that have been already
5 expressed concerning the creek. Of
6 course, the natural beauty of the area.

7 And what I want to echo or
8 emphasize, which was just brought up, the
9 problem with the wells. We've been in
10 the area for 24 years, and with just a
11 few homes being built in the course of
12 that time, we have seen our well capacity
13 drop several times and we've had workers
14 come. Now, with at least 100 dwellings
15 and a 10,000-square foot restaurant and
16 cabins to be rented out and an activity
17 center, I mean, I don't think it takes
18 very much thought or imagination to
19 realize what's going to happen to the
20 water level, the water table in that
21 area. It's going to drop. It's going to
22 drop drastically. You know, for the --
23 okay. I think what should be studied is
24 not the effect, which was suggested, the
25 effect on the property itself, on Blue

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 Chip, but what about the homeowners in
3 this area? I mean, a home isn't worth
4 very much if you don't have water. So I
5 think the study should involve the effect
6 on the whole community around Blue Chip
7 Farm along Albany Post, along Bates and
8 the surrounding area. So that's one big
9 concern.

10 A mention was made, and I was
11 skimming the report -- I was not here
12 last time, last month -- but I was
13 skimming the report before you started,
14 and I noticed that there was reference
15 made to concern about the visibility for
16 drivers going by Bates Lane and the other
17 streets, Hoagerburgh. No mention was
18 made in this report about, okay, drivers
19 going by, they're going to try and keep
20 the visibility and the beauty the same if
21 you're driving by in a car. These people
22 don't just drive by once a week or twice
23 a month. We live here. And I found it
24 troubling that that was not mentioned.
25 What about the people who live in this

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2 community? So I think that should be
3 addressed. How -- I mean, people decided
4 to move to that part of Wallkill because
5 of the beauty of the area. And me and my
6 wife consider ourselves blessed to have
7 lived there for 24 years and raise a
8 child there, and now grandchildren that
9 are visiting. But I think that a concern
10 should be to the people who live, not
11 just driving by, passing by, but should
12 be for the people that are here, concern
13 for what we will be living with. And I'm
14 not saying that there's going to be some
15 monstrosity being built, but citizens of
16 Wallkill chose this place to live for a
17 reason. And I personally am feeling
18 like, you know, we're not -- we're second
19 class right now.

20 BOARD CHAIR MARK WATKINS:

21 How do you look at this, that
22 you're second class? If you owned a
23 700-acre farm and you decided to do
24 something with it, would you want to be
25 able to do it?

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2 MR. CARL STEIN:

3 I would --

4 BOARD CHAIR MARK WATKINS:

5 I'm just asking a question because

6 --

7 MR. CARL STEIN:

8 My concern is -- I'm addressing

9 this to the Board.

10 BOARD CHAIR MARK WATKINS:

11 I understand.

12 MR. CARL STEIN:

13 My instructions were to address

14 this concern to the Board.

15 BOARD CHAIR MARK WATKINS:

16 You're right. I understand you.

17 MR. CARL STEIN:

18 So I am saying to the Board,

19 consider the people that live here.

20 BOARD CHAIR MARK WATKINS:

21 What I'm saying is, how do we do

22 that?

23 MR. CARL STEIN:

24 Okay. Consider changes in the

25 lifestyle that will -- and the

1 SHAWANGUNK PLANNING BOARD 6/6/23
2 environment. There's an environmental
3 impact.

4 BOARD CHAIR MARK WATKINS:

5 Yes, there is.

6 MR. CARL STEIN:

7 So there's an environmental impact.
8 I've heard mention about construction
9 concerns and noise concerns.

10 BOARD CHAIR MARK WATKINS:

11 Correct.

12 MR. CARL STEIN:

13 And that's valid. What about after
14 the place -- the construction is over?
15 And instead of having a street where
16 maybe 20 or 30 cars would go by in a day,
17 there may be 20 or 30 cars going by an
18 hour, or maybe every ten minutes when
19 it's golf season. So I'm asking the
20 Board to put yourselves in that
21 situation.

22 BOARD CHAIR MARK WATKINS:

23 Okay.

24 MR. CARL STEIN:

25 Consider that environment in that

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2 regard. And along those lines as far as
3 traffic, Albany Post Road is a very busy
4 stretch of road. I commuted for many
5 years. Coming out of Bates Lane, cars
6 come down Albany Post Road in the morning
7 at 50-plus miles an hour, 60, yes, 60
8 easy. And there's a blind spot. And if
9 you're going to have a flood of cars
10 coming by out of Bates, people who are
11 not familiar with that road, well, better
12 get extra ambulances, because there's
13 going to be plenty of accidents. And
14 that area, that location is not fit for a
15 major resort, not as it is right now.

