



**Parks, Recreation,  
and Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

December 8, 2022

Peter Sander, Staff Planner  
Rennia Engineering Design  
6 Dover Village Plaza, Suite 5  
Dover Plains, NY 12522

Re: SEQRA  
Troutbeck Inn - Adaptive Reuse  
515 Leedsville Rd.  
Amenia, Dutchess Co.  
22PR01828

Dear Peter Sander:

Thank you for providing additional information to the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP) as part of your SEQRA process.

The site contributes to the National Register Eligible Webatuck Agricultural Valley Historic District. Because of this, we are reviewing the project.

Our primary concern at this point is the proposal to remove the historic porch from the Delameter House. However, after our virtual meeting on November 22, 2022, we now understand that the porch demolition work is for a subsequent phase and therefore there is time for further consultation. Window replacement is also a concern of ours and it part of a subsequent phase. It is the opinion of OPRHP that the project is appropriate on the following conditions:

1. The applicant continues to consult with our office about the proposed side screen porch removal the Delameter House. We will be recommending that it be retained as part of the evolution of the development of the house over time and that it be incorporated into the new addition. Also, we will recommend that all work be done in a reversible manner.
2. The applicant provides us with drawings of the proposed windows and doors. The window drawings should include dimensioned vertical and horizontal sections as well as elevations. We recommend windows be wood or metal clad and that the glass be clear.

Please submit all subsequent information through CRIS. If you have any questions, I can be reached at [sloane.bullough@parks.ny](mailto:sloane.bullough@parks.ny) or 518-268-2158.

Sincerely,

Sloane Bullough  
Historic Sites Restoration Coordinator      by email only

**Troutbeck - Adaptive Reuse**  
**Aquifer Overlay District (AQO) - Aquifer Recharge Calculations**

**Troutbeck - Adaptive Re-Use - Annual Aquifer Recharge - Summary by Soil Map Unit — Dutchess County, New York (NY027)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI	*Recharge Rate (in/yr)	Natural Recharge Rate
CuA	Copake gravelly silt loam, nearly level	A	15.1	34.71%	20.2	25.41833333
CuB	Copake gravelly silt	A	0.1	0.23%	20.2	0.168333333
CuC	Copake gravelly silt loam, rolling	A	28.3	65.06%	20.2	47.638
Totals for Area of Interest:			43.5	100.00%		73.23
						acre feet
						cubic feet
						3,189,681.00
						<b>Natural Recharge Rate of Site</b> (gallons)
						<b>23,860,472.51</b>

**Troutbeck - Daily Water Use\*\***

ADAPTIVE RE-USE BUILDINGS & SPACES	# of Bedrooms	# of Staff Apts.	# of Persons or Seats	Estimated Flow (GPD)**	Comments
<b>Manor House</b>					(Old Outfall #001)
Lodging (Bedroom Units)	17			1870	(110 gpd/rm.)
Restaurant			92	2576	(35 gpd/seat)-20% includes 20-seats outside to be enclosed
<b>Bakery</b> (relocated to former Maintenance Garage)					
Staff Apt.		1		220	(1 apt, 2beds @ 110 gpd ea.)
Bakery / Restaurant			20	320	(20-seats @ 20gpd/seat)-20%
<b>Century Lodge &amp; Annex (Benton)</b>					(Old Outfall #002)
Guest Rooms	17			1870	(110 gpd/rm.)
<b>Wellness Center Barns &amp; Outdoor Pool</b>					
Resort Amenity Use				1932	existing system installed in 2019
<b>Creekside Cabins (5)</b>					(4 - one bedroom cabins and 1 - two bedroom cabin)
Lodging (Bedroom Units)	6		12	660	(110gpd/bdrm)
<b>Gate House</b>					
Gate monitor			1	12	(1-employee @ 15gpd/person)-20%
<b>Central Administration Area</b>					
Staff Apartments		5		550	(110gpd/apt.)
Office Employees			8	128	(20gpd/employee)-20% (w/showers)
<b>Garden Cabins (8)</b>					(7 - one bedroom cabins and 1 - two bedroom cabin)
Lodging (Bedroom Units)	9		18	990	(110gpd/bdrm)
<b>Garden Hotel</b>					
Lodging (Bedroom Units)	33		66	3630	(110gpd/bdrm.)(28-standard/4-one bdrm)
<b>Garden Event Space</b>					
Event Space			224	1792	(10gpd/seat)-20%
<b>Delamater House Renovations</b>					
Restaurant			87	3045	(35gpd/seat)-20%~(incl. indoor/outdoor seating)
<b>Meadow Cabins (6)</b>					(5 - one bedroom cabins and 1 - two bedroom cabin)
Lodging (Bedroom Units)	7		14	770	(110gpd/bdrm)
<b>Garden West Hotel</b>					
Lodging (Bedroom Units)	32			3520	(32 Rms. @ 110 GPD/Rm.)
<b>Outdoor Pool Area Expansion</b>					
Replacement Outdoor Pool & Deck			130	1040	(10gpd/person)-20%-Replaces Existing Pool Facility
New Dining Deck/snack bar			65	325	(5gpd/person)-Replaces Existing Pool Snack Bar - Assumed half use
<b>TOTAL FLOW</b>	<b>121</b>	<b>6</b>		<b>25,250</b>	<b>(gpd)</b>

**Troutbeck Inn - Water Consumption\*\*\***

Use	Total Flow (gallons)	Dilution Factor	Consumption / Day
Nonresidential Uses w. Subsurface Discharge	25,250	6	151,500.00
Total Daily Water Consumption (GPD)			90,900.00
<b>Annual Consumption (Assumed 70% Occupancy for Year) (Gallons)</b> (Daily Water Consumption x 365)			<b>23,224,950.00</b>

<b>Net Recharge (gallons/year)</b> (Natural Recharge Rate - Annual Consumption)	<b>635,522.51</b>
--	-------------------

\*Amenia, NY - Zoning Code Section 121-15,F

\*\*NYSDEC Design Standards for Intermediately Sized Wastewater Treatment Systems 2014

\*\*\*Amenia, NY - Zoning Code Section 121-15,G

Mr. Robert Boyles, Jr.  
Chairman  
Planning Board  
Town of Amenia  
Via email to: Judith Westfall (jwestfall@ameniany.gov)

December 9, 2022

Dear Chairman Boyles and, Members of the Planning Board,

We thought it valuable to provide a written response to concerns raised orally and in writing by our neighbors during our initial public hearing on November 9, 2022. Come December 14<sup>th</sup>, the date of our second public hearing, this letter will have been circulated to all parties who have registered their interest with us. Assuming time permits, we might read the entirety of this response into the record, or, simply the summary, at your discretion.

**Summary**

- No change of zoning is requested or required. The application is fully conforming to existing applicable zoning code.
- The application is for the adoption of Troutbeck's Adaptive Reuse Plan along with Phase 1 Site Plan Approval. Phase 1 consists of 5 cabins, the Gatehouse, conversion of an existing three-car garage to a Bakery and a paddle tennis court. No existing structures will be demolished.
- All subsequent phases will require Site Plan Approval by the Planning Board and will include additional Public Hearings as prerequisite.
- The Public Hearing notice area shall be expanded as a requirement of the ARP, as agreed.
- Phase 6 – proposed modifications to Delamater House – will require prior consultation with and approval from NY State Historic Preservation Office, as prerequisite.
- Upon approval, ~53% of the Inn parcel's total area will be placed under perpetual conservation easement with the Housatonic Valley Association [www.hvatoday.org](http://www.hvatoday.org).
- Once approved the Inn parcel can never again be subdivided – a feature of the conservation easement binding 100% of Troutbeck's 43 acres.
- The code suggests that up to 168 total hotel keys could be built at Troutbeck. The application is for 118 total hotel guestrooms - if all phases are completed. The application therefore *excludes* 50 hotel keys and is therefore 30% less intensive than the code suggests is permissible.
- Assuming all phases are completed, all structures both new and existing will cover 1.95 acres resulting in a coverage ratio of 4.47%. The code permits a maximum coverage area of 30% or 13

acres. On this basis, the application is therefore 85% less intensive than the code would suggest is permissible.

- The sum total square footage of all structures as proposed within the application equals 1.5x of what exists today.
- Assuming full build-out of all phases, the natural recharge rate of the aquifer will exceed forecasted water draws by over 600,000 gallons per year.
- Functional occupancy differs dramatically from occupancy calculations used for engineering purposes. Under no circumstance is it conceivably possible to occupy all structures at 100% of their capacity simultaneously for 24 hours.
- The plan is to replace the existing ballroom capacity (dating to the 1980's) with a new event Hall of slightly lesser capacity, not to double our event capacity as has been suggested.
- Troutbeck restricts wedding sales to 12 events per year and, of no more than 250 guests. During these periods of exclusive use, Troutbeck is closed to the public.
- Overnight capacity per the ARP is 261 guests assuming 100% occupancy of all guestrooms proposed in the application over all phases.
- 2022 YTD average guests per occupied room night is 1.7 guests per room at 63% occupancy. Assuming 100% of all phases are completed, Troutbeck's historic usage rates would result in average overnight occupancy of 153 guests. A functional difference of 108 fewer guests per night.
- Troutbeck's use as an "Inn, Resort and Conference Center" pre-dates the subdivision of Troutbeck lands which created the Troutbeck Community HOA.
- As the Declarant and Grantor of the HOA, Troutbeck maintains a perpetual right to use the public and common areas of the HOA for the benefit of its guests, without restriction.
- At present, Troutbeck does not actively promote or overtly permit the use of these areas by its guests.
- Today, Troutbeck owns 23 (59%) of all 39 HOA lots and holds a 65% ownership interest in its public and common areas.
- Troutbeck's use as "Inn, Resort and Conference Center" pre-dates the subdivision of Troutbeck lands upon which houses were built and marketed for sale by the then owners of Troutbeck at 133 Yellow City Road, 111 Yellow City Road and 103 Yellow City Road.
- All residential offerings resulting from the subdivision of Troutbeck past and present, were marketed with the feature, not the fault, the services, proximity and amenities offered within a branded, hospitality-centric community.
- The application of the Historic District Overlay to Troutbeck was subsequent to the subdivision of Troutbeck lands and the creation of the Troutbeck Community.
- Troutbeck averages 20,000 visitors to [www.troutbeck.com](http://www.troutbeck.com), has some 10,000 subscribers to its bi-weekly newsletter and 25,100+ followers on social media.



- In 2022, Troutbeck was ranked 11<sup>th</sup> of the 30 best hotels in New York and New England by the readers of Conde Nast Traveller. Its Executive Chef was one of 10 nominated for Best Chef in New York State by the James Beard Foundation.
- In December alone, press featuring Troutbeck appeared on websites with 9,706,607 combined Unique Visitors per Month (UVM).
- Troutbeck’s role in promoting Tourism – a central aim of the Comprehensive plan to attract “residents, travelers, shoppers, diners and vacationers” – cannot be disputed.
- 80.37% of all Troutbeck staff are local. 65.89% live in Dutchess County, 14.49% in Litchfield County.
- Troutbeck has and continues to invest significant effort in socializing its application with neighbors and local stakeholders.
- The contents of the newly published website “Amenia Citizens for True Progress” have been thoroughly fact checked by our consultant team and submitted to the website for correction. A copy of the document is included here as **Attachment J**.

### **Local Employment**

The question of whether Troutbeck employs “locals” was asked and, to what extent. Please refer to **Attachment A**. Year to date, Troutbeck has employed 214 individuals on a full time or part time basis. These include managers, line cooks, summer interns, bartenders, room attendants, etc. 214 people have drawn paychecks from Troutbeck over the course of the year. This figure is not to be confused with the Full Time Equivalent (FTE) figures submitted in our application. 65.89% of the total live in Dutchess County; and 14.49% in Litchfield County. Together Dutchess and Litchfield Counties account for 80.37%. 61% of those living in Dutchess County reside in Amenia, Beacon, Dover Plains, Holmes, Pawling, Pine Plains, Wassaic and Wingdale. The heatmap included in Attachment A shows a distribution as far as Massachusetts and southern New York State.

We proudly recruit and employ local.

### **Adaptive Reuse Plan Process and Intent**

At the forefront of concerns raised was general awareness amongst residents of the Troutbeck application and ARP process. Residents were eager for a deeper understanding of its context and underlying entitlements. While no objection was raised to Phase 1, residents did not understand why multiple phases were being considered simultaneously and not incrementally as has been the case historically with prior proposals at Troutbeck. There seemed to be a prevailing sentiment and preference for maintaining that incremental approach.

These questions were addressed by the board and its consultants who emphasized the prerequisite approvals each subsequent phase would require – including further public hearings - prior to the implementation, whether next year or in future.

It is valuable to reiterate here the fundamental benefits/mechanics of the ARP within the wider context as we understand them:

- The ARP clearly codifies the *parameters* for future development at Troutbeck.
- It does not *guarantee or render inevitable* the future development of Troutbeck.

- It ensures that the close review and stringent requirements under the SEQR process have been met prior to its approval.
- It is 30% (or 50 guestrooms) less intensive than what the code would suggest is permissible.
- It codifies essential stewardship principals and objectives.
- Introduces a conservation plan encompassing over 50% of its total area and, introduces (in perpetuity) a third-party conservation organization to ensure the proper management of Troutbeck's landscape within its place in the wider Housatonic River Watershed.
- It prohibits any further subdivision of the estate.
- All future phases remain subject to Site Plan Approval inclusive of public hearings, notices, and County Department of Health approvals.
- In the case of Phase 6, which proposes the restoration and redevelopment of Delamater House, prior approval of the New York State Historic Preservation Office will be required.

Some attendees expressed concerns of unintentional strains on natural resources and emergency services. It should be noted that members of the board are themselves also members of our emergency services and have been consulted in the formulation of the plan both during prior meetings of the board and, separately in person with the applicants' consultants. Further consultations will be required as pre-requisite to the approval of each proposed phase during the Site Plan Approval process. Therefore, no phase can proceed without the review of our emergency service providers.

### **Utility Upgrades and Use**

With respect to natural resources and, specifically, the aquifer, the application includes studies, materials and flow estimates which correlate to the phased expansions and increased uses over time. The calculations used to arrive at maximum draw forecasts ought to be clarified. The table assumes 100% of the structures proposed are ultimately constructed and that they each draw their maximum rate *simultaneously*. This is, in both physical and operational terms, an impossibility.

The calculation uses prescribed flow rates which cannot be deviated from. This means that operational standards which result in dramatically lower occupancy rates are not accounted for. The same approach is applied to determine septic system capacities and solid waste projections. This is to reiterate that Troutbeck, operationally, cannot conceivably operate at the maximum capacity assumed by those calculations.

The current approved Troutbeck Manor House water system has two wells that provide water supply (well #1 & well #3). Existing well #2 produces an additional 5 gpm and currently services the Garden House. This well will be removed and not replaced as part of the Troutbeck Adaptive Reuse project. Existing well #1 is currently flow tested to 35 gpm and existing well #3 is currently flow tested to 22 gpm. With the best well (#1) out of service, well #3 at 22 gpm can produce 31,680 gallons over a 24-hour period. The maximum water usage projection for the overall adaptive reuse project – assuming the simultaneous 100% occupancy of all structures - is 25,250 gallons per day. This equates to a daily water usage of 17.5 gpm. Further, the natural recharge rate of the aquifer for our site is projected to exceed the maximum water usage projection for full build-out of all structures by 600,000 gallons per annum. These calculations were included as part of the Conservation Analysis and is based on calculations provided in the Town Zoning Code (121-15 AQO).

The water supply required for the Troutbeck Adaptive Reuse project is already available within the existing wells. Additional wells are not necessary or anticipated to implement all phase of the adaptive reuse plan. The Troutbeck Adaptive Reuse project will not impact the water supply of any neighboring properties, upstream or downstream.

Furthermore, under the NYS Environmental Conservation Law (ECL) Article 15, water withdrawal permits are required for any type of water withdrawal with a designed capacity of 100,000 gallons per day or more. The proposed Troutbeck Adaptive Reuse project reaches approximately 25% of that threshold. Therefore, a NYS Department of Environmental Conservation water withdrawal permit is not required. This is, for reference, the same standard applied to agricultural operations.

It occurred to us that most of our neighbors are unaware of the investments we have made to modernize Troutbeck over these subsequent years, including:

- A reduction in overall key count from 42 at acquisition to 38 guestrooms;
- Elimination of nearly all oil-fired boilers;
- Where necessary for hot water, the installation of on-demand high efficiency propane boilers;
- Near ubiquitous installation of heat pumps;
- Upgrades to all plumbing fixtures to low flow;
- Insulation measures to meet or exceed current energy code standards;
- The installation of high-performance windows and doors at every opportunity;
- The replacement of antiquated septic systems to modern standards under permit and review by Dutchess County Department of Health;
- The adaptive reuse of existing structures – the recycling of structures;
- The upgrade of life safety systems including fire suppression;
- The installation of an efficient and modern “public water supply” monitored by a licensed third party;
- The installation of electric car charging stations;
- Wide-spread adoption of no-mow practices and the removal/management of invasive plant species; Troutbeck does not use pesticides (except recently on a targeted basis to protect its historic trees from the semiannual devastation by the Spongy Moth or, “Gypsy Moth”);
- The installation of nearly 8 acres of wildflower and indigenous meadow grasses under the supervision of a qualified horticulturalist; and
- Nearly \$250,000 has been spent over the last three years alone in caring for the Troutbeck “arboretum”, including over \$60,000 invested in the planting of trees.

The Troutbeck ARP proposes to place over 50% of the Troutbeck parcel under conservation easement with the express intent of introducing a third-party not-for-profit partner to oversee – in perpetuity – the management and protection of nearly all of the Troutbeck boundary lands and 100% of its riparian ways.

### **Scenic Protection**

The application encompasses the 43.5 acres known as the Troutbeck Inn Parcel. With immediate effect, assuming the approval of the ARP, 23.36 acres will be held under permanent conservation easement (**Attachment B**), leaving 20.14 acres outside of the easement. Existing structures plus the full build-out of all phases would use 1.95 acres and result in a coverage ratio of 9.66% of the area outside the conservation easement and 4.5% of the *total*. For comparison, in place zoning permits coverage of 30% or, makes available 13.05 acres for development. On this basis the plan as formulated is 85% less intensive than permissible by code.

The code would permit the construction of up to 130 new guestrooms for a total of 168 guestrooms. The plan as formulated leaves 50 new guestrooms aside, resulting in a total of 118 guestrooms. On this basis, the plan is 30% less intensive than permissible by code.

Concerns relating to the Route 343 viewshed along with those expressed regarding new structures are correlated in the comments made by residents. The structures most likely to be visible from the 343

corridor are the Administration, Staff Apartment and Maintenance buildings comprising of phase 3. These are single story structures designed to look like agricultural structures. The Long Barn at

Troutbeck is relevant precedent. (It should be highlighted that were these “farm buildings” no prior site plan or special permit approval for their construction would be required under the code.) Indeed, there are many examples of such structures – many of them owned by those who expressed concern for the viewshed – which are dilapidated, situated well within 100’ of the road, and unkempt. In response to directly adjacent neighbor feedback, we intend to revise this phase prior to submitting it for Site Plan Approval to include additional natural screening along Yellow City Rd.