16 And so the water table is another
17 concern, the noise levels, the traffic.
18 I'm asking the Board respectfully to
19 consider all of that and consider the
20 people that are here, the people that are
21 living here.

22 My wife wants to say something. Am
23 I allowed to pass it to her?

24 BOARD CHAIR MARK WATKINS:

25 Of course.

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2 MS. WANDA STEIN:

3 Yes, we've lived there almost 25
4 years, actually. Besides the beauty and
5 all of that, I have recuperated there.
6 I've had several operations.

7 But anyway, so now we're going to
8 get this big thing going on. What am I
9 going to see? We share a fence with
10 them. Here's Blue Chip and here's our
11 fence, and it's very sad from my
12 perspective that I will not be able to
13 see horses or the hills or the mountains.
14 I'm not going to be able to see any of
15 that. So how will you guys address our
16 house, which is right next to it? And it
17 looks like the most congested stuff is
18 going to be right on Bates with us, and
19 right next to our home, and I'm worried
20 about it. Will you put some sort of
21 trees or -- I don't care what. I don't
22 want to see it and I don't want to hear
23 it. It's not right. It's very, very,
24 very sad that this is not being
25 considered. Like my husband said, the

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2 neighborhood people -- here's my
3 neighbor. She's lives on Bates also.
4 There's several houses on Bates. They're
5 going to be totally, totally, totally --
6 their quality of life is going to go
7 downhill so fast, it's not funny. We did
8 not move here to have big roads and
9 sidewalks and a lot of cars going by.
10 No. We moved here because it was a
11 beautiful farm. It was a quiet area.
12 Quiet. And when you have elderly people,
13 and I'm getting up there, and
14 recuperating, and so now we're going to
15 hear all of this and see all of this.
16 It's hard. It's really hard. I'm
17 talking from a very personal level.
18 Thank you.

19 MS. DIANE WATT:

20 I'm Diane Watt, 1748 Albany Post.
21 I agree with a lot of the neighbors here
22 and their concerns.

23 I read the report that you handed
24 out last time and I'm wondering if you're
25 going to address, if this is the proposed

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 plan, how will you implement the plan?

3 If there's a development part, is that
4 going to be one house at a time? Is it
5 going to be speculative building? Is the
6 resort going to be built first? Is the
7 golf course going in first? Will there
8 be, in the next report, how this will all
9 be implemented?

10 BOARD CHAIR MARK WATKINS:

11 Once the studies are done, it has
12 to come back to have our experts, so to
13 say, our consultants, review those
14 reports to see if they are accurate. And
15 then it would go to the next step where
16 it would be reviewed on how things would
17 be done. But that's further down the
18 road. It's not right now. And whether
19 it's phased or not, whether this phase is
20 first, that phase, it all comes out
21 afterwards -- not after it's approved.
22 It comes out after the SEQRA review is
23 done so that they know what they can have
24 on the property.

25 MS. DIANE WATT:

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2 And you guys, as a Planning Board,
3 will also have a way of knowing that they
4 can finance the whole project that
5 they're planning?

6 BOARD CHAIR MARK WATKINS:

7 The Planning Board does not get
8 into that.

9 MS. DIANE WATT:

10 Okay. So you're just out there to
11 say yes, you can do this, or --

12 BOARD CHAIR MARK WATKINS:

13 Well, first off, we look at all the
14 studies.

15 MS. DIANE WATT:

16 After all that is done, let's say
17 it's this plan or it's half of this plan
18 or whatever --

19 BOARD CHAIR MARK WATKINS:

20 Correct.

21 MS. DIANE WATT:

22 -- you just turn it over to the
23 developers and the developers supposedly
24 have the financing to do the whole thing
25 that's proposed?

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2 BOARD CHAIR MARK WATKINS:

3 We grant an approval of a project.
4 And then the developers start the
5 project, and the building inspector would
6 be the one that takes care of everything
7 from that point forward. We've done our
8 work by helping to design the project,
9 figure out the phasing, and making sure
10 that everything meets code and laws.

11 MS. DIANE WATT:

12 Because one of my concerns is,
13 okay, this is obviously a beautiful plan.
14 It's a little big for what I like, but if
15 this was the proposed plan and it takes
16 "X" amount of dollars, and the resort
17 gets finished but nothing else gets
18 finished, the golf course is not done,
19 it's just a resort, or you're just
20 building the house development and the
21 resort isn't even started yet, and then
22 you run out of money, and then what
23 happens?