The application more than adequately addresses site lines, set-backs and implements significant measures to protect these features in perpetuity – namely, via the aforementioned conservation easement which near completely overlaps those areas. No proposed structure exceeds its maximum allowable height. With respect to the southern boundary line, where no public right of way exists and, therefore, no similar protections are offered by code, we have applied the conservation easement voluntarily and with consideration to protect in perpetuity that boundary line with the Troutbeck Community. Again, an “interior” boundary line not subject to the Scenic Overlay.

### **Troutbeck Community and Outreach**

We provide herein a contextual overview, inclusive of the Troutbeck Community – a 40 lot subdivision approved in 1983 – in which some attendees at the public hearing reside. The relationship between Troutbeck and the Community which it formed, serves as Sponsor/Guarantor and is the majority Lot and landowner within, is clarified for the benefit of the Board. However, the Community established as a branded residential community that was marketed, constructed and serviced by Troutbeck, an inn, “resort” and conference center.

The Common Areas within the Community were created as a common and accessible asset to both guests of Troutbeck and residents within the Community it established. Further, it bears stating that the Historic District Overlay was applied to Troutbeck by Amenia’s town planners *following* the subdivision of the Troutbeck estate.

Only one home on the near stretch of Yellow City Road was constructed before Troutbeck was established as a resort. The proximity, therefore, of tennis courts to Troutbeck residences is long established, precedent and evident to any buyer of a Troutbeck home or vacant lot. The proposed platform tennis court is located well in-board of the property lines and, farther away than the Tennis courts themselves. Indeed, much farther than the volleyball court which used to exist.

The proximity of residences - resulting from the subdivision of Troutbeck - to events, its ballroom, amenities and dining room are all features of a long-ago conceived plan of development, not faults. Anyone who purchases a home within the Community would have had a review of title conducted on their behalf which would have revealed the requisite details of the Troutbeck Community and its relation to the Troutbeck Inn, assuming, of course, that they didn’t already recognize the relationship between the two.

In our estimation, awareness of the ARP process and Troutbeck Application to the Town was the chief concern expressed by members of the Troutbeck Community and others living on former Troutbeck lands. Those who had been notified directly would have liked to have received their notice earlier. Those who had not been notified directly because their homes are farther than 500ft from the property were concerned as to why certain land/homeowners were noticed and not others.

Members of the Board and its counsel alongside representatives of Troutbeck, clarified that:

- The ARP process, now culminating with the opening and continuation of the Public Hearing, has been carried out in the public forum of regularly scheduled Planning & Zoning Board meetings.
- All Meetings of the Board are carried out before the public. Notice of which and the agenda for each is posted prior to each meeting on [www.ameniany.gov](http://www.ameniany.gov). All meetings and presentations made by Troutbeck and its consultants over the prior ~2 years have been in the public domain.
- Notice of the Public Hearing is determined by regulation, which stipulates that the Planning & Zoning Board notice be mailed to those homes/landowners within 500ft of the subject property. Proper notice was given to all neighboring properties within that vicinity, by mail.
- Notice of the Public Hearing was further made, per regulation, and duly published with TriCorner News, in print and online: <https://tricornernews.com/legal-notices/legal-notices-millerton-news-10-27-22>. The notice is dated October 6, 2022. The notice appeared online on October 27, 2022, 14 days prior to the public hearing.
- The Public Hearing is expressly intended, by design, to provide an appropriate forum to address both the board and the applicant with comment at a point at which an application has otherwise met the pre-requisite requirements. In this case, the requirements laid out by the SEQR review process.
- The Public Hearing was held open to the following meeting on December 14, 2022 to allow for residents to further study the application with the unconditional consent and support of the Applicant.

In addition to satisfying the statutory notice requirement, a summary of the applicants' efforts to inform, familiarize and seek input from interested parties, past and ongoing, are as follows:

- On October 27, Troutbeck Community HOA Board President Alexandra von Ferstel emailed Troutbeck. In her correspondence, she expressed dismay that Troutbeck did not "present plans to us in advance of the filing." Anthony Champalimaud responded with apologies and assured Ms. Von Ferstel that it was in fact Troutbeck's intent to provide a comprehensive overview and that that correspondence was both immanent and that his team had been preparing a presentation, as a courtesy, to the Community and its neighbors over the weeks prior. The work simply was not yet finished as of that day.
- On October 28, 2022, the following day, Troutbeck sent that comprehensive email letter to all homeowners within the Troutbeck Community. The letter provided a fulsome overview of Troutbeck's process with the Town of Amenia to date, the context for the plan, a compilation of select files distilling its extensive ARP, and insight into the applicant's business imperative for the plan.
- That email included an invitation to an online presentation by Anthony Champalimaud on Friday, November 4, 2022 at 1:00 P.M., followed by an onsite tour on Sunday, November 6, 2022 at 2:00 P.M. A majority of homeowners attended the online presentation which was also recorded and available for review by those unable to attend.

Three homeowners attended the 2+ hour onsite tour on Sunday, November 6, 2022, including the HOA Board President.

- On November 1, 2022, Troutbeck sent substantially the same email to:
  - Barbara Meili of Arrowhead Partners, parcel 285867
  - John and Julia Stewart at 501 Leedsville Road, parcel 294624
  - Stephen and Laura Holt at 81 Randalls Road, parcels 440855, and 340790
  - Damian & Britt Zunino at 57 Oak Hill Road, parcel 476632
  - Jim Flaherty at 486 Leedsville Road, parcel 400610
  - Dan Kessler at 496 Leedsville Road, parcel 343651
  - On Sunday November 6, 2022, substantially the same email was sent to Mary and Kevin Wheeler at 20 Randalls Road, parcel 335715.
  
- On Monday November 7, substantially the same email was sent to:
  - Brian and Alexandra Tart at 275 and 279 Leedsville Road, parcels 419094 and 416117
  - Walker Tovin at 477 Leedsville Road, parcel 327590
  - Nadiya Nottingham at Westerly Ridge
  
- On November 4, Barbara Meili responded indicating she was travelling and would review the package. Given she was not available to meet in person, an online review of the plans was offered. No further correspondence or comments were received by Ms. Meili until November 9<sup>th</sup> when delivered at the Public Hearing.
  
- On November 1, 2022, Anthony Champalimaud met in person with Sharon Kroeger of 257 Leedsville Road, parcel 406061, at Troutbeck for approximately two hours to review the materials prepared and shared with its neighbors. On November 2, 2022, Ms. Kroeger received substantially the same email as was shared with the above.
  
- On November 1, 2022, David M. Lederkramer at 2 Woodlands Road, parcel 136560, requested, via email, (with a copy to Ms. Von Ferstel at 32 Troutbeck Crescent, parcel 158365, Mr. William Sales at 23 Woodlands Road, parcel 145462, and, Attorney, Allan Rappleyea) that Troutbeck deliver via overnight courier three (3) full copies of the plans and the application itself to Attorney Rappleyea's offices in Poughkeepsie. On November 2, 2022, Anthony Champalimaud responded directing Mr. Lederkramer to the Town of Amenia website and that, in addition, Troutbeck had instructed Renna Engineering to compile a comprehensive online file to share in response. A link was provided to a Dropbox folder containing:
  - Troutbeck – Adaptive Reuse Plan (Master Plan) Set, sheets 0-6, dated 12/01/2021, revised 10/10/2022
  - Troutbeck – Phase 1 Site Plan Set, sheets 0-7, dated 8/29/2022, revised 10/10/2022
  - Troutbeck Inn – Project Narrative/SEQR Documentation, dated 8/29/2022, revised 10/10/2022
  - Troutbeck - Stormwater Pollution Prevention Plan, dated 10/10/2022
  - Full Environmental Assessment Form – Revised 10/10/2022
  - Troutbeck – Phase 1-Adaptive Reuse – Building Elevations
  - RED Submission Letter, dated 10/10/2022



- Troutbeck - Conservation-Historic Analysis Narrative, dated 9/15/2021, revised 2/16/2022
- On November 2, 2020, a member of Troutbeck staff walked to visit the houses of all neighboring properties which had received notice via mail of the Public Hearing in an effort to get necessary contact details (email and phone numbers) of anyone who wished to be kept abreast of the planning process or who wished to visit the property to review the plan in person.
- At the November 9, 2022 Public Hearing three attendees left their contact information with a member of the Troutbeck staff to schedule a follow-up in-person meeting and tour with Anthony Champalimaud:
  - On November 22, 2022, with Daniel Cook of 59 Yellow City Road.
  - On November 23, 2022, with Lyzzette Bullock and Elizabeth Cook of 133 Yellow City Road, parcel 137672
  - On November 25, 2022, with Kathleen Cunningham and Megan Krebs of 94 Yellow City Road, parcel 076529
- Separately, on November 17, 2022, Anthony Champalimaud met with Mr. John Stewart of 501 Leedsville Road – a direct abutter to Troutbeck – to walk the boundary line and to review proposed cabin locations and the extent of Phase I.
- Following the November 9<sup>th</sup> meeting, Renna Engineering compiled a complete and comprehensive file, accessible via online link, for review by the Town of Amenia. This was done to support the Town in its efforts to make available all submissions relating to the application.

In summary, considerable effort went into keeping the public informed of this process regardless of whether certain residents lacked standing to receive mailed notice. As for any suggestion that all residents of the Troutbeck Community should have received mailed notice without regard to their proximity, we are aware of no provision in the Town of Amenia Code or New York State Town Law that required residents beyond 500ft to have received mailed notice. Notwithstanding, as set forth above, the concern is addressed by the other methods of communication by Troutbeck and the Town.

### **Concerns Expressed by a Significant Local Landowner**

Members of the Meili family joined us on November 9<sup>th</sup>, made oral statements both personally and through their attorney. Separately, two letters were submitted on their behalf. Some five entities or individual members of the family own or control approximately 600 acres along the 343-corridor beginning at the Connecticut border and ending in the vicinity of Sheffield Rd.

Amongst these, it appears as if only parcel 285867 (61.60 acres) owned individually by Barbara Meili is in the Troutbeck Inn viewshed. Consisting of steep slopes and high elevation, the parcel extends north and east well outside of “near” proximity to Troutbeck. The entire parcel is, at present, outside of the conservation easement areas established by the family. We therefore assume that it is here Ms. Meili intends to one-day develop “multiple houses” for succeeding generations of her family as a “legacy”. We can make no comment as to the suitability of this development parcel for a multi-residence development or on its impact on the 343 viewshed and Scenic Corridor as no plans have been proposed for public comment.

Parcel 960585 comprising of 56 acres with an address of 77 Yellow City Road and owned by Joerg E Meili individually, appears to have partial sightlines onto the Troutbeck Community from high elevation. This parcel is approximately  $\frac{3}{4}$  of a mile from the Inn parcel to the West. The land is presently under a 30-year Federal Wetland Preservation Program easement put in place in 2011, subsequent to the operation of Troutbeck as an Inn, Resort and Conference Center, the approved subdivision of the Troutbeck Community and the application of the Historic District Overlay over the Inn parcel. This is true of all conservation easements in place on Meili lands within the +/- 3-mile vicinity of the Inn.

Of the total +/- 600 acres owned by individual family members, approximately 197 acres or 33% is under perpetual conservation easement. 254 acres, or 42% participates in the Federal Wetland program of 30 years. Absent further conservation action by the Family, these lands – at their option – are eligible for subdivision and development. Taken together, over 400 acres of Meili holdings are today or could be in future, eligible for subdivision and development.

Troutbeck makes no comment as to the suitability of these holdings for further conservation, agricultural use, or development.

Other comments relating to local employment, Troutbeck's own conservation efforts and stewardship of its private holdings are addressed herein and within the application. The application fully conforms to all overlay requirements, zoning regulations and succeeds in preserving over 50% of Troutbeck lands in perpetuity. After careful third-party study, there is no evidence of suitable habitat for any of the endangered species named by the Meili's in their comments. Troutbeck's land-use practices and conservation efforts, however, will no doubt improve the likelihood of creating that habitat overtime and in keeping with the applicants aims.

All other Meili parcels appear to be well outside of the Troutbeck viewshed, restricted by topography or simply, sheer distance from the applicants' own holdings.

### **The Adaptive Reuse Plan Context, Entitlements, and Requirements**

The Adaptive Reuse Plan formalizes underlying entitlements in compliance with all applicable overlays, set-back requirements and land-use regulations. The applicant does not seek to amend existing or apply new zoning entitlements to this plan - they were in place when the applicant acquired Troutbeck. When placed in the wider context of surrounding current and former Troutbeck holdings, it is evident they were with intention and would result in density at the "core" surrounding the manor house and, emanating therefrom, diminishing density and, ultimately, open space of over 125 acres. Beyond the southern boundary, a further 250 acres – formerly known Troutbeck lands – are, in addition, under perpetual conservation easement.

In its article "Troutbeck Seeks to Expand" on November 16, 2022, The Millerton News contextualized the application within its reading of the Town of Amenia's Comprehensive Plan. The full article **Attachment C**, is excerpted below:

This comes at a time when the Amenia Town Board is reviewing the town's Comprehensive Plan, which was written in 1991, updated in 2007 and is being reviewed in 2022.

Part of the vision of what Amenia is or could be found in the Vision portion of the plan, which states, "We want Amenia to grow into a diverse, vital and business-friendly community of agriculture, small businesses and homes all located in an



# TROUTBECK

AMENIA

NEW YORK

appealing setting with great natural beauty; a unique unity of six different, clean, well-preserved historic town hamlets...and amenities that attract residents, travelers, shoppers, diners and vacationers.”

It acknowledges that, over the years, many changes have taken place in how and where the people of Amenia are employed and by whom, and it noted the problem of affordable housing and how that can affect the prospects of employment.

While many town and village plans talk about preserving the rural quaintness of their areas, Amenia has determined that, along with historic preservation, the citizens of the present need to be taken care of. The town works toward this goal on a daily basis. Enlarging Troutbeck would undoubtedly add jobs to the area in the planning, building and, later, servicing of the resort.

The article goes on to summarize complaints raised by some residents living in close proximity to Troutbeck:

Several neighbors spoke up. One complained that his property and a portal to Troutbeck are very close. It has caused problems with his dog, which is leashed, and some that are not and may belong to “Troutbeck guests” (Troutbeck is dog friendly.)

Another complained about a pile of wood having been left near his property, and a boat with a motor that was parked with no water in sight for a complete summer — not pastoral or ideal sights one might want to be forced to view. Yet another complained that some of the Troutbeck events spill over to their properties, with music carrying a long way and guests walking on private property.

One woman said that her client had purchased land near Troutbeck for its bucolic peace and beauty, a place where her children and grandchildren could build homes. Overseeing a raised platform tennis court, a two-and-a-half-story hotel or large venues of several hundred or more guests is not what she had in mind.

By most accounts, at its largest, Troutbeck was at one time over 800 acres. When acquired by the partnership of Flaherty & Skibsted in the late 1970’s, Troutbeck comprised of approximately 600 acres. Many of the current residents near to Troutbeck occupy land subdivided from Troutbeck and live in houses constructed, marketed and sold by its former owners. In almost all instances, Troutbeck was then already actively marketed as an “inn, resort or conference center.”

**Attachment D**, for reference, is sheet 1 of the Troutbeck Master Plan filed March 3, 1982 revised October 5, 1983 and October 17, 1985 encompassing 280 total acres subdivided from and due south of what is now commonly known as the “Troutbeck Inn parcel” – that same parcel subject to the current application. It should be noted that the “portal” referenced in the Millerton News article is, in fact, Troutbeck Lane, a north south artery existent for well over a century, obvious to any prospective owner of a home or lot directly adjacent to it and in use well before the construction of their home.

Of the total, 122 acres are shown as Open Space and 157 acres are further subdivided into a total of 40 residential lots. The Sponsor was Leedsville Realty and Construction Corp. – a partnership of James Flaherty and Robert Skibsted, then owners of the Troutbeck Estate. Farther south is a 10.2 acre parcel excluded from the application and owned by James B. Flaherty and Robert Skibsted, individually. Access to that southerly 10-acre parcel is shown via Woodlands Road and egress indicated via a 20-foot wide deeded “access strip” to Leedsville Road.

**Attachment E** is a copy of a sales brochure advertising “The Private Community at Troutbeck” which is included as a component of “this gentle 442 acre English country estate.” The Community was conceived of as an extension of the lifestyle and services established by Troutbeck as an “internationally praised conference center and country inn.” The 125 acre “wildlife preserve” was offered as “the best protection for a green, rural future...[which] curls through and around the homesites.”

The offering established the proposition later echoed in the Comprehensive Plan: balancing significant preserved and accessible wilderness acreage with a clearly demarcated subdivision of small acreage lots each immediately adjacent to the services, activity and amenities emanating from an exceptional driver of tourism and, hospitality destination, Troutbeck.

Further, the sales brochure shows “the first three homes of the Troutbeck Community” at 133 Yellow City Road, 111 Yellow City Road and 103 Yellow City Road. These homes were constructed and sold by Flaherty and Skibsted via an earlier subdivision and not subject to the March 3, 1982 application. These homes were the genesis of the sales and marketing construct tying the resort to a residential product and precedent to the Troutbeck Community.

Other additional lands are indicated to the west and not included or identified in the sales brochure or in the March 3<sup>rd</sup> 1982 application.

Although components of the subdivision plan, Lots 1 and 2 were initially outside of the HOA with the option to enter into the HOA on a voluntary basis. Lot 2 (2 Woodlands Road) was improved to include a single-family residence constructed in 1985. It, along with the still vacant Lot 1, was acquired by Mr. David Lederkramer in 2010. On September 29, 2010, 2 Woodlands Rd. was admitted into the HOA at the request of Mr. Lederkramer; this amendment was subsequently acknowledged through the filing of the 26<sup>th</sup> Annual Amendment to the Offering Plan with the NYS Attorney General, on April 5, 2011. Along with all other homeowners who expressly acquired land and homes on the basis of the sales construct, Mr. Lederkramer further affirmed his adoption of the construct by joining the HOA voluntarily.

Lot 1, however, remains outside of the HOA and therefore, for the purposes of determining member interests, is excluded. The total number of Lots within the Troutbeck Community Homeowners Association is 39.

**Attachment F** is a brochure for the Troutbeck Inn, initially offered for sale by Klemm Real Estate, Inc. on behalf of the Flaherty and Skibsted partnership. The brochure offers a useful description of the opportunity to own an acclaimed 42 guestroom inn with capacity for 250 guests for corporate gatherings or 230 guests for weddings. The offering memo further states that Troutbeck “could be further developed (conceptual plan is in place for a total of 38 dwelling units comprising of “cluster houses”) or could be converted to a completely different use under current zoning regulations that encourage “adaptive reuse” of historic properties.” A copy of the residential development conceptual plan is attached here for reference as **Attachment G**.

Klemm Real Estate, Inc. was succeeded in their role as broker by Brown Harris Stephens. Their offering memo is attached here as **Attachment H**. This is from our file, dated 7/25/2012 and dates to when our partnership was approached as potential buyers. The 22 page offering memo states that “the property can be expanded to accommodate up to 67 cottages or an additional 134 guestrooms.” And, in telling the story of Troutbeck cites its hosting the 1998 United Nations Peace Summit attended by then Secretary General Kofi Annan. The listing goes on to state that “weddings are important to Troutbeck. Every year between 35 – 40 weddings are hosted.”

The listing goes on to offer an “Adjacent Development” including “24 approved home sites of two to five acres...the 24 lots may also be available for bulk purchase by separate agreement.” The reference is, of course to the Troutbeck Community.

The two properties remained on the marked when, in 2016 Troutbeck Holdings, LP – the partnership led by Anthony L. Champalimaud - acquired the Inn and secured a purchase option on the 24 vacant Community lots. In 2019, Troutbeck Holdings exercised its option through a wholly owned subsidiary, Troutbeck Estate, LP. Troutbeck Estate, LP serves as Sponsor/Grantor for the offering and is represented on the HOA Board by Anthony L. Champalimaud, one of three Principals of Troutbeck Estate GP, LLC, its General Partner. Troutbeck Estate, LP is also a member of the HOA via its ownership of Lot 13 which had previously been owned by Skibsted/Flaherty personally.

Today, Troutbeck owns 23, or 59%, of 39 total lots (excluding Lot 1). On an acreage basis, Troutbeck Estate's lots total approximately 100 acres or 65% of the 153 acres allocated to residential lots (excluding Lot 1). Ownership interests in the Common Areas is determined according to the total acreage of each owned lot, therefore, Troutbeck Estate's ownership of the Common Areas is also 65%.

The Amended and Restated Declaration of Covenants, Conditions, Restrictions and Reservations was made September 23, 1986, and provides the following regarding easements over the Open Space and Public Roadways:

The Declarant or an affiliated entity operates an inn, resort and conference center on land adjacent to the Properties. **The Declarant hereby reserves for the Owner and/or operator of such establishment an easement in the Roads and Common Areas for use and enjoyment by the guests of such establishment as long as it is operated as an inn, resort or conference center.**

Troutbeck and its guests are granted a perpetual easement on all Public Roads and Open Areas (together the "common areas") so long as Troutbeck is operated as an Inn, resort or conference center. Troutbeck continues to reserve this right.

The Common Areas are managed by the Board of Directors, which is not controlled by the Sponsor. The common areas lack designated trails, pedestrian walkways along roadways, adequate signage delineating private from common lands and other necessary wayfinding aides. The Community has no security measures in place to restrict public access or adequate signage to deter trespass. Issues of encroachment, poaching and minor acts of vandalism are major concerns of the Sponsor. The Sponsor has made numerous proposals to the Board to mitigate these long-standing issues and, has voiced its intention to finance those solutions. The Board has not actively engaged on these subjects, as of yet.

By oral and temporary agreement with and, as a courtesy to its HOA neighbors, Troutbeck has altogether prohibited access to the Common Area for guests and limits access for its employees to the maintenance and supervision of Troutbeck's holdings. While Troutbeck does not advertise or market the Common Areas to its guests, HOA Residents continue to access the Common Area via the private holdings of the Sponsor and enjoy freely the grounds at the Inn.

Contrary to our preference and against best practice, the Community main entrance via Yellow City Road is neither gated nor monitored. It is widely known that the common areas are porous and easily accessible to anyone. In addition, they are visited on a regular basis through tacit or explicit invitation of members of the HOA by non-members.

By comparison Troutbeck employs a system of cameras across the Inn property. Troutbeck often employs the services of an outside security firm. Our reception is attended 24 hours a day, 7 days a week. All guests, dining or overnight are registered. We have identifying information on all of our guests including license plates, drivers' licenses and credit card information. Whereas the Inn can identify its guests whenever required, the Community can make no comparable claim and itself leaves the Inn and its guests at risk.

Phase 1 of the ARP proposes the addition of a Gate House where Troutbeck intends to centralize security and the monitoring of all egress points at the Inn which are proposed to be gated. This can and should include the Community main entrance.

The primary means of access from the Inn to the Community is via Troutbeck Lane, a gravel road existent for 90 years or more, as shown in the DCNY aerial photograph from 1936 (**Attachment I**). This road had long served as the primary north/south artery connecting the Manor House to its extensive southerly land holdings.

Within the Community, Troutbeck Lane is named “Woodlands Road” which carries-on south toward the Troutbeck Lake and thereafter turns east, crosses the Webatuck Creek over an existing bridge and, via a 20’ deeded parcel, connects again to Leedsville Road.

From the Inn parcel, access via Troutbeck Lane to Woodlands Road is restricted using signage and a locked gate. It should be noted that only last week, a cyclist from a neighboring property (and not a guest of the Inn), was observed entering Troutbeck at Leedsville Road by what appeared to be an electric bicycle and at speed, through the Inn parcel, past the aforementioned gate, and into the Community. No doubt utilizing a shortcut to Yellow City Road long known to residents of Amenia.

The total acreage of owned Sponsor Lots is +/- 99.12 ac. The total acreage of sold lots is +/- 54.4 ac. Therefore, Troutbeck’s ownership interest in the Open Areas is 64.52%. With a majority interest in both saleable residential lots and the recreational/natural amenities surrounding them, Troutbeck has a vested majority interest in ensuring that whatever it has proposed for the Inn parcel is fundamentally accretive in both absolute and qualitative terms to its holdings within the Community.

There can be no doubt that the Troutbeck Community and those adjacent residences initially subdivided from Troutbeck were done so with a clearly stated, entitled and widely advertised objective of developing a world-class hospitality oriented residential community and resort inclusive of shared enjoyment of the Common Areas.

Subsequent to those plans, the Historic District Overlay codified the vision that at its core, the Inn could and would need to mature to a scale necessary to ensure its long-term viability. As perhaps the keystone tourism asset within Amenia, these attributes were features in support of the Comprehensive Plan. That the entitlements and zoning which underpinned that vision, required neither modification or expansion by the applicant were key features when we underwrote our commitment to the long-term stewardship of this exceptional place.

The Applicant has, after 6 years of ownership, demonstrated its commitment to restoring and reanimating Troutbeck both physically and culturally. An essential element of our work has been to generate awareness of Amenia. We have been exceedingly successful in this respect – again, generating on average 22,000 visitors to [www.troutbeck.com](http://www.troutbeck.com) per month, alongside scores of articles in the national and global press. In 2022 Troutbeck was ranked 11<sup>th</sup> of the top 30 hotels in New York State and New England by the readers of Conde Nast Traveller. In 2022, our Executive Chef was shortlisted for a James Beard Award as the best Chef in New York State. Our cultural programs open our doors to our community on a regular basis, in keeping with the tradition established by our predecessors.

It is imperative that Troutbeck advance on Phase I of the ARP in the immediate short term in order that we can continue to stabilize Troutbeck for the future. Subsequent phases of development will be reviewed again, and no doubt refined. We encourage our neighbors to keep abreast of our progress, to offer their thoughts, concerns and constructive criticism as we progress. Our plans will no doubt benefit.

The statutory and qualitative requirements of the ARP are now fully satisfied. Implementation of the ARP will require Site Plan application, public hearings, board review and approval with each subsequent phase. Therefore, with the Public afforded ample future opportunity to continue to provide comment we therefore ask that the application advance now to its ratification by the board.

Respectfully submitted,

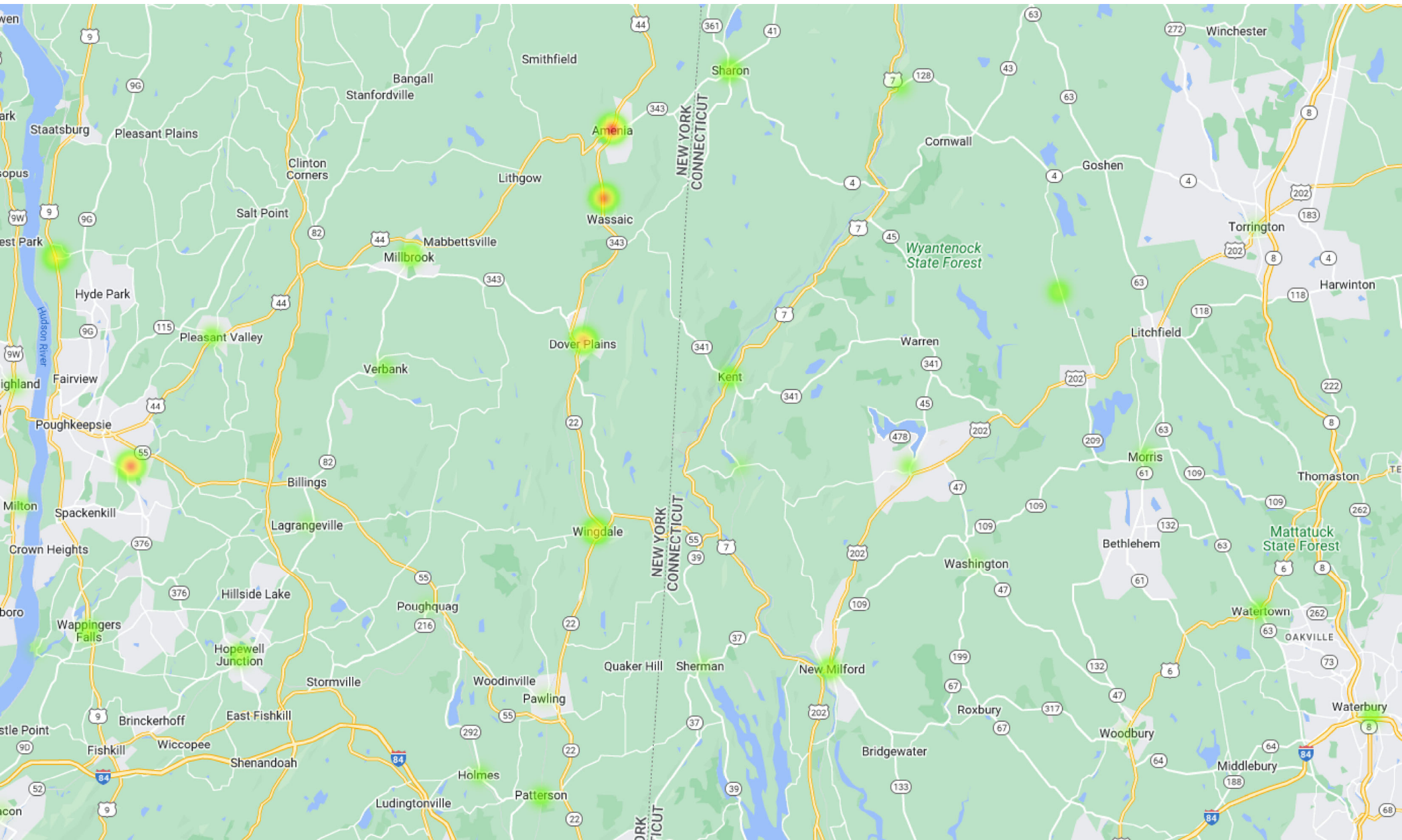


Anthony L. Champalimaud  
Managing Partner  
Troutbeck Holdings, LP

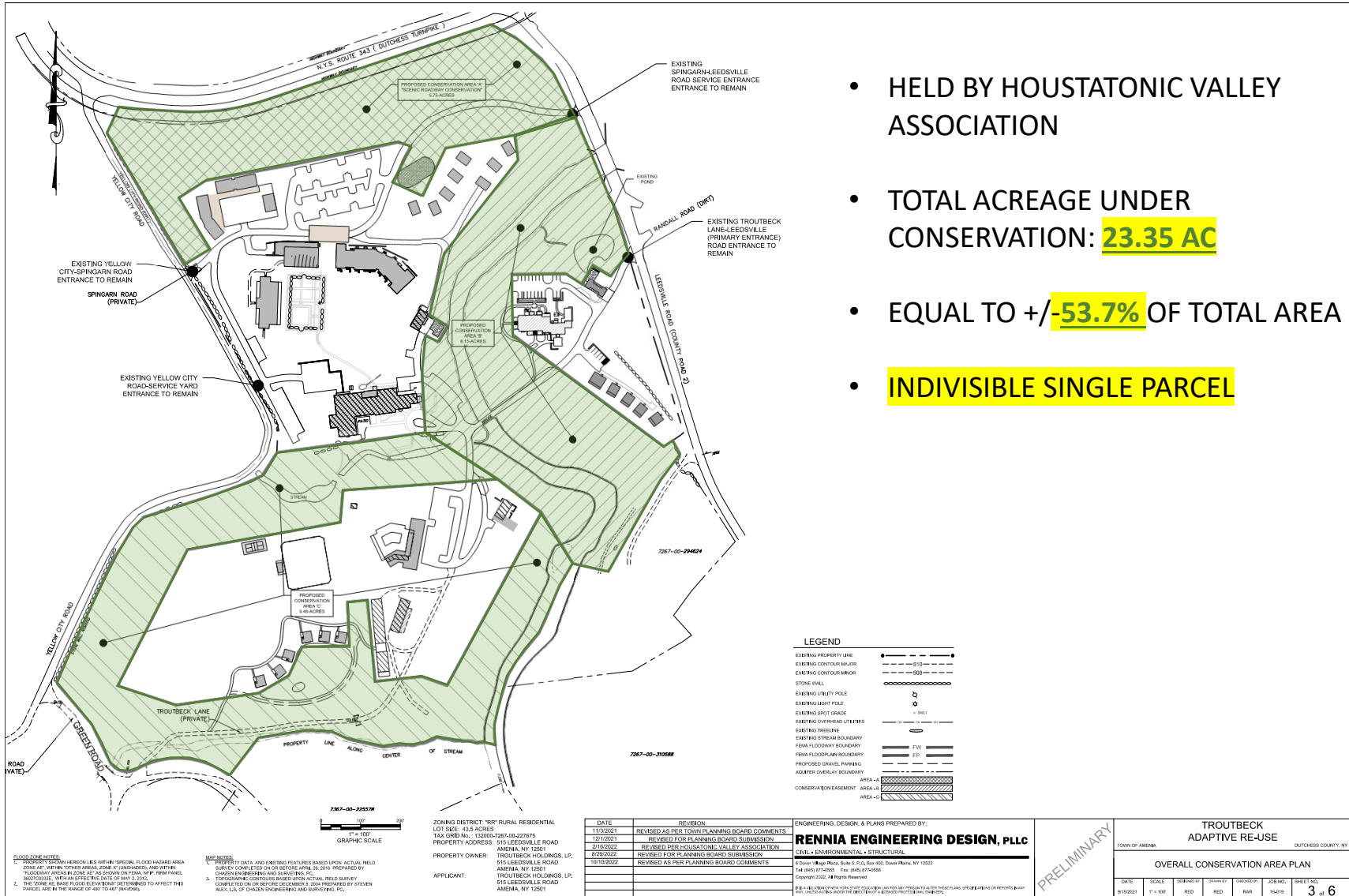
## 2022 Employee Place of Residence

<u>County</u>	<u>State</u>	<u>Count</u>	<u>%</u>	<u>Dutchess County</u>	<u>Count</u>	<u>%</u>
Dutchess County	NY	141	65.89%	Amenia	21	14.89%
Litchfield County	CT	31	14.49%	Beacon	1	0.71%
Subtotal		172	80.37%	Dover Plains	14	9.93%
Ulster County	NY	5	2.34%	Holmes	2	1.42%
Putnam County	NY	4	1.87%	Hopewell Junction	5	3.55%
Orange County	NY	4	1.87%	Hyde Park	9	6.38%
New York County	NY	4	1.87%	Lagrangeville	1	0.71%
Nassau County	NY	1	0.47%	Millbrook	5	3.55%
Montgomery County	NY	1	0.47%	Millerton	13	9.22%
Kings County	NY	3	1.40%	New Hamburg	1	0.71%
Columbia County	NY	1	0.47%	Pawling	1	0.71%
Passaic County	NJ	2	0.93%	Pine Plains	3	2.13%
Hampshire County	MA	2	0.93%	Pleasant Valley	3	2.13%
New Haven County	CT	6	2.80%	Poughkeepsie	18	12.77%
Fairfield County	CT	6	2.80%	Poughquag	1	0.71%
Rockland County	NY	2	0.93%	Red Hook	2	1.42%
Westchester County	NY	1	0.47%	Rhinebeck	5	3.55%
Subtotal		42	19.63%	Verbank	2	1.42%
Total Employed		214	100.00%	Wappingers Falls	4	2.84%
				Washington	1	0.71%
				Wassaic	18	12.77%
				Wingdale	11	7.80%
				Subtotal Dutchess County	141	100.00%





# ATTACHMENT B



- HELD BY HOUSTATONIC VALLEY ASSOCIATION
- TOTAL ACREAGE UNDER CONSERVATION: **23.35 AC**
- EQUAL TO +/- **53.7%** OF TOTAL AREA
- **INDIVISIBLE SINGLE PARCEL**

**FLOOD ZONE NOTES:**  
 1. PROPERTY LOCATED WITHIN FEMA FLOOD HAZARD AREA ZONE AE (WATER VENTER AREAS ZONE X) UNDEVELOPED AND WITHIN FLOOD HAZARD AREA ZONE AC (NON VENTUR AREAS ZONE X) UNDEVELOPED. WITH AN EFFECTIVE DATE OF MAY 2, 2012. TO AFFECT THIS PARCEL ARE IN THE RANGE OF 40' TO 40' (VARIABLE)

**MAP NOTES:**  
 1. PROPERTY ONLY. ALL DIMENSIONS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON 01/05/2019 APRIL 26, 2019. PREPARED BY CHADEN ENGINEERING AND SURVEYING, P.C.  
 2. TOPOGRAPHIC CONTOURS BASED UPON ACTUAL FIELD SURVEY COMPLETED ON 01/05/2019 APRIL 26, 2019. PREPARED BY STEVEN ALEX, L.L.C. OF CHADEN ENGINEERING AND SURVEYING, P.C.

ZONING DISTRICT "R1" RURAL RESIDENTIAL  
 LOT SIZE: 43.5 ACRES  
 TAX GRID No.: 120607487-00-235875  
 PROPERTY ADDRESS: 515 LEEDSVILLE ROAD  
 AMENIA, NY 12801  
 PROPERTY OWNER: TROUTBECK HOLDINGS, LP, 515 LEEDSVILLE ROAD AMENIA, NY 12801  
 APPLICANT: TROUTBECK HOLDINGS, LP, 515 LEEDSVILLE ROAD AMENIA, NY 12801

DATE	REVISION
11/03/2021	REVISED AS PER TOWN PLANNING BOARD COMMENTS
12/11/2021	REVISED FOR PLANNING BOARD SUBMISSION
2/10/2022	REVISED PER HOUSTATONIC VALLEY ASSOCIATION
02/08/2022	REVISED FOR PLANNING BOARD SUBMISSION
10/10/2022	REVISED AS PER PLANNING BOARD COMMENTS

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL • ENVIRONMENTAL • STRUCTURAL  
 17 Dover • Maple Plaza, Suite 5, P.O. Box 800, Dover Plains, NY 12522  
 845.661.8740 • Fax: 845.661.8750  
 Copyright 2022. All Rights Reserved.  
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AGENCIES OF GOVERNMENT.