24 BOARD CHAIR MARK WATKINS:

25 Well, there's a couple of things

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 that can happen. One, if it is phased,
3 they still have two years to file those
4 maps. And if those maps aren't filed,
5 then it stays the same as it is.

6 TOWN ATTORNEY RICHARD W. HOYT:

7 I'd like to make one comment. The
8 Board doesn't approve an owner. It
9 approves a plan. And the plan runs with
10 the land. So it's somewhat immaterial to
11 the Board who owns the property, because
12 this property could be flipped ten times
13 and the Board wouldn't know that, nor
14 would it have a right to know that.
15 That's why the Board doesn't approve
16 faces, developers. It approves plans.
17 And then it really shouldn't matter who
18 owns it. And if they fall on their face,
19 that's not the Board's issue. The
20 Board's issue is to make sure there's not
21 200 houses half built and they walk away.
22 And that wouldn't happen. I believe
23 there will be some kind of phasing.
24 That's my guess. The project is too big
25 to just say go for it. So these comments

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2 are good tonight, but I wanted the
3 opportunity to clarify, we don't really
4 care who owns the land because tomorrow,
5 it could be somebody completely
6 different.

7 MS. STEPHANIE HUPPERT:

8 My name is Stephanie Huppert. I
9 live at 725 Hoagerburgh. I'm one of the
10 houses in the middle of all this.

11 My concern -- one of my many
12 concerns -- is what the gentleman up here
13 mentioned: Our well. We already have
14 issues with our well. So my concern is
15 how this will affect not just Blue Chip,
16 but the neighboring houses. How will it
17 affect our wells? Because like you said,
18 no water, the property means nothing.

19 And then as I'm looking through
20 this, there is a section about community
21 character and visual impacts. And it
22 says, document with photographs and
23 narrative the visual character of the
24 project site and the area located within
25 a 1-mile radius of the project site.

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2 Describe and provide photographs of the
3 appearance of the project site from
4 surrounding land uses to be specified by
5 the Town. So my question is, will the
6 people who live in the middle of this be
7 given those images, be shown what that's
8 going to look like? Will we have an
9 opportunity before this goes in to see
10 what we're going to be seeing?

11 And once this is all approved, how
12 long does it take for you guys to dig?
13 Are we talking a year, are we talking
14 four years? I'd like to know that, being
15 right in the middle of it.

16 BOARD CHAIR MARK WATKINS:

17 Okay.

18 MR. MIKE CAIFA:

19 Mike Caifa, 159 Lippincott Road.
20 I'll be repeating myself from last time,
21 but I think this issue is that important,
22 in my opinion.

23 Mr. Stein over there mentioned the
24 blind spot on Albany Post Road. I
25 mentioned it in a written collection of

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 my thoughts as well to the Planning
3 Board.

4 The one thing that's noticeably
5 absent again from this report is
6 Lippincott Road. And Lippincott Road,
7 regardless of what project happens on
8 that property, is going to be the main
9 and most direct route, the shortest
10 route, from that property to any place
11 else on the face of the earth.

12 BOARD CHAIR MARK WATKINS:

13 Just so you know, the report has
14 not been updated. It's the same report
15 as last month, the same report that's on
16 the website. So the comments that were
17 given last month are not reflected in
18 this report yet.

19 MR. MIKE CAIFA:

20 Okay. Thank you.

21 BOARD CHAIR MARK WATKINS:

22 You're welcome.

23 MR. MIKE CAIFA:

24 One other comment, and I wasn't
25 really planning on making it, based on

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 the exchange before, I would just like to
3 mention that the term "Bloomingburg" has
4 been inserted and repeated by the
5 Applicant, not by anybody else in this
6 room. That's all I have to say.

7 BOARD CHAIR MARK WATKINS:

8 Thank you.

9 MR. JOHN RICHARDSON:

10 John Richardson, 61 Old Hoagerburgh
11 Road.

12 My question is about communication.
13 Mark, as you well know, we had a long
14 drawn out fight for a cell tower that
15 ended up in my backyard, and you guys did
16 a good job to make it, not acceptable,
17 but liveable.