**PRELIMINARY**

TROUTBECK ADAPTIVE RE-USE  
 TOWN OF AMENIA, OUTSCOUR COUNTY, NY

OVERALL CONSERVATION AREA PLAN

DATE	SCALE	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
01/15/2021	1" = 100'	RED	RED	BAR	3 of 6





THIS WEEK'S DIGITAL EDITIONS

### Attachment C

- Sign In
- Search
- Special Sections
- Subscriptions
- Tri-Corner Real Estate

- Lakeville Journal
- Millerton News
- Compass A&E
- Obituaries
- Regional
- Classifieds
- Specialist Directory
- Submission Forms

HOME » AMENIA » [TROUTBECK SEEKS PERMIT TO EXPAND](#)

**Everyone can be a healthcare hero!**

**Keep our community healthy!**  
 Wear a Mask, Wash Your Hands,  
 Social Distance



Fairview Hospital  
BERKSHIRE HEALTH SYSTEMS  
berkshirehealthsystems.org

Donate and Support Local Journalism

Events Calendar

## Troutbeck seeks permit to expand

November 16, 2022

By **JUDITH O'HARA BALFE**  
judithb@millertonnews.com

AMENIA — The Amenia Planning Board's Wednesday, Nov. 9, meeting included a public hearing on Troutbeck's application for a special use permit to make changes to its 250-acre facility as well as a presentation by Troutbeck owner Anthony Champlimaud. The meeting attracted a large number of participants.

This comes at a time when the Amenia Town Board is reviewing the town's Comprehensive Plan, which was written in 1991, updated in 2007 and is being reviewed in 2022.

Part of the vision of what Amenia is or could be can be found in the Vision portion of the plan, which states, "We want Amenia to grow into a diverse, vital and business-friendly community of agriculture, small businesses and homes all located in an appealing setting with great natural beauty; a unique unity of six different, clean, well-preserved historic town hamlets...and amenities that attract residents, travelers, shoppers, diners and vacationers."

It acknowledges that, over the years, many changes have taken place in how and where the people of Amenia are employed and by whom, and it noted the problem of affordable housing and how that can affect the prospects of employment.

While many town and village plans talk about preserving the rural quaintness of their areas, Amenia has determined that, along with historic preservation, the citizens of the present need to be taken care of. The town works toward this goal on a daily basis. Enlarging Troutbeck would undoubtedly add jobs to the area in the planning, building and, later, servicing of the resort. Would it detract from the historic nature, or the natural beauty? Would it interfere with the water supply or cause harm to endangered species?

In a lengthy but well-put together-presentation, Champlimaud shared his plans, visions and a detailed analysis of what can be done and how. He has put in an application — 438 pages of maps, pictures and explanations — of how his plans can be brought to fruition. He has not left out the history nor the realistic and necessary aspects of analysis of several points. He spoke mostly of the first phase, which includes a gatehouse and a platform tennis court, among other things.

But he also spoke of the overall plan containing nine phases, including an additional restaurant and more dwellings. In New York state, most projects and all discretionary approvals or permits require an environmental assessment called a State Environmental Quality Review (SEQR), for which the whole plan must be submitted: So even though Champlimaud is looking to start with Phase One, he needed to have the entire plan in place.

There are those who will always opt against going bigger, and for very good reasons. Many of those at the public hearing were neighbors of Troutbeck. For the most part, they would rather it was left as is, and in some instances, would rather there was less of it even now.

Several neighbors spoke up. One complained that his property and a portal to Troutbeck are very close. It has caused problems with his dog, which is leashed, and some that are not and may belong to "Troutbeck guests"



Discover the beauty and privacy of country life in the mid-Hudson Valley.

COMPASS

LEARN MORE

HW GUERNSEY

SUNSET RIDGE  
SALISBURY, CT



**ELYSE HARNEY REAL ESTATE**  
A TRADITION OF TRUST  
CONNECTICUT • NEW YORK • MASSACHUSETTS  
[Click here to view this listing](#)

176 LOWER ROAD, E. CANAAN, CT  
5 Bedroom, 2 Bathroom, Large Workshop  
[click to learn more](#)



RAYNARD & PEIRCE  
REALTY

**Merritt**  
BOOKSTORE  
TOYSTORE

We are open for PORCH PICK UP and shipping  
Shop online, or email staff@merrittbookstore.com to make a facetime appointment

57 Front St., Millbrook, NY  
845.677.5857

(Troutbeck is dog friendly.)

Another complained about a pile of wood having been left near his property, and a boat with a motor that was parked with no water in sight for a complete summer — not pastoral or ideal sights one might want to be forced to view. Yet another complained that some of the Troutbeck events spill over to their properties, with music carrying a long way and guests walking on private property.

One woman said that her client had purchased land near Troutbeck for its bucolic peace and beauty, a place where her children and grandchildren could build homes. Overseeing a raised platform tennis court, a two-and-a-half-story hotel or large venues of several hundred or more guests is not what she had in mind.

There are different views, of course. One man reminded people that Amenia wasn't always the quiet little town that it appears to be now. He said that, years ago, there were bars and lounges up and down Route 22; there were also government agencies that employed a lot of people, and some manufacturing facilities. His point was that the economic boom from those days is what allowed Amenia to become what it is today. He also reminded the group that affordable housing is a major problem, as is finding housing for those employed in Amenia. Troutbeck, if expanded, would have housing units to accommodate its employees.

Almost everyone is cognizant of the historical factors of Troutbeck and appreciative of the past. In the very recent past, a developer was interested in creating a spa/hotel/glamping site in Mabbettsville. The local residents were against it, citing many of the reasons people have for not wanting to allow expansion: the added garbage, the drain on local water sources, noise, additional traffic, and a strain on local resources. They also feel that the quaintness and rural aspect might disappear. The Amenia Comprehensive Plan, unlike some municipalities, sees the need for development; the revitalization of businesses; and the addition of new affordable housing units, businesses and growth.

The planning board was urged not to vote on the special use permit. The public hearing was adjourned, as was the meeting, without resolution; the topic will be raised again at the Wednesday, Dec. 14, meeting. Residents want to explore the impact the granting of the permit will have on Amenia and their lives; more people will want to look at the Comprehensive Plan to see how the project conforms.

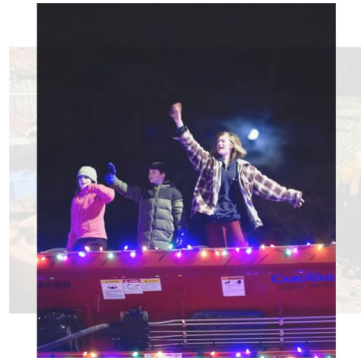
The plan, which is online at the [ameniany.gov](http://ameniany.gov), is not to be confused with the zoning code that implements it: "The Comprehensive Plan sets the direction and goals for the community and recommends in a general way how these can be accomplished."

**Section:** AMENIA

*William J. Cole Agency, Inc.*  
 518-789-4657 · 1 John Street, Millerton, NY 12546  
[vickibenjamincoagency@gmail.com](mailto:vickibenjamincoagency@gmail.com)

**VIEW AND PURCHASE PHOTOS**

Click here to view or purchase photos from The Lakeville Journal and The Millerton News.



**STAY INFORMED** **Subscribe Now In Print or Online**  
[TriCornerNews.com](http://TriCornerNews.com)

**SECTIONS**

- [Lakeville Journal](#)
- [Millerton News](#)
- [Compass A&E](#)
- [Obituaries](#)
- [Regional](#)
- [Classifieds](#)
- [Specialist Directory](#)
- [Submission Forms](#)

**MORE INFORMATION**

- [RSS Feeds](#)

**TRICORNER NEWS**

Copyright The Lakeville Journal  
 860-435-9873  
 PO Box 1688, Lakeville, CT 06039  
 All Rights Reserved

**Policies, including Privacy and Ethics**

**MEMBERSHIP**

**Celebrating Our 125th Anniversary**  
 Become a Friend of The Lakeville Journal and commemorate The Lakeville Journal's enduring role in our communities.  
[Click here for more information](#)





# TROUTBECK MASTER PLAN SHEET 1 OF 3

TOWN OF AMENIA DUTCHESS COUNTY, NEW YORK

MARCH 3, 1982

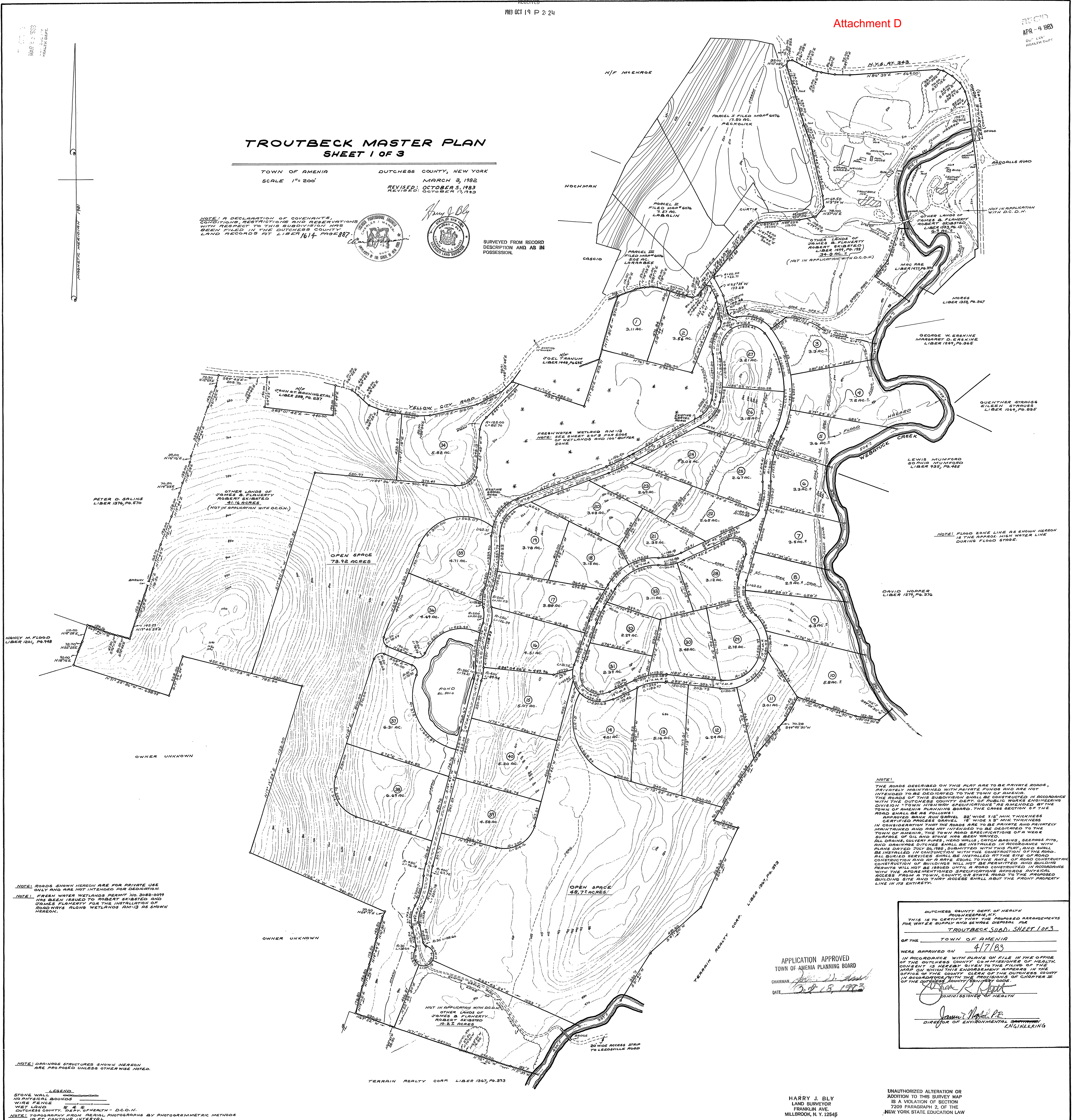
REVISED: OCTOBER 5, 1983

REVISED: OCTOBER 17, 1983

NOTE: A DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS WITH RESPECT TO THIS SUBDIVISION HAS BEEN FILED IN THE DUTCHESS COUNTY LAND RECORDS AT LIBER 1614, PAGE 887.



SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.



NOTE: THE ROADS DESCRIBED ON THIS PLAN ARE TO BE PRIVATE ROADS, PRIVATELY MAINTAINED WITH PRIVATE FUNDS AND ARE NOT INTENDED TO BE DEDICATED TO THE TOWN OF AMENIA. THE ROADS OF THIS SUBDIVISION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DUTCHESS COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION "TOWN HIGHWAY SPECIFICATIONS" AS PROVIDED BY THE TOWN OF AMENIA PLANNING BOARD. THE CROSS SECTION OF THE ROAD SHALL BE AS FOLLOWS: APPROVED BANK RUN GRAVEL 28" WIDE 1 1/2" MIN. THICKNESS CERTIFIED PROCESS GRAVEL 18" WIDE 3" MIN. THICKNESS IN CONSIDERATION THAT THE ROADS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED AND ARE NOT INTENDED TO BE DEDICATED TO THE TOWN OF AMENIA, THE TOWN ROAD SPECIFICATIONS OF A WEAR SURFACE OF OIL AND STONE HAS BEEN WAIVED. ALL DRAINAGE, GULCHES, HEAD WALLS, CATCH BASINS, SEE PAGE PITS, AND DRAINAGE DITCHES SHALL BE INSTALLED IN ACCORDANCE WITH PLANS DATED JULY 25, 1983, SUBMITTED WITH THIS PLAN. ALL SHALL BE INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE ROAD. ALL BURIED SERVICES SHALL BE INSTALLED AT THE SITE OF ROAD CONSTRUCTION AND AT A RATE EQUAL TO THE RATE OF ROAD CONSTRUCTION PERMITS WILL NOT BE ISSUED UNTIL A ROAD CONSTRUCTED IN ACCORDANCE WITH THE ABOVE MENTIONED SPECIFICATIONS PROVIDES SUICIDE ACCESS FROM A TOWN, COUNTY OR STATE ROAD TO THE PROPOSED BUILDING SITE AND THAT ACCESS SHALL ABUT THE FRONT PROPERTY LINE IN ITS ENTIRETY.

NOTE: ROADS SHOWN HEREON ARE FOR PRIVATE USE ONLY AND ARE NOT INTENDED FOR DEDICATION. NOTE: FRESH WATER WETLANDS PERMIT NO. 3085-0099 HAS BEEN ISSUED TO ROBERT SKIBSTED AND CRISTE FLINCHER FOR THE INSTALLATION OF ROADWAYS ALONG WETLANDS AM-13 AS SHOWN HEREON.

APPLICATION APPROVED  
TOWN OF AMENIA PLANNING BOARD  
CHAIRMAN: [Signature]  
DATE: 2/15/1983

DUTCHESS COUNTY DEPT. OF HEALTH  
ROUENESSE, N.Y.  
THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR  
**TROUTBECK SUBD. SHEET 1 OF 3**  
OF THE **TOWN OF AMENIA**  
WERE APPROVED ON **4/7/83**  
IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY COMMISSIONER OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENGINEERING ORDER IS BASED. IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 22 OF THE DUTCHESS COUNTY SANITARY CODE.  
[Signature]  
COMMISSIONER OF HEALTH  
[Signature]  
DIRECTOR OF ENVIRONMENTAL ENGINEERING

LEGEND  
STONE WALL  
NO PHYSICAL BOUNDS  
WIRE FENCE  
WET LANDS  
DUTCHESS COUNTY, DEPT. OF HEALTH - D.C.D.H.  
NOTE: TOPOGRAPHY FROM AERIAL PHOTOGRAPHS BY PHOTOGRAMMETRIC METHODS IS 10 FT. CONTOUR INTERVAL.

HARRY J. BLY  
LAND SURVEYOR  
FRANKLIN AVE.  
MILLBROOK, N. Y. 12546

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 1703 PARAGRAPH 2, OF THE NEW YORK STATE EDUCATION LAW



ATTACHMENT E

# The Private Community at Troutbeck

40 exceptional homes in a gated community



Along with 125 acres of wildlife preserve, the owners of Troutbeck are deeding this beautiful sylvan pond to the community. Lovely for canoeing, rafting, fishing (smallmouth bass and perch) and winter ice skating,

the peacefulness makes you feel as though you're thousands of miles away from New York—instead of just 90 miles + or -.





While only two hours from midtown Manhattan, Troutbeck is far from the urgencies of today's world. Once a gathering place for the literati and liberals of the

1920's (NAACP was conceived here among its other fine moments), this gentle 442 acre English country estate offers a quality of life for corporate and country

## **W**hy is this private community different?

Because Troutbeck is there, providing a foundation for our community. Located at one end of this rolling foothilled acreage, Troutbeck, an internationally praised conference center and country inn, is there as a friendly neighbor, and a delicious dining room for you and your guests. Too, it is Troutbeck's presence that provides the necessary service people here in the country so your home runs smoothly.

## **W**hat's very special is our 125 acre wildlife preserve with its own pond.

It's the best protection for a green, rural future. The wildlife preserve curls through and around the homesites. The Webatuck River, a stocked

trout river splashes and flows through Troutbeck, and the pond is about eight acres in size, and is wonderful for canoeing, floating around in a raft, or ice skating and ice fishing in the winter. The leafy forests you see now, will still be there 100 years from now.

## **W**hy should you invest in a country house?

Suddenly you remove yourself from the chaos of the metropolitan area, and life takes on a new perspective. Think about the best weekend you ever spent with friends in the country—and then think about doing that every weekend. With or without friends, the country gives you time. Time to stroll. Or read, or sun, or cook creatively. There's time for bridge, or painting or needlepoint. And there are new things—a garden, antiques to collect, photographs to take.





inn visitors that has few if any peers. Critically acclaimed here and abroad, Troutbeck is a good neighbor.

## Why is this area especially good for "second house" living?

First of all, it's an easy trip. This isn't the horror of the Hamptons. The roads are good, uncrowded, and the trip is easy, even on a Friday night after a tough week in the city. Secondly, this is really the country. It isn't a suburban outpost. You're surrounded by working horse and dairy farms, and a true small town atmosphere. But there's bus service, train service, even small private airports.

## Why a private community?

A second home is a piece of fantasy in your life. But it has to be clean. The fireplace should be ready to light. The grounds ought to be in good repair. Perhaps you don't want to do all

that yourself. And in our community, you don't have to. It's possible to have it all done for you, for a realistic and reasonable maintenance fee when you share the idyllic country life offered at Troutbeck. Here at Troutbeck, it also means privately maintained gravel roads, underground electric and telephone service, and a lot of well thought out covenants designed to keep the country life for you and your association of fellow homeowners, smooth and trouble free.

PLEASE OPEN TO LEARN MORE  
AND SEE A MAP OF THE COMMUNITY





This "important small home" is only 1600 sq. ft. but feels much bigger. Giant skylights, and a huge paned window wall in the back bring the charms of the ever-green forest inside. Shiny wood floors, a cherry (and cheery) kitchen, and vaulted ceiling add to the visual spaciousness. Architect: Ralph Gillis Associates.



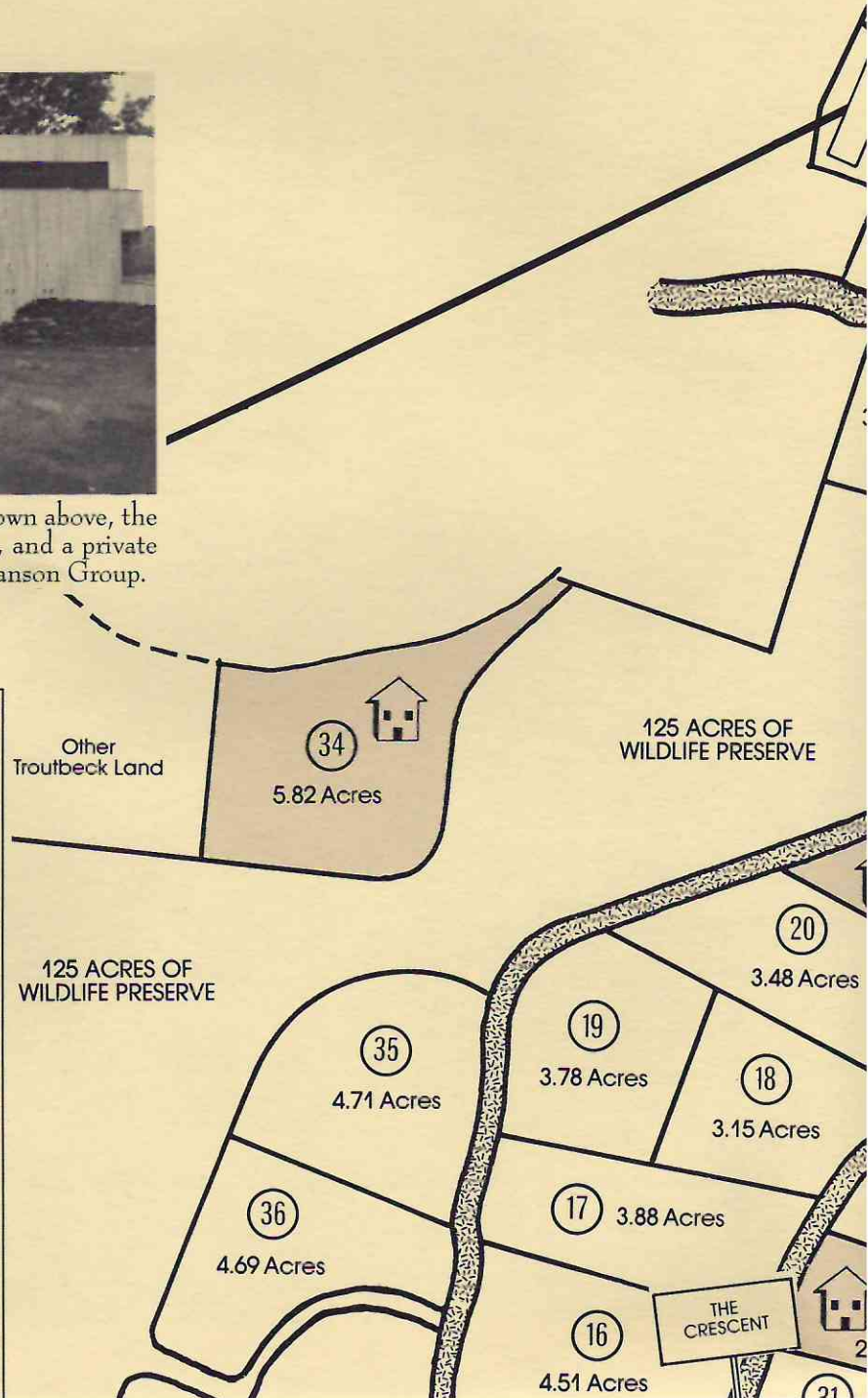
The gazebo bridge spans a bubbling brook. The entrance is also a gazebo, and the interior of this 1700 sq. ft. charmer makes for great entertaining. You should see the two-story high fieldstone fireplace. Architect: Ralph Gillis Associates.



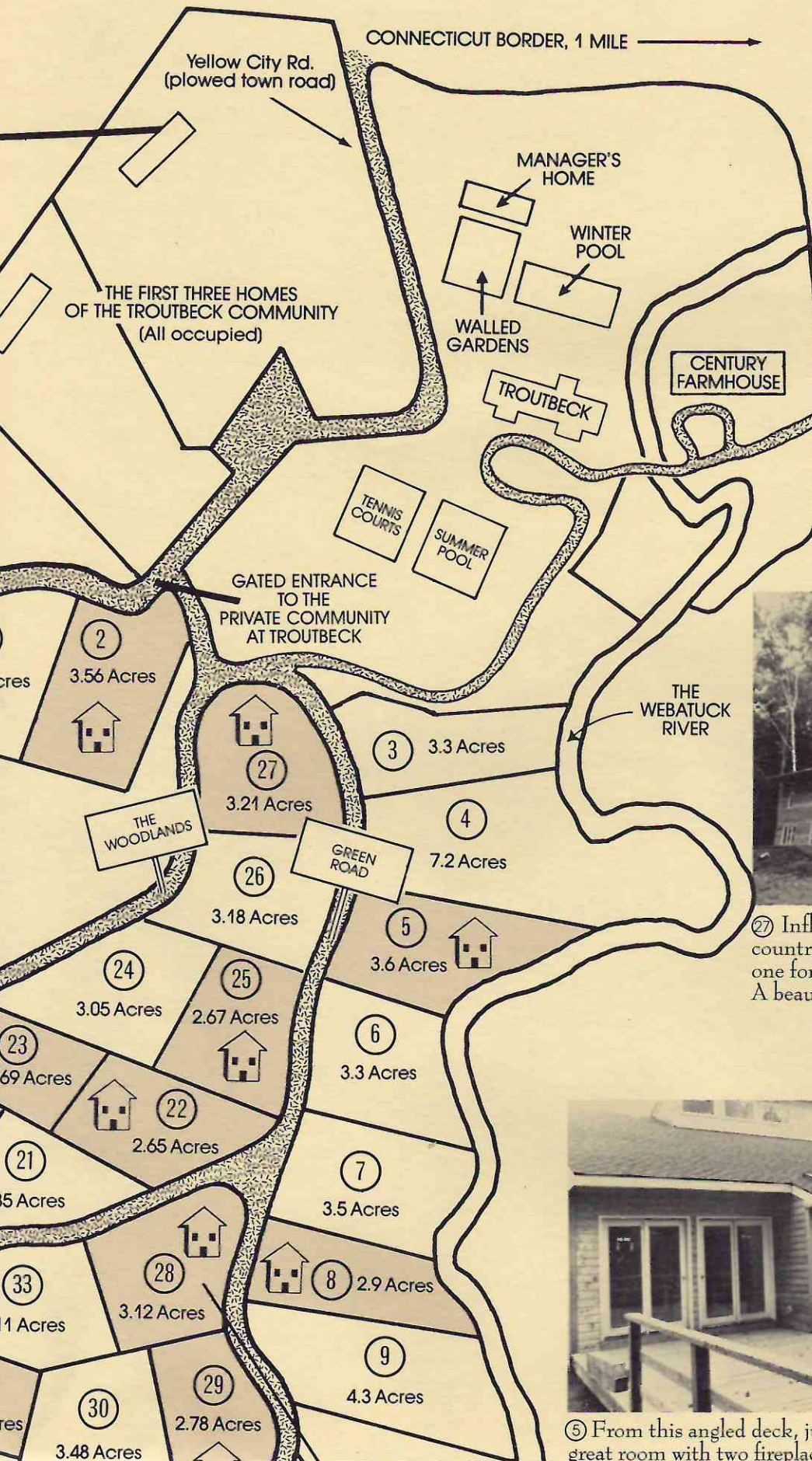
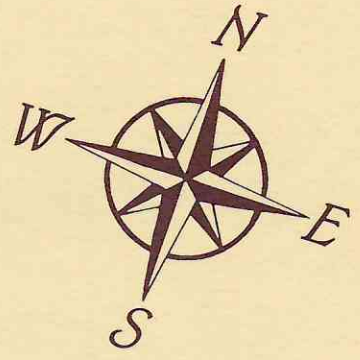
Behind the modern white house shown above, the black gunite pool, terraced gardens, and a private mountainview. Architect: Phillips Janson Group.

### STATUS OF HOMESITES

Site #	Acre Size	Description
①	3.11	Light woods, Town Road
②	3.3	Occupied
③	3.3	Very private, riverfront
④	7.2	Very private, riverfront
⑤	3.6	Occupied, photo middle rt.
⑥	3.3	Water & Mountain Views
⑦	3.5	Dramatic water views, private
⑧	3.4	Occupied
⑨	3.8	Wooded, river access
⑩	5.8	Wooded, river access
⑪	3.01	Long views
⑫	6.24	Long views
⑬	5.16	Long views
⑭	4.01	Sold, construction scheduled
⑮	5.07	Occupied
⑯	4.51	Cliff, mountain view
⑰	2.88	Mountain forest







27 Influenced by Frank Lloyd Wright, this 4500 sq.ft. country manse opens onto a giant deck. 4 bedrooms, one for an older child or live-in parent, with 4 baths. A beautiful wooded setting.

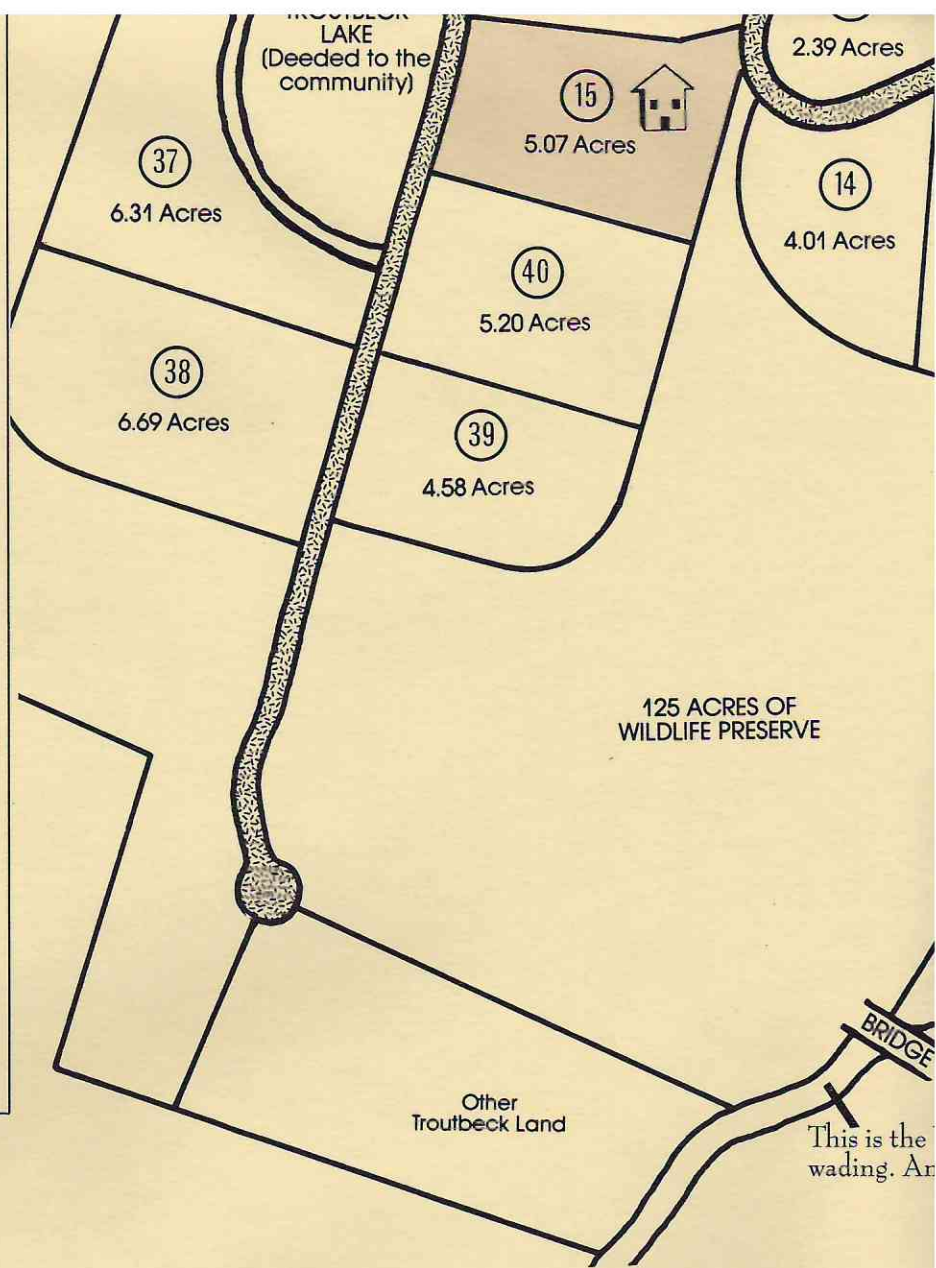


5 From this angled deck, just outside the 20' x 40' great room with two fireplaces, you look down on a



- ⑱ 3.15 Wonderful trees
- ⑲ 3.78 Sunset/wildlife preserve
- ⑳ 3.48 Sunset/wildlife preserve
- ㉑ 2.35 Gentle woods
- ㉒ 2.65 Occupied
- ㉓ 2.69 Occupied
- ㉔ 3.05 Small hill/sunset/wildlife
- ㉕ 2.67 Occupied, photo lower rt.
- ㉖ 3.18 Hilltop or side of hill
- ㉗ 3.21 Large, livable home for sale (see photo upper right)
- ㉘ 3.12 House Beautiful Mag. Best Small House 1990, ready for Spring '90.
- ㉙ 2.78 Handsome Cape in mature woods, ready for Spring '90.
- ㉚ 3.48 Mature woods
- ㉛ 2.39 Mature woods
- ㉜ 2.29 Occupied
- ㉝ 3.11 Mature woods
- ㉞ 5.82 Under construction, Winter 1990 (sold)
- ㉟ 4.71 Lovely woods, wildlife preserve
- ㊱ 4.69 Lakefront/wildlife preserve
- ㊲ 6.31 Lakefront/wildlife preserve
- ㊳ 6.69 Has its own pond/wildlifepreserve
- ㊴ 4.58 Hillside site/wooded
- ㊵ 5.20 Hillside/Lake view

The three homes pictured at the upper left are also part of the Troutbeck Community, but are located on a town road, outside of the Troutbeck gates.



SCALE: 1" = 200'

## How can you be involved in the building of your home, since you're building at a distance from your primary residence?

The owners of Troutbeck also own and manage Leedsville Realty & Construction, which will build your home. They have strong feelings about what constitutes ideal country living. They'll help you choose the right kind of land to suit your needs, then build your house. And to make it easy for you to enjoy the construction time (which are exciting months), Troutbeck lets you stay at the inn on a room

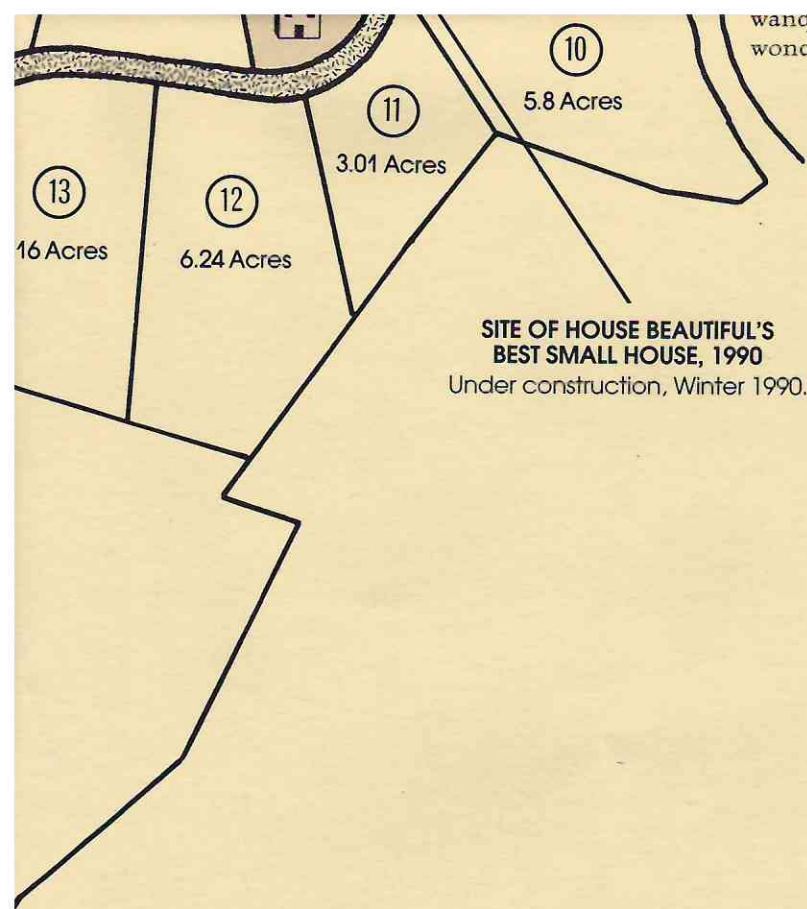
availability basis, for a 40% discount during that period. The most important thing for you to consider is that with Leedsville working with you, the style of the community will always be protected—and enhanced.

## Besides beautiful countryside, what other reasons are there for living at Troutbeck?

Glad you asked. The foothills of the Berkshires are overflowing with charm. Antiquing,



wandering river. A protected, private view, and a wonderful 3 bedroom, 3½ bath home on 3.6 acres.



**SITE OF HOUSE BEAUTIFUL'S  
BEST SMALL HOUSE, 1990**  
Under construction, Winter 1990.



②5 Soaring roof lines, a wraparound deck, and a wooded hillside setting make this relatively inexpensive home (with beautiful appointments like terra cotta tile floors) look and feel like a country castle. Three bedrooms, a den, and a terraced, multi-level entrance add to its charms.

Millbrook, N.Y. 15 minutes; Sharon, Conn., 5 minutes;  
New York is 2 hours;  
Hartford or White Plains, 1½ hrs.;  
Boston, 3½ hrs., Poughkeepsie, 35 minutes;  
Great Barrington, Mass., 45 minutes

NEW YORK CITY  
94 MILES



Shatuck River. Good for trout-fishing or parts of it are fine for gentle rafting.

historic homes, summer theatre, skiing, (Catamont is only 35 minutes; Butternut, 50 minutes); lots of golf courses, rivers and ponds for fishing (including our own river and pond), riding stables, the attractions of three states. This is where NY, CT, & MA come together). Then there's the enjoyment of the trip. It's an easy drive from New York, taking from 1:45 to 2:15 depending on your driving habits.

And then there are other amenities. After there are 20 residents, we suggest building a private community pool, poolhouse, and tennis court. The cost will be minimal compared to owning your own, and the new residents who join the community would have to pay their share. Until that is a reality, there

is Troutbeck, your substantial neighbor. For a fee, you can enjoy Troutbeck's delightful facilities. There are rare occasions, or particular hours in a day, when Troutbeck's corporate guest have exclusive use of the facilities. And in keeping with Troutbeck's long-standing policy, children between 1 and 12 can come as guests only to the dining rooms.

**If you're interested in looking at Troutbeck land, or some wildly appealing spec houses, call and make an appointment with Jim Flaherty or Bob Skibsted, the owners of Troutbeck. Call 914 373 9681, and speak with Kathy, Jim or Bob.**



## The private community at Troutbeck...It's easy to get there.

FROM MANHATTAN'S EASTSIDE, take FDR Drive to the Willis Avenue Bridge exit. Cross the bridge and turn left onto the Maj. Deegan, heading North. Stay on it through the .40¢ toll. The third exit past the toll is 287 East, which is Cross Westchester. Take it to Rt. 684 North to Brewster. That's a six-lane highway. Just stay on it—do not turn. Eventually, it narrows to two lanes and becomes Rt. 22 (do not turn at an earlier Rt. 22 sign). You go through (skirt by) Brewster, Pawling, Wingdale, Dover Plains—the next town is Amenia, N.Y. At the traffic light in Amenia, turn right. That's route 343 heading for Sharon, Ct. Go exactly 2.4 miles. At that point there is a road going off to the right, and a number of small signs. Turn right, you cross a bridge in about 50 yards, and the first driveway on your right is Troutbeck.