18 BOARD CHAIR MARK WATKINS:

19 We could have done better. If the
20 laws were different, we could have done
21 better.

22 MR. JOHN RICHARDSON:

23 Yes, I think we could have. My
24 question is, when whatever goes through
25 here, the increase of populous, the

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 increase in people, are they coming back
3 to make what we didn't do all that good a
4 job on and make it worse? When on that
5 map the highest point in the area is a
6 part of this map, up behind barns, and if
7 they don't have cell coverage, they can
8 put another tower up there. And we don't
9 need to put that -- add to the one that's
10 been kind of stuck in our butts down
11 there. I wanted that out there. I want
12 you guys to know that in case it comes
13 up.

14 MR. DON CRISPELL:

15 Don Crispell, 130 Low Road,
16 Wallkill.

17 Question about water. Golf courses
18 take a lot of water, so I was wondering
19 what the source of the water for the golf
20 course would be.

21 And the other question, as this
22 gentleman mentioned about guarantees, IBM
23 is a great idea. What if the golf course
24 is managed with -- IPM, I guess, is the
25 correct term.

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2 And to echo this gentleman, I agree
3 wholeheartedly. There is no place, as
4 Richard said, no place for discrimination
5 at this meeting or any place else. But
6 after the first meeting, I felt that
7 mentioning Bloomingburg was a threat.
8 And it was mentioned again tonight. And
9 no one likes to be threatened, me
10 probably more than most, but I think that
11 is out of line.

12 MS. JEAN CRISPELL:

13 I have a comment to make after the
14 last meeting. I read the -- I'm sorry,
15 Jean Crispell, 130 Low Road, Wallkill.

16 I read the Town's master plan, and
17 this project seems to be in direct
18 conflict with it in that, in the master
19 plan, the master plan states that a
20 population density should be near the
21 hamlet where the services are, where the
22 water and sewage is. I think we should
23 stay with the Town's master plan a little
24 better.

25 MS. CHUNLI QUAN:

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2 Hi. My name is Chunli Quan. I
3 live at 90 Old Fort Road. I have several
4 concerns.

5 The first concern I expressed last
6 time is regarding public safety and crime
7 related with the rentals. And those
8 people who come here, they're not
9 residents. They don't live here. They
10 don't care about Wallkill. They come and
11 have fun. They don't drink the water
12 from here every day. They don't raise
13 kids here every day. And they come here
14 and have parties, get drunk, get high,
15 pick up prostitutes, and then they drive
16 out at 90 miles per hour. The break into
17 people's properties and they fight with
18 neighbors or between themselves. All
19 this could happen. I'm not saying that
20 everybody could do that, but it doesn't
21 take much. It doesn't take many people
22 for one tragedy to happen. It only takes
23 one incident to ruin a girl's life. I
24 have a daughter. I'm concerned.

25 The second one is the party noises

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2 and the lights and their impact to the
3 wildlife, right? I heard some land will
4 be donated to the wildlife. It's not
5 enough. When the birds fly in the sky,
6 when they see the light, will they land
7 on the wildlife preserve? Or will that
8 be solved by the land donation?

9 My third concern is the water.

10 It's not only about the water level, it's
11 also the water clarity. Like, what is
12 the water quality going to be after Blue
13 Chip draws down that much of the water?
14 I don't know. I just hope that someone
15 will look into it.

16 And the party noises to the
17 neighbors. What will Blue Chip do to
18 make sure that there's no parties at ten
19 o'clock at night when kids need to go to
20 bed? Thank you.

21 MR. ANTHONY MANTELLO:

22 So something people brought up
23 before is what happens after it builds.
24 Is there a trust set up or something?
25 Like, who is maintaining all this stuff

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 after everything is up and running? Oh,
3 I'm sorry. I'm Anthony Mantello. I'm
4 over here on C.E. Penney Drive.

5 Traffic, the other gentleman
6 brought up earlier and they said they'd
7 check it out, but we need to know what
8 they actually plan on doing to help with
9 that. And that part of the
10 infrastructure is gigantic. You know,
11 people brought up Lippincott and Albany
12 Post Road. Are you guys also going to,
13 you know, help fund the highway
14 department that's going to have to help
15 repair and maintain these roads and the
16 roads going in and out? They have a hard
17 enough job as it is. Are you going to
18 get Rich an assistant to help run the
19 department? You guys know, over on
20 Robinson right by the high school, that
21 pothole right there, you hit that and
22 your soul pops out of your body for half
23 a second. They already have a job to do
24 and they're working hard to do it. This
25 is just going to tax them even more. And

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2 when I mentioned what you guys are going
3 to do to fix it, are you talking about
4 widening the roads? Because then you
5 have eminent domain issues that I'm sure
6 probably won't be all that popular -- I'm
7 just going to make that assumption --
8 and, you know, snowplowing and all that
9 stuff that goes with the roads.

10 And speaking about overtaxed
11 infrastructure, the other gentleman
12 mentioned fire and police. And again,
13 I'm going to stump for the ambulance
14 corps. They are overtaxed and
15 underfunded, and now we're adding all
16 these new properties plus vacationers.
17 That's a lot of bodies for an all
18 volunteer corps to take care of. And
19 that is a huge, huge load and concern.

20 Environmental, everybody's brought
21 up. I'd also like to include, hopefully,
22 that includes street lighting as well as
23 donating the land back and all that
24 stuff.

25 Regarding the water treatment

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2 plant, are there any backup plans for
3 when something goes wrong? Because
4 everything mankind has ever made,
5 something always goes wrong. How many
6 and what type of redundancies do you have
7 for when something goes wrong?

8 The people of the Town have been
9 asking again and again for affordable
10 housing for parents and affordable
11 housing for our adult kids. We're sick
12 of having to have them move out of town
13 when they grow up. This is the first
14 developmental project that's come up in
15 about a minute, and it's for the ultra
16 rich, which I don't fault them for
17 wanting to come here. We all know how
18 great this town is. But through each
19 election, through each instance, read the
20 Town paper. People are clamoring for
21 more affordable housing for our elderly
22 and our young people, and this is what
23 we're getting.

24 And like so many other people said,
25 listen to us. Yes, I understand you

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 listen to us, but hear what we're saying
3 and how big of a concern this is. These
4 are the constituents. These are the
5 voters. These are the people you need to
6 listen to. Yes, I understand change is
7 inevitable. I'm all for change. It
8 sometimes sucks and I get that. But
9 listen to the people who are here and
10 what people have been saying for years.
11 Please.

12 BOARD CHAIR MARK WATKINS:

13 Thank you.

14 MS. DONNA RICHARDSON:

15 Hi. Donna Richardson, 61 Old
16 Hoagerburgh Road. I have a few
17 questions, or concerns, really.

18 The first one is, what will happen
19 to our property values in the surrounding
20 area? The other one is what the tax
21 implications of this will be. Are the
22 surrounding homes and property owners
23 going to absorb higher taxes? God knows
24 that they are high enough already.

25 Are these cottages seasonal? Who's

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 going to control the clientele? You'll
3 have people coming in here, as this other
4 woman said before, from who knows where.
5 And they could go anywhere they want.
6 It's a free country. I get that. But
7 you've got the grasslands, which are
8 protected. We have private homes all
9 over the place. There have been,
10 according to the woman who mentioned it
11 before, properties that have been broken
12 into, so on and so forth. That's a
13 concern. What about the lighting and the
14 noise from the cottages? Who is going to
15 maintain them?

16 Understanding also that in
17 clustering, you can build on 1-acre lots.
18 Why do you have to? Why can't we keep
19 the zoning as it is, or have less number
20 of homes on bigger acreage, right, 2-acre
21 minimum. I don't understand why that
22 can't happen.

23 And finally, will we implement a
24 paid ambulance and fire department?
25 Because, as was just mentioned, that is a

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 huge, huge concern here. Thank you.

3 BOARD CHAIR MARK WATKINS:

4 Thank you.

5 MS. LISA SUTTA:

6 Hi. My name is Lisa Sutta. I live
7 at 40 Bates Lane, so the proposed project
8 is pretty much right across the street
9 from where I live.

10 I've lived on Bates Lane for almost
11 20 years. It's beautiful there. It's
12 quiet, as Wanda said. In those 20 years,
13 I have walked my dog up and down those
14 roads on an almost daily basis, and I
15 know that it's going to get really,
16 really busy. And I'm not the only one
17 that walks on the road. People park on
18 Bates Lane on purpose to walk, on purpose
19 to run. Would the Town or this project,
20 however you do it, consider putting in
21 bike paths or walking paths and making it
22 safe so that I can still enjoy walking up
23 and down the roads that I live on? That
24 would be my question.

25 MR. DAVID ALEXANIAN:

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2 I'm not allowed to answer, but yes.

3 I'm sorry.

4 MS. LISA SUTTA:

5 Thank you. And then the other
6 question I have is, should everything
7 come to fruition and this resort be
8 built, will the people in the area, the
9 people that live here, be able to use the
10 restaurants and things that would be
11 available to the people who live in the
12 resort or come to visit?