FROM THE WESTSIDE, take Westside (Henry Hudson), drive straight until it meets up with Saw Mill River. Take Saw Mill, which eventually becomes Rt. 684 heading for Brewster—see above.

Westchester & Connecticut guests should easily find Rt. 684. The Hutchinson leads into 684. Also, Rt. 84 from Hartford connects to Rt. 22 North to Pawling. Once on 684 or 22, follow instructions above.

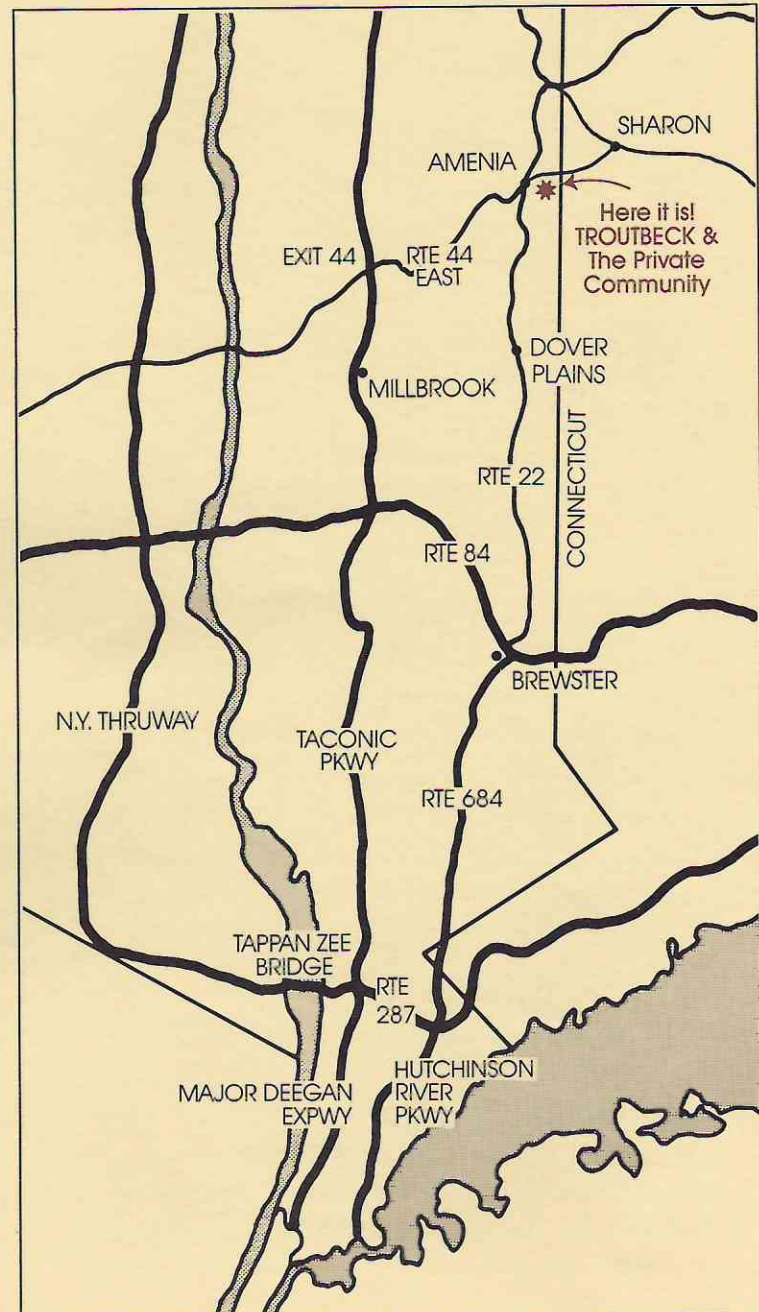
FROM NEW JERSEY, continue straight off the Tappan Zee bridge onto Rt. 287 East (see first paragraph).

FROM NEW YORK AIRPORTS, follow signs to the Whitestone Bridge. Continue straight on the Hutchinson River Parkway. About 20 minutes later, you'll see an overhead sign announcing Rt. 684 to Brewster. See first paragraph.

With normal traffic it's two hours from midtown Manhattan, about an hour and 20 minutes from Greenwich, hour and a half from Hartford.

If you get in the area and miss a turn, ask a local or give us a call.

It's not at all as complicated as it sounds. See you soon.



Sponsor: **LEEDSVILLE**  
Realty and Construction Corp.

For information: 914 373 9681



ATTACHMENT F

# TROUTBECK INN

Amenia, New York

**KLEMM REAL ESTATE** Inc

Litchfield County's Premier Brokers



# Amenia, New York

Litchfield County / New York City - 80± miles

## Troutbeck Inn

The Troutbeck Inn and Conference center was originally a private early 1900s English country estate and has a rich history. It was converted to an Inn and conference center in the late 1970s and is currently used as corporate retreat and special events locale (such as weddings). It sits on 43 acres of magnificent lawns and gardens and includes river and stream frontage, towering centuries old Sycamore trees, stream side gazebo, walking paths and two tennis courts. For lodging there are a total of 3 buildings and 42 bedrooms: 19 in the 1920s stone manor house (with 1995 addition), 12 bedrooms in the "Century House" (18th century farmhouse with large 20th century addition), also includes large "public" living room) and 5 bedrooms in the "Garden house" with stone wall enclosed formal garden. "Manor House" includes a full commercial kitchen, a "Great Room" with fireplace that can hold up to 250 guests for corporate gatherings or 230 guests for wedding receptions (dance and dine) with French doors to a large outdoor stone patio; a smaller conference room with fireplace, paneling, exposed beams that easily accommodates 30; a comfortable living room with fireplace, paneling and exposed beams; the "Red Room" with Victorian bar; a sun room dining area; a sunroom breakfast area; a gym; reception area and offices. Included is an antique caretaker's residence, a 25 X 50 foot pool with large deck, full kitchen and changing rooms; and also, a maintenance barn and an enclosed swimming pool. It would make an incredible private residence and/or family compound, could continue as a highly regarded and award winning Inn and conference center, could be further developed (conceptual plan is in place for a total of 38 dwelling units) or could be converted to a completely different use under current zoning regulations that encourage "adaptive reuse" of historic properties. There is additional land available for sale. Troutbeck is located in Amenia NY, minutes from the train station and Sharon, CT.



**Address:**  
515 Leedsville Road,  
Amenia, New York  
**Acreage:** 43±  
**Price:** Upon Request  
**Listing Agent:**  
Roger Saucy  
860.868.7313 Ext. 22  
*All Data to be confirmed by Buyer.*

**#1 For Selling Fine Country Properties!**

**KLEMM REAL ESTATE Inc**  
Litchfield County's Premier Brokers

(860) 435.6789    (860) 567.5060    (860) 354.3263    (860) 364.5993    (860) 868.7313    (203) 263.4040  
Lakeville/Salisbury    Litchfield    Roxbury    Sharon    Washington Depot    Woodbury

[www.klemmrealestate.com](http://www.klemmrealestate.com)





ATTACHMENT H



**SITE INFORMATION:**

TAX PARCEL #: 132000-7267-00-277675  
 TOTAL ACREAGE: 41.12 ± ACRES  
 TAX PARCEL #: 132000-7267-00-274642  
 TOTAL ACREAGE: 2.5 ± ACRES

**LOT AND BULK REQUIREMENTS:**

TOWN OF AMENIA - ZONE RR & HM			
	REQUIRED-RR	REQUIRED-HM	PROVIDED
FRONT SETBACK (STATE/COUNTY)	60'	30'/40'	---
FRONT SETBACK (TOWN)	40'	25'/40'	---
SIDE SETBACK	30'	10'	---
REAR SETBACK	50'	15'	---
MAX. IMPERVIOUS COVERAGE	10%	50%	---
MAX. BUILDING FOOTPRINT	4,000 SF	10,000 SF	---
MIN. LOT AREA	5 AC	VARIES	---

**MAP NOTES:**

TOPOGRAPHIC INFORMATION AND BOUNDARY TAKEN FROM ACTUAL FIELD SURVEY PREPARED BY STEVEN J. ALEX, L.S. #50016, ON OR BEFORE NOVEMBER 19, 2004.

**FILED MAP REFERENCE:**

SURVEY SHOWN HEREON REFLECTS THE NORTHEAST PARCELS AS SHOWN ON A MAP ENTITLED "TROUTBECK MASTER PLAN SHEET 1 OF 3" PREPARED BY HARRY J. BLY, L.S. #046552 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 10/19/83 AS FILED MAP NO. 6742.

**FLOOD ZONE NOTE:**

PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "A" AND ZONE "AE", AREAS INUNDATED BY 100-YEAR FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 361332 007D, PANEL 7 OF 16, OF THE TOWN OF AMENIA, BEARING AN EFFECTIVE DATE OF NOVEMBER 15, 1989.

Lodging/Inn Units established ( August 23, 2005. ZBA Resolution: )	42
Garden House Lodging Units:	5
<b>Total Lodging Units:</b>	<b>47</b>

Acres to be developed: 43

Base Density Calculation: 43 Acres (net) x .85 = 36.55, or 37 Dwelling Units Allowed

Conservation Analysis, if more than 50% open space preserved, a 25% Density Bonus allowed: 37 Dwelling Units, x .25 = 9 Dwelling Units

Employee Housing, allow 10% Bonus: 37 Dwelling Units x .10 = 4 Dwelling Units

Affordable Senior Housing, allow 10% Bonus: 37 Dwelling Units x .10 = 4 Dwelling Units

Therefore, total Dwelling Units Allowed:	Base: 37
Density Bonus:	9
Employee Housing:	4
Affordable Senior Housing:	4
<b>Total Dwelling Units Allowed:</b>	<b>54</b>

Actual on Proposed Plan:	
Base Units:	28
Employee Housing:	6
Affordable Senior Housing:	4
<b>Actual DU on Concept:</b>	<b>38</b>

ARCHITECTURE & PLANNING BY:  
**DARLENE S. RIEMER, ARCHITECT, P.C.**  
 "Smithfield Associates"  
 4963 B ROUTE 22 . P.O. Box 287  
 AMENIA . NEW YORK . 12501  
 TEL: 845 . 373 . 8353 FAX: 845 . 373 . 8052

CIVIL ENGINEERING BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL & ENVIRONMENTAL ENGINEERING  
 6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522  
 Tel: (845) 877-0555 Fax: (845) 877-0556  
 Copyright 2008, All Rights Reserved

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.

**TROUTBECK INN & CONFERENCE CENTER**  
 TOWN OF AMENIA DUTCHESS COUNTY, NY

**CONCEPT SITE PLAN OVERALL**

DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:	JOB NO.	SHEET NO.
11/18/08	1"=100'	DSR	DSR/RAR	RAR	08-0014	1 of 1





SOUTH ELEVATION

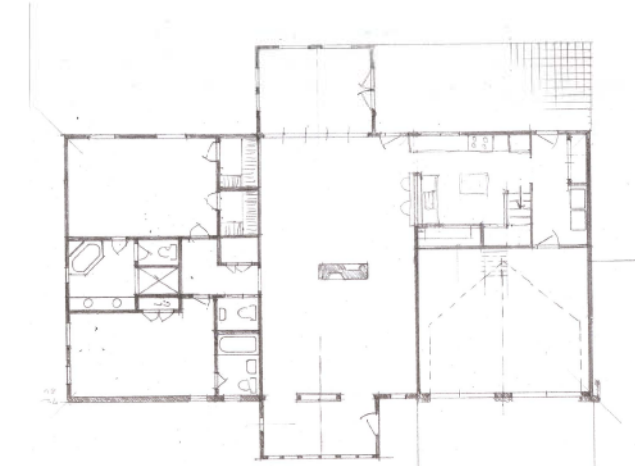


NORTH (ENTRY) ELEVATION

<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>		DATE	REVISION															CIVIL ENGINEERING BY: <b>RENNIA ENGINEERING DESIGN, PLLC</b> CIVIL & ENVIRONMENTAL ENGINEERING 4 Dover Village Plaza, Suite 3, P.O. Box 403, Dover Plains, NY 12522 Tel: 845.877.4200 Fax: 845.877.0288 Copy Right 2008, All Rights Reserved <small>It is a violation of New York State Statute 2000-1000 for any person to alter these plans, specifications or reports in any way without written notice from the Director of a Licensed Professional Engineer.</small>	ARCHITECTURE & PLANNING BY: <b>DARLENE S. RIEMER, ARCHITECT, P.C.</b> "Smithfield Associates" 4963 B ROUTE 22 - P.O. Box 287 AMENIA, NEW YORK - 12501 TEL: 645 . 373 . 8353 FAX: 845 . 373 . 8052	TOWN OF AMENIA DUTCHESS COUNTY, NY <b>TROUTBECK INN &amp; CONFERENCE CENTER</b> <b>SPA BUILDING &amp; INDOOR POOL</b> <b>ELEVATIONS</b> <table border="1"> <thead> <tr> <th>DATE</th> <th>SCALE</th> <th>DRAWN BY</th> <th>CHECKED BY</th> <th>DESIGNED BY</th> <th>DATE</th> <th>SHEET NO.</th> </tr> </thead> <tbody> <tr> <td>10/08/08</td> <td>1/8"=1'</td> <td>DSR</td> <td>DSR</td> <td>DSR</td> <td>10/08/08</td> <td>1 of 1</td> </tr> </tbody> </table>	DATE	SCALE	DRAWN BY	CHECKED BY	DESIGNED BY	DATE	SHEET NO.	10/08/08	1/8"=1'	DSR	DSR	DSR	10/08/08	1 of 1
DATE	REVISION																																	
DATE	SCALE	DRAWN BY	CHECKED BY	DESIGNED BY	DATE	SHEET NO.																												
10/08/08	1/8"=1'	DSR	DSR	DSR	10/08/08	1 of 1																												



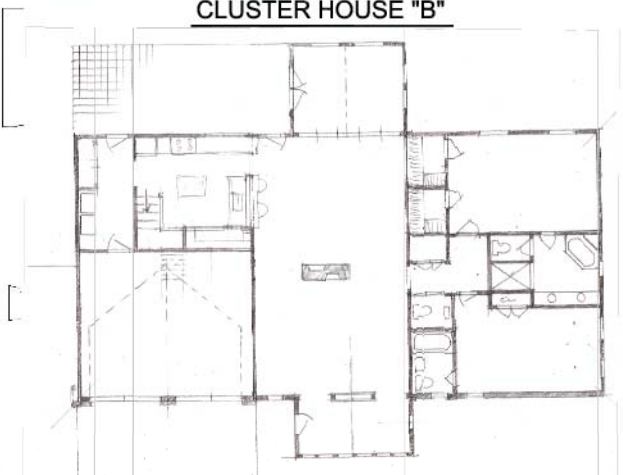
**CLUSTER HOUSE "A"**



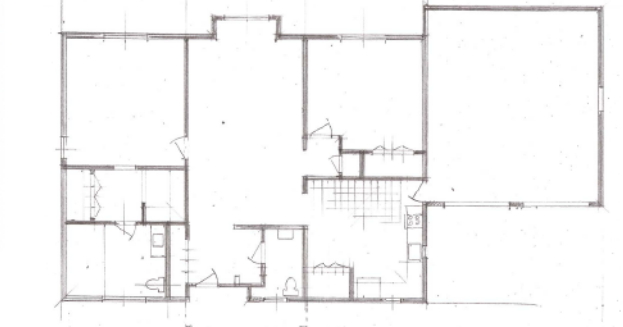
**CLUSTER HOUSE "A" - FLOOR PLAN**



**CLUSTER HOUSE "B"**



**CLUSTER HOUSE "B" - FLOOR PLAN**



**CLUSTER HOUSE "D" - FLOOR PLAN**



**CLUSTER HOUSE "C"**



**CLUSTER HOUSE "C" - FLOOR PLAN**



**CLUSTER HOUSE "D"**

DATE	REVISION

CIVIL ENGINEERING BY:  
**RENNIA ENGINEERING DESIGN, PLLC**  
 CIVIL & ENVIRONMENTAL ENGINEERING  
 4 Deer Mill Rd., Suite 3, P.O. Box 400, Dover Plains, NY 12522  
 Tel: (845) 877-0300 Fax: (845) 877-0388  
 Copy Right 2008, All Rights Reserved  
 BY A LICENSED PROFESSIONAL ENGINEER FOR ANY PURPOSES TO ALTER THESE PLANS, SPECIFICATIONS OR REPORTS BY ANY  
 OTHER PERSON WITHOUT THE WRITTEN CONSENT OF RENNIA ENGINEERING DESIGN, PLLC.

ARCHITECTURE & PLANNING BY:  
**DARLENE S. RIEMER, ARCHITECT, P.C.**  
 "Smithfield Associates"  
 4963 B Route 22, P.O. Box 287  
 AMENIA, NEW YORK, 12501  
 TEL: 845 . 373 . 8353 FAX: 845 . 373 . 8052

TROUTBECK INN & CONFERENCE CENTER						
DATE		SCALE	DESIGNED BY	DRAWN BY	REVISION BY	SHEET NO.
HURDCH		1/8" = 1'-0"	DSR	DSR/BAK	BAK	08/21/11
<b>CLUSTER HOUSE TYPICAL ELEVATIONS AND FLOOR PLANS</b>						<b>1 of 1</b>



**BROWN HARRIS STEVENS**

Established 1873

**ATTACHMENT H**

**FOR SALE**



**515 LEEDSVILLE ROAD  
AMENIA, NEW YORK**

**PURCHASE PRICE \$9,950,000**

**Contact  
Exclusive Brokers**

**John T. Murray**  
Sr. VP Hotel Sales & Development  
860.306.0410  
[jmurray@bhsusa.com](mailto:jmurray@bhsusa.com)

**David B. Sargoy**  
Dir. Commercial RE Division  
516.203.8134  
[dsargoy@bhsusa.com](mailto:dsargoy@bhsusa.com)

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.











# **BROWN HARRIS STEVENS**

Established 1873

## **EXECUTIVE SUMMARY**

### **INTRODUCTION**

**BROWN HARRIS STEVENS COMMERCIAL REAL ESTATE** has been retained on an exclusive basis to arrange for the sale of the **TROUTBECK CONFERENCE CENTER, COUNTRY INN.**

### **THE PROPERTY**

**TROUTBECK** is available and back on the market. This exquisite property is situated on 45.2 acres and has 42 guest rooms. The property can be expanded to accommodate up to 67 cottages or an additional 134 guest rooms.