13 BOARD CHAIR MARK WATKINS:

14 Thank you.

15 MR. ROBERT TUTHILL:

16 Good evening. My name is Robert
17 Tuthill. I live on Whiskey Hill Road.

18 My question for them is, where are
19 they going to be having the parking lots
20 for the 100 cottages and all the support
21 staff for the reception center, the
22 restaurants? And how are they going to
23 manage the water runoff from those lots?

24 MS. ADRIENNE GELFAND-PERINE:

25 Adrienne Gelfand-Perine. I live on

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 87 River Glen Road.

3 I moved up here permanently from
4 the city in 2019. One of the reasons was
5 that I'm an antiquer and I travel the
6 roads and take in the beauty of the
7 roads. So that is something that
8 concerns me because Blue Chip Farms is
9 one of those beautiful places.

10 But things change, and we know that
11 within the Town, there needs to be some
12 sort of development, some sort of
13 housing. And I do agree with you, it
14 should be some sort of public housing.
15 But I also thought in terms of the owner
16 of the property. I mean, if anybody in
17 here were told you can't sell your house
18 to someone, I'm sure we'd get up in arms
19 about it. So I'm trying to think in
20 terms of this man, who's had his family
21 here for a very long time and built a
22 beautiful property, and so we're all
23 reminiscing about this beautiful property
24 and not wanting it to be destroyed. So
25 the consideration is, this is so immense,

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2 that certainly I'd love lovely places to
3 go to, restaurants -- and I think it
4 would be open to the public, I don't
5 know, but I'm thinking the services
6 would -- but why can't it be minimized?
7 And someone else brought that up. How
8 large? How many houses do we need? And
9 maybe the consideration could be to tone
10 it down a little and see how that looks.
11 Well, the bottom line is profit. That's
12 the bottom line. I mean, you want to
13 make a lot of profit on your investment
14 and you're going to put in a lot of
15 money, and then the costs are going to go
16 up while you're doing this. I get it.
17 But working with the community, like all
18 of these concerns, is there a way to
19 minimize the scope of this that would not
20 cause as much traffic, as much
21 environmental impact? And it's just a
22 thought. How can we re-envision this,
23 that we want something nice in our area,
24 we do want them to come down to the town
25 and go to the restaurants. I believe

1 SHAWANGUNK PLANNING BOARD 6/6/23

2 they will.

3 But after I left the meeting last
4 time, I went up to Gardiner to see this
5 magnificent place up there, and then I
6 looked online and the rooms are \$3,000 a
7 night. So I'm saying, well, I can't go
8 there. And it's open space. It's
9 gorgeous. And I know the concerns are
10 the amount of noise that echos throughout
11 the mountains.

12 So all of these concerns are
13 legitimate, but something is going to
14 happen. There is going to be change.
15 And I just think, with the Planning
16 Board, keeping this in mind, that maybe
17 asking for consideration to look at this
18 and say, do we really need this many
19 units? Where do we have a profit? And
20 do we have to -- does it have to be so
21 much? Anyway, thank you.

22 MS. MARGUERITE CUCITI:

23 I'm Marguerite Cuciti. I live at
24 401 Burnt Meadow Road with my husband,
25 Sal.

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2 We have endangered species living
3 on our property, and we wouldn't want
4 anything to happen to those. Just like
5 Neil has box turtles on his property, we
6 have yellow spotted turtles. They are on
7 the endangered list and we don't want
8 anything to happen to them.

9 Another concern we have is for the
10 water. Everyone here is concerned about
11 water. We need water to live.

12 Another problem that I foresee is
13 that we have many people walking up and
14 down our roads, pushing baby carriages,
15 walking dogs, bicycling. Every day,
16 people are using our road for exercise to
17 enjoy the beauty of the mountains and the
18 properties nearby. Burnt Meadow Road
19 would be another access road, and we're
20 very concerned about the traffic that
21 would be there. That needs to be
22 considered. Are we going to have traffic
23 lights? More stop signs? People going
24 to work would have to plan for more time
25 to stop for all of those things.

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2 Thank you for your time.

3 BOARD CHAIR MARK WATKINS:

4 Thank you.

5 MS. ELLEN TURNER:

6 Ellen Turner, 124 River Road.

7 Just to put things in perspective,
8 I'm from Long Island, and I came up here
9 because my husband got a job at Blue Chip
10 Farms in 1988. We had a newborn
11 daughter. And I happened to be driving
12 along River Road one day and I said, oh,
13 they're building down here. I now know
14 from my neighbor of the 1700 boarding
15 house on the dairy farm that people were
16 not happy about those houses, the
17 bilevels along River Road being built.
18 I'm grateful to God that I have the
19 opportunity to live here. I love it
20 here. I'll never leave. I just wanted
21 to mention that because, had you not
22 allowed that, I wouldn't be here. It's
23 beautiful property. I'm grateful to be
24 here. I think change is inevitable. My
25 neighbor of the 1700s house, we know who

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2 he is, I know now that he was not happy,
3 a lot of people weren't happy, but I'm
4 glad those buildings happened.

5 That said, I do want to mention,
6 many of you probably see me on River
7 Road. I walk the length of River Road
8 every day with my dogs. The volume of
9 cars since the pandemic is astronomical.
10 I walk about 5 miles a day, the length of
11 River Road. There are a lot of people up
12 here now, people. Forget Blue Chip
13 development. There's a lot of people
14 that came up during the pandemic and they
15 didn't go away. I feel it every day.
16 And no one's mentioned it, I'm surprised.
17 I've mentioned it to John, who has been a
18 wonderful supervisor. I'm going to miss
19 him. I think, in general, holistically,
20 the Town needs to look at all of our
21 roadways, all of the traffic, all the
22 volume up here. A lot of people are no
23 longer in Stuyvesant Town. They're here
24 full time, working.

25 I appreciate the presentation

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2 today. I'll keep an open mind. I miss
3 the old Blue Chip. My husband's passed
4 away now, but we loved raising our
5 children and bringing them up there.
6 It's wonderful. But this is a great
7 opportunity to learn and hear what they
8 have to say. I'm going to keep an open
9 mind, but I'm going to say we need to
10 talk in general about a lot of things,
11 but change in inevitable.

12 MR. DAVE TOMPKINS:

13 Dave Tompkins, 23 Sycamore Drive.
14 I live there with my wife, Donna. We're
15 about two-tenths of a mile from Bates
16 Lane, so we will definitely, I think, be
17 impacted. I will be submitting a written
18 letter with many comments on it.

19 I want to bring up one point. I
20 did hear in the presentation that this
21 was to be a model, a resort that would
22 be, like, 20 miles farm to table. You
23 know, be a place somebody could come and
24 learn about how to develop a new
25 technology, a new higher-end resort. I

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2 think that's a great idea. But one thing
3 I haven't heard and I'd like to know more
4 about is sustainability. How are you
5 going to make this project sustainable?
6 I see nothing about renewable energy. I
7 see nothing about water usage, your
8 effluent for irrigation. These are
9 positive things that you can do if
10 something goes forward. And, you know, I
11 understand the economics. I understand
12 the business model. I'm also an
13 environmental consultant for 40 years so
14 I live in this world. But sustainability
15 is something that really needs to be
16 built into this project, and I challenge
17 the Board and I challenge the Applicant
18 to look for ways to make it better.

19 Stuart mentioned the New York State
20 DEC stormwater guidance manual. It's
21 about -- like he said, it's about that
22 thick. Okay, what is better than that?
23 Is there something better? Let's shoot
24 for something better than just meeting
25 the minimum. The effluent from the

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2 treatment plant should be used for
3 irrigation, not discharged to the
4 Dwaarkill. That can offset some of the
5 impacts that could happen to the
6 Dwaarkill. So there's a lot of
7 innovative ways that need to be
8 incorporated here.

9 And this is one of the problems in
10 not having an engineered project to
11 review, or a little bit more engineering.
12 Stuart mentioned 30-percent design plans.
13 They should have been presented at this
14 meeting or prior to the meeting so that
15 we could see some of the meat and
16 potatoes that's going into this project.
17 So again, water usage, there is a
18 groundwater problem in this area. Like I
19 said, I'm two-tenths of a mile away. I
20 worry about my well daily in the
21 summertime.

22 And again, I'll be submitting
23 written comments. Thank you.

24 BOARD CHAIR MARK WATKINS:

25 Thank you. Anybody else this

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2 evening?

3 MS. RACHAEL LEINEN:

4 Hi. My name is Rachael Leinen and
5 I'm at 31 Trapps View Farm, Wallkill, New
6 York. I grew up on 99 Old Fort Road. I
7 was pretty much born there. So I just
8 have a few questions/comments.