There are numerous uses for the property which include the following:

- **HOTEL / CONFERENCE CENTER**
  - **SPA / RESORT**
  - **CORPORATE RETREAT**
  - **RELIGIOUS RETREAT**
  - **EDUCATIONAL CENTER**
- **HIGH END RESIDENTIAL COMMUNITY**
- **PRIVATE COUNTRY ESTATE**

### **TOURS OF PROPERTY**

**Inspection of the property will be arranged by appointment only.**

**Kindly do not attempt to inspect the building independently.**

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## OVERVIEW

### The Story of Troutbeck

Troutbeck was settled in 1765. An English family named Benton migrated here, and because the hills reminded them of England, and the streams were full of trout, they named it Troutbeck, after their ancestral home, Troutbeck, England, in the Lake District. The Benton's were literary-minded farmers, who established relations with Emerson and Thoreau, wrote books, and started the local literary and historical societies. The house leaped into national prominence in the teens and twenties, with the second owners, Joel and Amy Spingarn, who had great influence among the literati and liberals of this country. Sinclair Lewis was a frequent guest, as was President Teddy Roosevelt, Hemingway and Lewis Mumford, as well as poets and scholars and horticulturists from around the world.

In 1979 Troutbeck opened as an Executive Retreat in Dutchess County, New York after a one year renovation. Troutbeck is situated on 45.2 acres of land and comprised of 3 buildings with guestrooms: The Manor House, The Garden House and The Century Farmhouse.

Praised by New York Magazine, Zagats Hotel & Restaurant Survey, the New York Times, Travel & Leisure, Good Housekeeping, Vogue Magazine, Country Living, Capitol Magazine, Adweek, Madison Avenue, Wine Spectator, countless travel and tourism trade magazines and twice named Executive Hideaway of the Year by the prestigious Hideaway Report, Troutbeck is an accepted and appreciated entity in the world of conference centers and country inns. Other regional kudos, such as a four star rating for cuisine; five stars for ambiance; and praise from a multitude of country inn books and newspapers have added to the panache.

Corporately, Troutbeck has served many Fortune 500 companies. Advertising and publishing companies have long appreciated the literary history of Troutbeck. It has also been a favorite for financial institutions, law firms and the pharmaceutical giants. High speed WiFi internet access is available in the Manor House for all guests. In 1998 Troutbeck was the site of a United Nations Peace Summit attended by Secretary General Kofi Annan.

Troutbeck's life doesn't end with corporate business. Increasingly the inn has been recognized more and more as offering a quality of life equaled only by the great inns of

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# BROWN HARRIS STEVENS

Established 1873

Europe-an unusual honor in the U.S. There are niceties about Troutbeck that are very special. For instance, in back of the main house, is the "beck" from which the land derives its name. During an earlier period, this icy spring served as a cold-closet and refrigerator. Today's guests enjoy coffee prepared with spring water, and shower with the same fresh water spring water which is filtered and pumped directly to every part of Troutbeck. There are walled gardens and a covered, heated greenhouse pool, as well as a large outdoor pool, surrounded by chaises for sunning and relaxing.

Troutbeck has tennis courts, a volleyball area, basketball hoop, and a very fine cardio-fitness exercise room full of Hammer Strength equipment and aerobic machines.

Weekenders, country inn visitors, come to Troutbeck to enjoy the fine food, wines, the gentle grounds, the gardens, pool, the décor, comfortable rooms and to get to know one another and fellow guests. Besides the in-house guests, The Beck is also a restaurant that has been opened to the public.

Weddings are important at Troutbeck. Every year between 35- 40 weddings are hosted. What could be more romantic than getting married at the base of the front lawn, with 200 foot high sycamores towering overhead, a bubbling brook at your feet, gardens everywhere, and the warmth of an English Country House as backdrop for the occasion. For years, the big receptions were in tents, but since 1995, Troutbeck has a Great Room/Ballroom. It's very beautiful, with giant paned windows, color washed canvas wall covering, rich carpeting, chandeliers, a well-aged bar and space galore for up to as many as 225 dancing, happy guest.

The mix of business: corporate weekend, weddings and restaurant, has earned Troutbeck a unique and enviable niche. Troutbeck has remained open as an inn during the major holiday weekends.

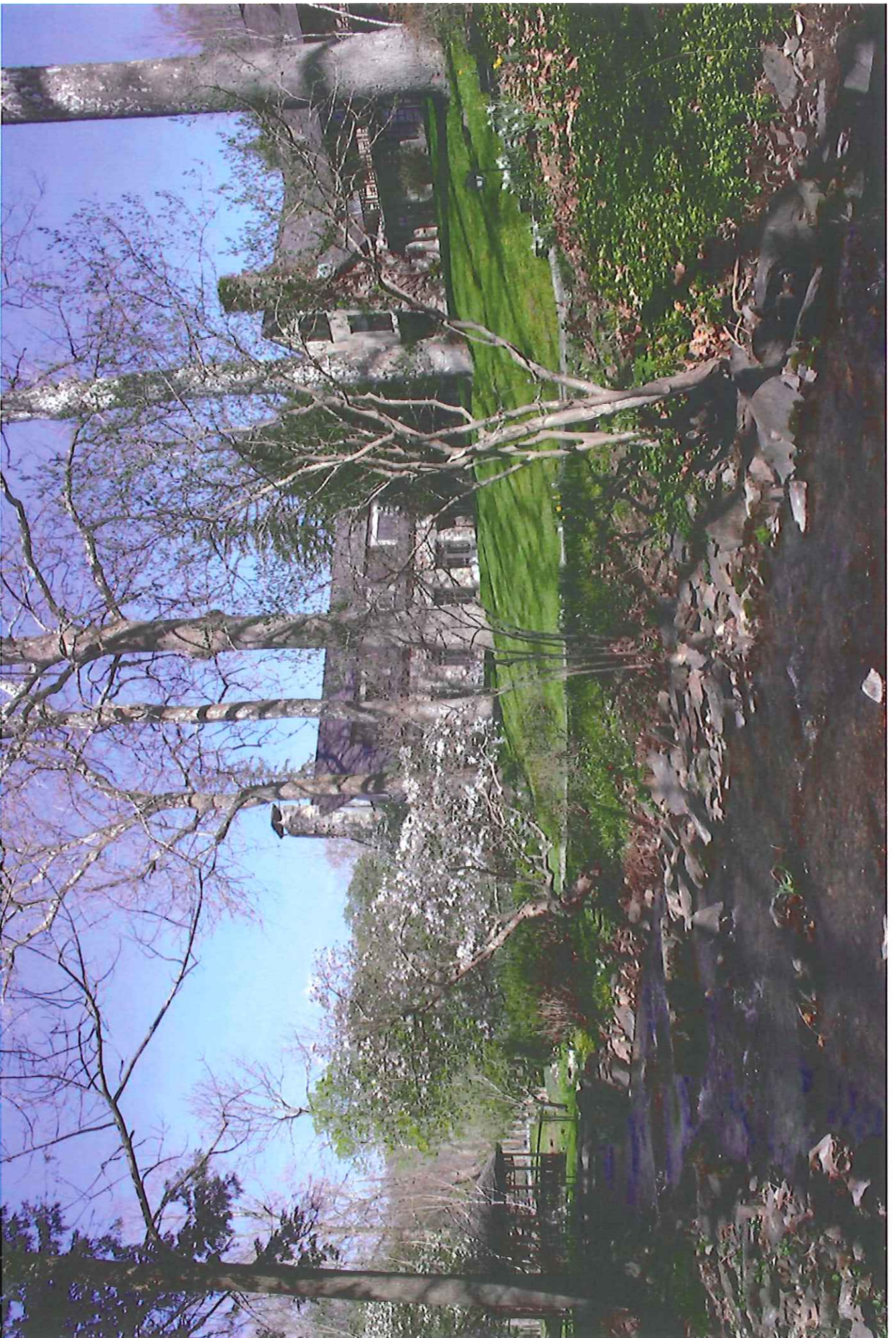
Although Troutbeck is truly a "country" inn hidden amidst its 600 acres, it isn't terribly isolated. It's only two hours by car from midtown Manhattan and one and a half hours from the Tappan Zee bridge from New Jersey, Hartford, Connecticut and Albany, New York. Boston is only three hours away.

Troutbeck is far from the urgencies of today's world.

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.







# BROWN HARRIS STEVENS

Established 1873

## PROPERTY INFORMATION



**TROUTBECK** is located approximately 2 hours from New York City and 3 hours from Boston. It is minutes from the quaint villages of Amenia, New York and Sharon, Connecticut. The property is easily accessible via Route 22 and frequent railroad service from Grand Central Station to nearby Wassaic.

**PLOT SIZE:** 45.2 acres

**ZONING:** HR – Hamlet Residential

**DESCRIPTION:**

- 42 rooms in 3 buildings
- Ballroom
- Indoor pool
- Outdoor pool
- Tennis courts
- Conference rooms
- Library
- Summer & Winter Dining rooms
- Commercial Kitchen
- Gym
- Recreation rooms
- Offices
- Staff Apartments
- Outbuildings

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

**DEVELOPMENT POTENTIAL:** The property can be expanded with up to 134 additional hotel rooms or 67 cottage homes.

**AMENITIES:**

- Exquisite landscaping including centuries-old Sycamore & Beech trees
- Natural springs
- Mature gardens
- Ample parking
- Bordering Webatuck River
- Orvis Sandanona Shooting School located less than 14 miles in Millbrook
- Limerock Park Speedway less than 15 minute ride - just over the NY-Connecticut Border
- Nearby golf, fishing, cycling and horseback riding including the famous Millbrook Hunt



**ADJACENT DEVELOPMENT:**

In addition to permitted expansion, the Troutbeck principals have developed a private residential community adjacent to the 45 acre inn property. There are 24 approved home sites of two to five acres with private roads in place, underground utilities and all health department approvals ready to be built on. The 24 lots may also be available for bulk purchase by separate agreement,

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

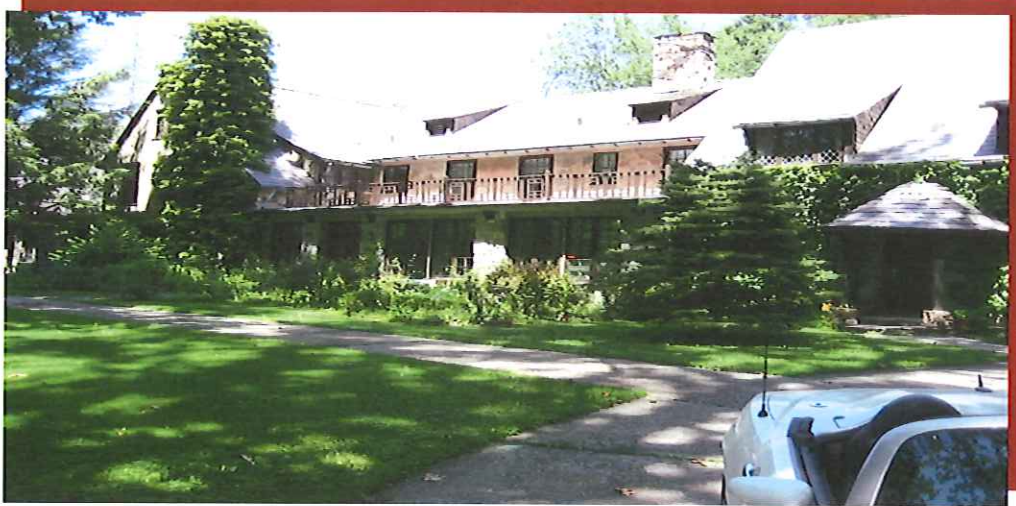
The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# BROWN HARRIS STEVENS

Established 1873

## BUILDINGS



## MANOR HOUSE

*This elegant stone English Style Manor dates back to the turn-of-the-century and serves as the focal point of the property.*

- 19,296 square feet on 2 levels
- 19 Guest rooms
- Ballroom with bar and fireplace that can accommodate 225± people for conferences, weddings, parties, etc.
- Commercial Kitchen
- Summer & Winter Dining rooms
- Conference room
- Library
- Sunroom
- Gym
- Recreation room
- Offices
- Reception area



*Great Room*

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## *MANOR HOUSE*

TROUTBECK	BEDROOM	BATHROOM	SUN PORCH	PUBLIC ROOMS
Great Room 1	18' 11" x 29' 10"	15' 5" x 9' 1"		
Great Room 2	16' 7" x 29' 7"	8' x 10' 7"		
Great Room 3	21' 6" x 25'	7' 6" x 11'		
Great Room 4	16' 4" x 27' 5"	7' 10" x 9' 5"		
Great Room 5	21' 8" x 29' 7"	7' 10" x 10'		
Great Room 6	17' 5" x 20' 10"	8' x 9' 7"		
Manor 1	16' 2" x 22' 5"	8' 1" x 9' 5"	9' 2" x 17' 11"	
Manor 2	14' 5" x 13' 7"	8' 9" x 7' 8"		
Manor 3	13' x 16' 4"	8' 3" x 6'		
Manor 4	13' x 9' 8"			
Manor 5	14' 1" x 11" 11"			
Manor 6	13' 11" x 12'	8' 4" x 10'	11' 6" x 15' 8"	
Manor 7	12' 4" x 10' 10"	5' 5" x 8' 3"	12' 2" x 11' 11"	
Manor 8	11' 11" x 14' 6"			
Manor 9	9' 4" x 10' 5"			
Manor 10	9' 4" x 10' 5"			
Manor 11	14' 4" x 14' 2"	5' 2" x 8' 5"		
Manor 12	12' 3" x 12' 5"	10' x 12' 9"		
Manor 13	14' 10" x 19' 11"	7' 10" x 6' 3"		
Manor 14	18' 2" x 10' 2"	15' 7" x 10' 7"		

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## MANOR HOUSE

TROUTBECK	BEDROOM	BATHROOM	SUN PORCH	PUBLIC ROOMS
Ballroom				43' x 82'
Ballroom Bar Area				17' 11" x 13' 8"
Ladies Room - Ballroom				10' 4" x 18' 10"
Mens Room - Ballroom				9' 3" x 13' 3"
Loggia				8' 11" x 39' 7"
Conference Room				21' 4" x 39' 7"
Game Room		7' 7" x 6' 6"		12' 11" x 14' 9"
Library				16' 9" x 21' 11"
Living Room				18' 6" x 22'
Sunroom				13' 8" x 36' 5"
Red Room Bar				17' 9" x 16' 12"
Lower Dining Room				22' 7" x 22' 10"
Winter Garden Dining Room				15' 11" x 23" 11"
Wait Station				9' 9" x 40' 1"
Kitchen				33" x 48" 6"
Guest Computer Room				12" x 12' 6"
Executive Dining Room				9' 8" x 23' 4"
Coat Room		6' 1" x 7' 8"		7' 4" x 7' 3"
Main Entrance Foyer				14" 10" x 16' 3"
Bookkeeping Office				9' 3" x 10" 4"
Assistant's Office				11' 10" x 11' 2"
Floor Manager Office				13' 7" x 13' 10"
Owners Office				12' 5" x 13'
Main Office				13' x 14' 11"

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## CENTURY HOUSE

*This building was originally an inn that dated back to the 18<sup>th</sup> century. It was expanded to add rooms and public space.*

- *7,576 square feet on 2 floors*
- *18 rooms*
- *Dining room*
- *Parlor*
- *Common Living room*
- *2 Staff Apartments*



*Guest Room*

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# BROWN HARRIS STEVENS

Established 1873

## CENTURY HOUSE

TROUTBECK

BEDROOM

BATHROOM

SUN PORCH

### CENTURY FARMHOUSE

Century 1	11' 11" x 15' 2"	7' 8" x 5' 3"	
Century 2	17' 3" x 16' 7"	7' 8" x 5' 3"	
Century 3	16' x 23' 10"	7' 7" x 5' 2"	10' x 9' 2"
Century 4	16' x 23' 10"	7' 7" x 5' 2"	
Century 5	13' 11" x 16' 8"	7' 8" x 5' 3"	
Century 6	15' 2" x 15' 6"	7' 8" x 5' 3"	
Century 7	15' 2" x 15' 6"	7' 8" x 5' 3"	
Century 8	19' 8" x 16' 9"	7' 8" x 5' 3"	
Century 9	23' 4" x 15' 10"	7' 7" x 5' 2"	10' x 9' 2"
Century 10	18' 2" x 13' 11"	7' 7" x 5' 2"	
Century 11	19' 2" x 15' 9"	7' 8" x 5' 3"	
Century 12	15' 2" x 15' 6"	7' 8" x 5' 3"	
Century 13	15' 8" x 13' 11"	7' 7" x 7' 6"	
Century 14	17' x 12' 8"	7' 2" x 7' 1"	
Century 15	9' 10" x 13' 1"		
Century 16	16' 7" x 15' 10"	6' 1" x 8' 4"	
Century 17	14' 5" x 12' 1"	6' 1" x 8' 4"	
Century 18	10' x 16' 9"	7' 7" x 5' 9"	
Living Room	19' 5" x 39' 4"	3' 4" x 7' 10"	
Kitchenette	5' 10" x 7' 11"		
Dining Room	15' 10" x 13' 4"		
Old Century Hall Room	11' 10" x 27' 7"		

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## GARDEN HOUSE

*This building was constructed in 1985 and is set aside a walled garden*



- *3,344 square feet on 2 floors*
- *5 rooms*
- *2 Bedroom Staff Apartment*

**Brown Harris Stevens Commercial Services of LI, LLC**  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

# BROWN HARRIS STEVENS

Established 1873

## GARDEN HOUSE

TROUT BECK

BEDROOM

BATHROOM

### GARDEN HOUSE

GH 1	17' 6" x 15' 4"	6' 5" x 8' 5"
GH 2	13' 5" x 15' 10"	6' 5" x 8' 5"
GH 3	17' 5" x 27' 2"	6' 5" X 7' 4"
GH 4	18' 1" x 22' 4"	8' 3" x 12' 10"
GH5	17' 12" x 22' 5"	8' 5" x 12; 8"
Laundry Room	7' 4" x 8' 3"	
Garden House Apt. 1	61' 9" x 55' 1"	
Garden House Apt. 2	38' 5" x 44' 6"	

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.