9 Mark, you mentioned at the
10 beginning of the meeting how many horses
11 are going to be left. And that kind of
12 jived with what I was thinking, is what's
13 going to happen to the horses that don't
14 make it? You know, where are they going
15 to be displaced to? And then what's also
16 going to happen to the horses that do
17 stay? Or what's going to happen to their
18 living conditions? Are they going to be
19 lessoned, or what's going to happen to
20 them?

21 As one of the alternatives, I know
22 you mentioned that there are going to be
23 alternatives presented at the end of the
24 environmental study, I'd like to have, if
25 you could -- and I know it was kind of

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2 mentioned so I just want to punctuate
3 it -- 5-, 10-, or 15-acre parcels as an
4 option. So that mini farm -- if change
5 is inevitable and this is the status or
6 something else is the status, I'd like to
7 add that as an option, because I think
8 that would be a great option to help keep
9 adult kids in the area.

10 Finally, if bike and walking paths
11 are implemented, like you said, will that
12 need easements on the current property
13 owners' property? How is that going to
14 be implemented? Thank you.

15 BOARD CHAIR MARK WATKINS:

16 Thank you.

17 MS. JULIA CRANER:

18 My name is Julia Craner. I'm at
19 1680 Albany Post.

20 I also have a very slow well that I
21 have sunk -- and that's a pun because I
22 want to lighten things -- I've sunk a lot
23 of money in. I've extended it and it
24 still is very slow, and I actually ran
25 out of water last summer when it was

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2 really dry.

3 I do appreciate the Applicant's
4 desire to keep the north part of Bates
5 Lane agricultural. I did take a look at
6 the draft scope document. I would like
7 to see a section for construction
8 impacts. I think that would be
9 important, especially if it's going to be
10 phased over a series of years. I think
11 having a section just dealing with
12 construction impacts would kind of bring
13 everything together in one section so
14 that we can understand it a little
15 better. Sorry, these are going to be out
16 of order.

17 I would also like to see some more
18 information on project operation and
19 project management. I did not see that
20 there was going to be -- I saw a section
21 on land use, but I did not see a section
22 for agricultural land in the scoping
23 document, and I would like to see that
24 because I think that's pretty important.

25 I think we can all agree that the

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2 drive along Hoagerburgh and also Bates
3 Lane in the vicinity of Blue Chip is one
4 of the visual gems of our town, and I
5 think we -- hopefully, the project will
6 be designed so that those views are
7 maintained.

8 Not that I think this is going to
9 be a big issue, but I think there should
10 also be a section on odors so that that
11 can be addressed. Let me think. I've
12 got a lot of notes.

13 I also want to challenge the
14 Applicant to be a little bit more
15 environmentally friendly in their open
16 space areas. For instance, we all know
17 there's concerns about pollinators. They
18 can do things and there are open spaces
19 to promote pollinator habitat. Same
20 thing with species of bats and migratory
21 birds. Just within the last week, the
22 DEC sent out a newsletter that included
23 asking residents to turn off their
24 outdoor lights at night so it would not
25 interfere with the migratory bird

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2 migration.

3 And I will also be submitting a
4 written letter. Thank you very much.

5 MS. SUSAN BURHANS HALDEMAN:

6 Hi. Susan Burhans Haldeman, 90
7 Kings Lane.

8 Last time we were here, we talked
9 about putting 90 little rental cabins up
10 there. To me, it seemed like so many, I
11 started thinking, aren't there a lot of
12 those things around already? And I
13 started thinking about, you know, you
14 have Yogi Bear with a ton of places. You
15 have the Wildflower Farms with 65
16 high-end cabins. The Borden Creamery is
17 going to have 42 hotel rooms. You go
18 further out, you got Rocking Horse Ranch;
19 you got the Stone Ridge cottages where
20 they have 44. We're going to add another
21 90 to that? You know, what happens when
22 we have a glut of these and some of them
23 go out of business and we're going to
24 have 90 little cabins rotting on a hill?
25 Just something to consider.

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2 BOARD CHAIR MARK WATKINS:

3 Is there anybody else? Okay. So
4 can we have a motion and a second to
5 close the scoping session, and also to
6 accept written statements until the 16th
7 of this month?

8 BOARD MEMBER RICHARD BARNHART:

9 So moved.

10 BOARD MEMBER JOHN SZAROWSKI:

11 Second.

12 BOARD CHAIR MARK WATKINS:

13 Vote it.

14 (UNANIMOUS YES)

15 BOARD CHAIR MARK WATKINS:

16 Thank you very much.

17 (SCOPING SESSION CLOSED AT 8:28 P.M.)

18 *****

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