# BROWN HARRIS STEVENS

Established 1873

## ADDITIONAL BUILDINGS

### **DELAMATER HOUSE**

- 1,728 square feet – 18<sup>th</sup> century residence with 3-4 bedrooms
- Can be used for Manager's Residence

### **Indoor Pool w/Pool House**

### **Outdoor Pool w/Pool House**



### **2 Tennis Courts**

### **Greenhouse**



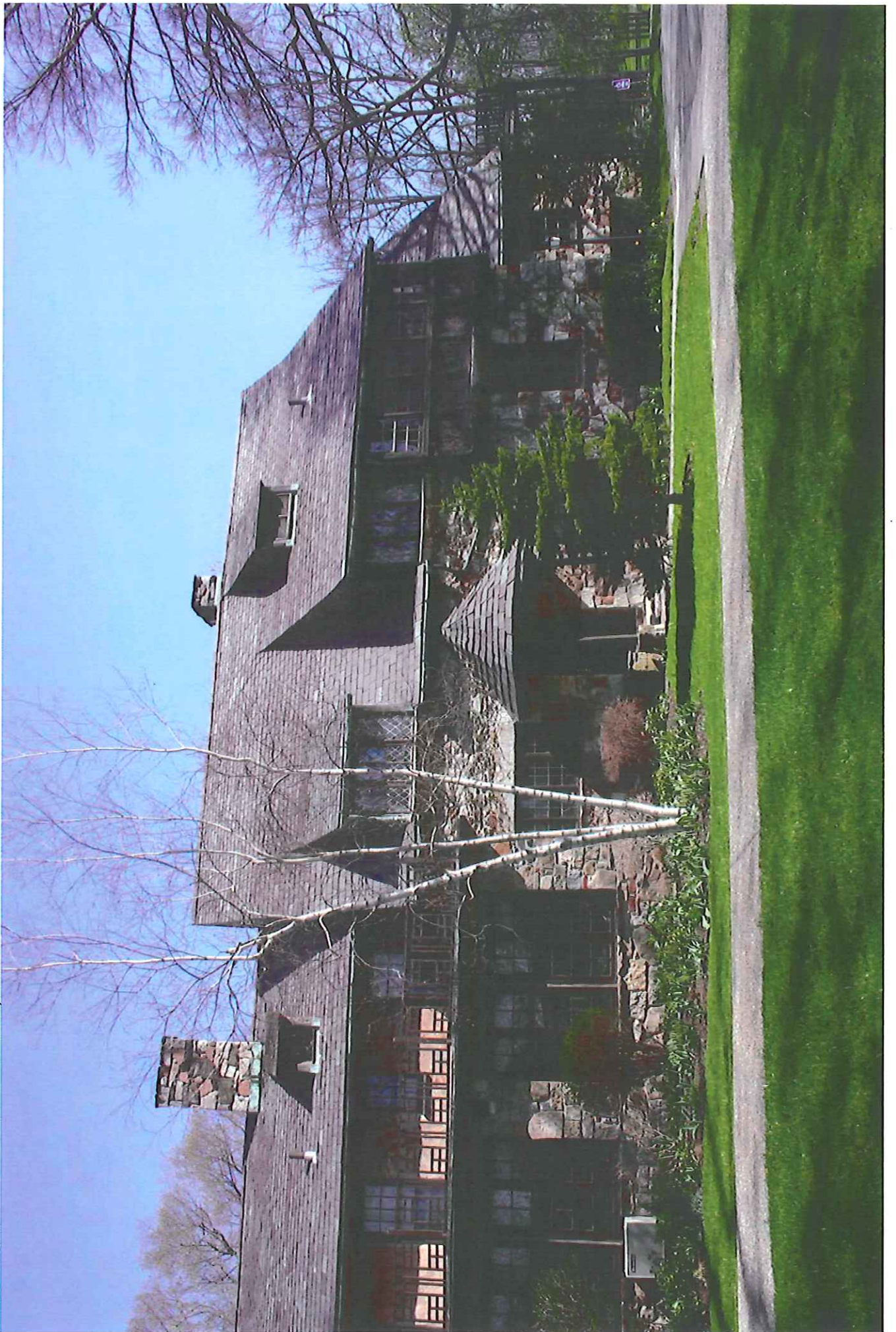
### **3 Car Garage w/ 2 Bedroom Staff Apartment**

### **5 Bay Equipment Barn**

Brown Harris Stevens Commercial Services of LI, LLC  
99 Powerhouse Road, Suite 305, Roslyn Heights, New York 11577  
Tel 516.203.8100 Fax 516.203.8199 Website [www.BHScommercialLI.com](http://www.BHScommercialLI.com)

The foregoing is based on information obtained by BHS and believed to be reliable but no guarantee is made to its accuracy. No guarantee whatsoever is made as to the timing, amount or certainty of any sales projections or investor returns, which will depend on market conditions, project expenses, sales prices and other variables not presently ascertainable.

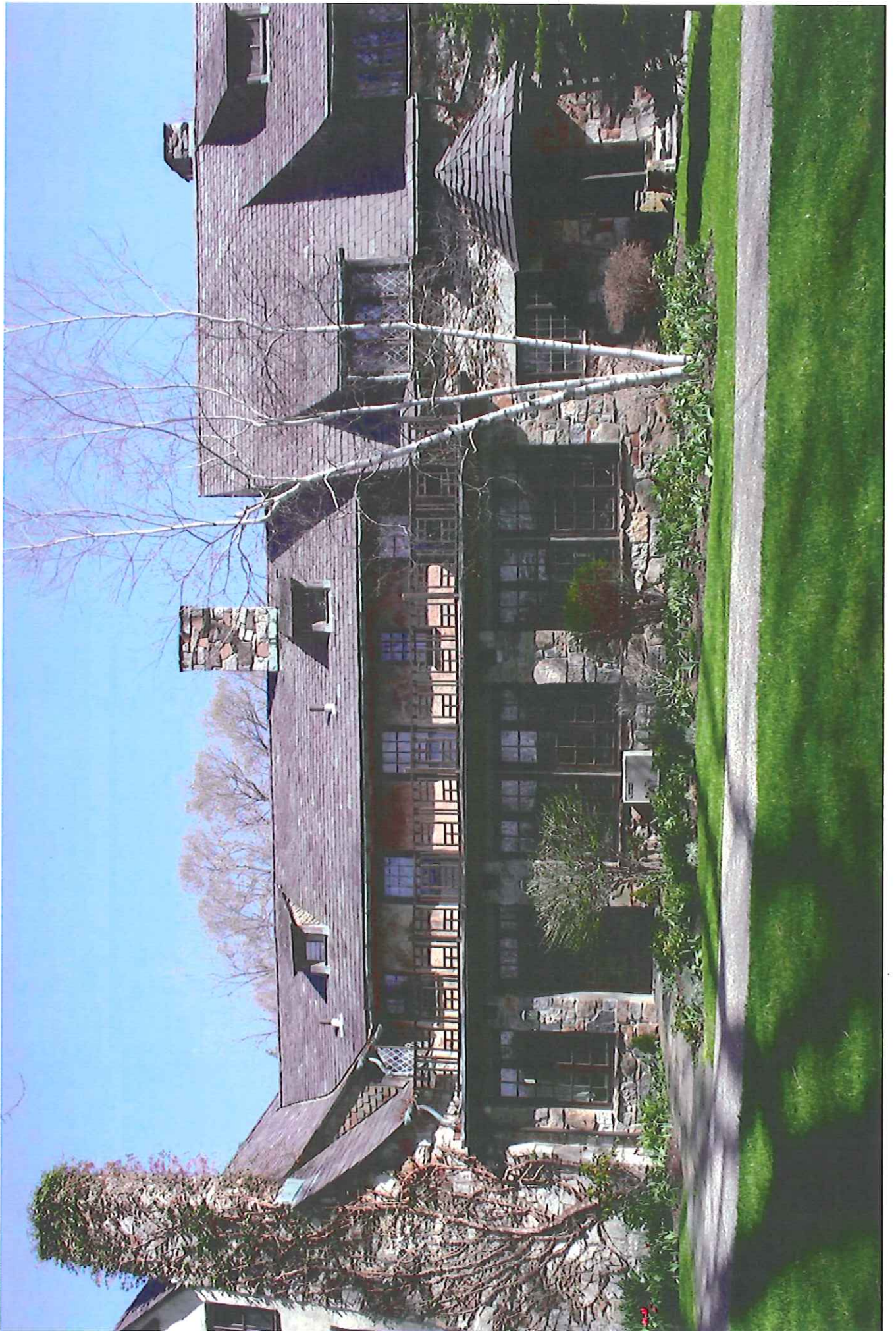






















ATTACHMENT I



Service Entrance

Service Entrance

Main Entrance

Manor House

Troutbeck Lane

Troutbeck Lane

Seasonal Creek

Woodlands Road



AMENIA CITIZENS FOR TRUE PROGRESS

We<sup>1</sup> support the development of projects that protect the unique natural and historical resources of Amenia. We support the town’s vision of progress by making changes that will make our town more appealing to first and second-home owners, regional small businesses and tourists.<sup>2</sup>

We are concerned that the Adaptive Reuse Plan submitted by Troutbeck Holdings, Inc., which includes a nine-phase, six-year expansion of the Troutbeck Inn, is at a scale that does not align with this vision.<sup>3</sup> Troutbeck Holdings is proposing special permission to demolish, renovate and add structures that would increase its footprint by 4x<sup>4</sup> and introduce potentially 700+ daily visitors when at capacity. For an area zoned Rural Residential with a Historic Overlay, these changes that would significantly alter the neighborhood.<sup>5</sup> This scale of influx would require an additional 25,000 gallons of water a day,<sup>6</sup> generate 3

---

<sup>1</sup> Please provide the names of the officers, members and organizers of “Amenia Citizens For True Progress”. None were found on the website. Include years in existence. If a not-for-profit please provide organizing documents.

<sup>2</sup> Beyond your opposition to this specific ARP, please provide specific details of the efforts “Amenia Citizens For True Progress” have taken to support the town’s development, including volunteerism, elected positions.

<sup>3</sup> Please provide details for how a plan for Troutbeck which supports its business objectives would align with your vision, taking into account Troutbeck’s entitlements.

<sup>4</sup> The existing square footage (SF) of the property, following the proposed demolition of two existing structures – the “Garden House (c. 1980)” and “Gazebo” – is 57,163 SF. The Total SF “increase” assuming all 9 Phases are constructed as presently conceived would be 84,731 SF (subject to site plan approval for each phase from 2 – 9), or 1.5x the existing Troutbeck Total Building Square Footage. The author’s mention of “4x” is both misleading and a gross exaggeration of Troutbeck’s proposed expansion. The final coverage area – assuming all 9 phases are completed as conceived – will equal 1.95 acres or 4.47% of the total land area. A coverage ratio of 30% or 13.05 acres is permitted by code.

<sup>5</sup> Please provide detailed 3rd party studies on how these changes would significantly alter the neighborhood.

<sup>6</sup> **Re: Water:** “The Troutbeck site currently has a Public Water Supply served by 2-wells capable of producing 35 GPD and 22 GPD respectively. This equates to an available well capacity of approximately 31,680 gallons per day” for the least productive well [page 22/721 of ARP]. Additionally, “[t]he proposed project is not anticipated to contain any uses that would utilize aquifer damaging chemicals and will not exceed the site’s [aquifer] natural recharge rate” [page 14/721]. The natural recharge rate of the aquifer is projected to exceed Troutbeck’s usage by 600,000+ gallons p.a. assuming the full build-out of all structures.

tons of waste a week,<sup>7</sup> overwhelm our roads<sup>8</sup> and emergency services<sup>9</sup> and impact the habitat<sup>10</sup> of two endangered species and one species of concern.<sup>11</sup>

We appreciate the historical and cultural significance of the historic Troutbeck and welcome visitors to enjoy its beauty – at a scale<sup>12</sup> that ensures it will be as wild and appealing to generations to come.<sup>13</sup>

## WHAT'S HAPPENING?

Troutbeck Holdings Inc. has submitted a 483-page Adaptive Reuse Plan to the Amenia town planning board to expand the current 37 room Troutbeck Inn. They seek special permission to increase their square footage by 4x to a 16,000 sq. ft.<sup>14</sup> facility with a capacity of 700+ customers via a nine-phase, six-year development plan requiring special permission to build as the site is currently zoned Rural Residential with a Historic Overlay.<sup>15</sup>

The development would include the addition of:

---

<sup>7</sup> **Re: Waste:** Only Phase I Site Plan Approval is being requested at this time – the phase is “anticipated to create a negligible increase in operational waste due to its limited scope”. Further, “All waste management and recycling service are anticipated to continue and be scaled accordingly to accommodate [...] additional waste” [page 30/721 of ARP].

<sup>8</sup> **Re: Traffic:** “Based on the [...] Traffic Assessment’s findings and recommendations, the traffic/circulation improvements outlined [in the ARP] should sufficiently accommodate both the Phase 1 and Full Buildout of the project site” [page 27/721 of ARP]. The provided Traffic Assessment states that surrounding roadways will continue to operate at a Level of Service (LOS) of B/A, the highest achievable rating. For additional consultation, please refer to Appendix D [page 179/721 of ARP] which provides the full and comprehensive traffic study. All recommendations made by the Traffic Consultant have been incorporated into the ARP, beginning with Phase I.

<sup>9</sup> **Re: Emergency Services:** “[S]everal fire safety measures were recommended as part of the implementation of the Adaptive Reuse Plan [...] and] will be implemented during the buildout of the master plan” [page 30/721]. The ARP remains subject to final approval by the Dutchess County Department of Emergency Response. Each phase will require Site Plan Approval and, further scrutiny by our local emergency service providers. Consultations have already occurred and comments incorporated into the ARP. Further, all structures new and old are fully compliant with life safety requirements including sprinklers and fire separation ratings. Staff preparedness and training is a central feature to our operational standards including the training of all staff in keeping with our Fire Safety and Emergency Plan Manual(s). All Troutbeck structures have full onsite back-up power generation – during an emergency (e.g. wide spread black-outs during winter), Troutbeck systems remain fully operational.

<sup>10</sup> **Re: Endangered Species & Species of Concern:** The report by certified biologist, Michael Nowicki from Ecological Solutions, LLC. Concluded that: “there is no suitable habitat present onsite to support any of the threatened/endangered species identified by the NYSDEC Environmental Resource Mapper” [page 33-34/721]. For the full report, please consult Appendix B [page 49/721]”.

<sup>11</sup> With reference to previous footnotes 6-10, the aforementioned claims are partly or wholly unfounded.

<sup>12</sup> **Re: Scale:** Troutbeck’s proposed plan is 30% less intensive by key count than the “168.5 Total Lodging Units Permitted by Zoning” [pages 14-15 of ARP] and, 85% less intensive by coverage ratio than permissible by code.

<sup>13</sup> **Re: Historical and Cultural Significance:** Refer to “5.0 NATURAL/ARCHEOLOGICAL RESOURCES” [pages 31-37/721 of ARP]. “Based on the studies done on the project site and the adherence to the Adaptive Re-Use standards and inclusion of the Conservation Areas, it is our belief that the Master Plan for the Adaptive Re-Use of this historic site will not result in any significant adverse environmental impact.” Proposed modifications included in Phase 6 remain subject to and contingent upon final approval by NYS SHPO.

<sup>14</sup> Please refer to Footnote 4.

<sup>15</sup> Please refer to this document’s cover letter for links to application-related materials. The timeline of the project is subject to economic feasibility including construction costs, economic climate and operational capacity. At this time only Phase 1 is before the Planning Board for Site Plan Approval. Applications for Site Plan Approval will be required for each subsequent phase and will include further Public Hearings.



- two 30 room hotels
- 19 cabins ranging from 700-1,000 sq ft.
- a man-made pond to be drawn from the current aquifer shared by local residents and farmers
- event space that would increase the capacity of the current 37 room inn to ~700-800 people per day,<sup>16</sup> 24/7 (almost 1/4 of the current 4000 person population of Amenia).
- staff apartments reserved for managers recruited from NYC and internationally.<sup>17</sup>
- and other structures to be built within a Rural Residential Zone with a Historic Overlay

### WHY SHOULD I CARE?

The Troutbeck Holdings Inc. project would introduce 700+ transient customers<sup>18</sup> to an area with 4,400 residents. It would create a disproportionate additional demand on existing water resources,<sup>19</sup> our narrow country roads<sup>20</sup> and put additional load on our existing EMS services and volunteer fire department<sup>21</sup> who are already bravely supporting local residents.<sup>22</sup>

The Troutbeck Holdings application forecasts six years of construction, beginning Jan 2023 through Nov 2029.<sup>23</sup> Their application states that during construction, the area can expect noise six days a week: Mon–Fri 7am-6pm and Sat 9-5pm - with the associated large vehicle traffic and pollution impacting the area.<sup>24</sup>

---

<sup>16</sup> **Re: Capacity:** The “Proposed Maximum Day-Use capacity [... is] 636 persons”. 24/7 capacity can only be applied to our “Overnight Capacity” of 261 persons [pages 20-21 of ARP] and represents an occupancy rate of 100%. Average occupancy is approximately 63% or 164 persons assuming occupancy of 2.0 guests per occupied room night. The historic average is ~1.7 occupants per occupied room night resulting in an operational occupancy of ~153 persons. The ARP estimates assume 100% of the structures proposed are constructed and, that each are at 100% maximum capacity, concurrently. “[I]t is the applicant’s intent to limit the number of people present on the site for several reasons” [page 20/721 of ARP]. Note that Troutbeck limits weddings to 250 dinner guests and, further, limits wedding sales to 12 – 14 annually.

<sup>17</sup> Amenia is starved for workforce housing. The author’s statement on who the housing is reserved for is a baseless fabrication.

<sup>18</sup> Please refer to Footnote 16.

<sup>19</sup> Please refer to Footnote 6.

<sup>20</sup> Please refer to Footnote 8.

<sup>21</sup> Please refer to Footnote 9.

<sup>22</sup> Note that members of the Planning Board are themselves Emergency Service Providers. The ARP has been formulated in consultation with and has been subjected to the review of these members. Troutbeck’s consulting team have met with the Town of Amenia Fire Department and, incorporated all recommendations. Site Plan Approval for each subsequent phases requires further consultation and inclusion of any further recommendations. Troutbeck staff are required by law to undergo, health and safety training and certification include Fire Safety and ServSafe certifications.

<sup>23</sup> **Re: Construction Schedule:** Construction times and timelines are provided as estimates. Thank you for highlighting this issue and please note that the ARP will be modified to restrict construction times to M-F, 8am to 5pm and will exclude weekends.

<sup>24</sup> **Re: Noise:** “Upon completion of the proposed Adaptive Reuse Plan, noise levels are expected to remain the same as there is no proposed change of use. It is anticipated that additional noise, outside of typical operation, will be generated during construction activities during times specified in §2.2.A Earthwork/Grading. The site will abide by all the laws outlined in §80-2 ‘Prohibited Noises; enumeration’ of the Town of Amenia Town Code. Violation of said laws will result in appropriate disciplinary action from the Town, as outlined in the above-mentioned section” [page 29/721].

After construction the project would draw 25,000 gallons of water a day from the aquifer shared by local residents and farmers.<sup>25</sup>

The project would generate 3 tons of solid waste a week to be trucked to Dutchess County Resource Recovery (8 tons of waste per week during construction).<sup>26</sup>

Two endangered species (timber rattlesnake and bog turtle) and one species of concern (Northeast cottontail) would be impacted.<sup>27</sup>

The building site would pave and construct new structures in a Rural Residential zone with a Historic Overlay.<sup>28</sup>

This large-scale development would forever alter the open fields, tall trees and streams cited by W.E.B Dubois as facilitating discussions between key leaders of the NAACP and decrease appeal to tourists around the area who visit for its wild nature,<sup>29</sup> historic significance and beauty unique to this special site in Amenia.<sup>30</sup>

The above details may be verified on the Troutbeck Holdings application to the Amenia Town Board which was submitted to the town in 2021 or prior; it was made known to the public in October 2022.<sup>31</sup>

Summary maps may be found on pages 1-6, with additional description on page 40:

<https://ameniany.gov/wp-content/uploads/2022/10/Troutbeck-Planning-Board-Application.pdf><sup>32</sup>

## AMENIA RESIDENTS DESERVE TRUE PROGRESS

---

<sup>25</sup> Please refer to Footnote 6.

<sup>26</sup> Please refer to Footnote 7.

<sup>27</sup> Please refer to Footnote 10.

<sup>28</sup> **Re: Zoning:** “The project site has been included in the HPO due to its several existing structures having hospitality/lodging uses dating back to the 1760’s. This use was later formalized in 1979, when the site received a special use permit for use as a country inn/restaurant. The proposed expansion will continue and enhance the sites hospitality use, which, while not currently permitted as of right by the “RR” zoning district, is allowed in areas designated with the HPO as an “adaptive reuse”. The “adaptive reuse” is permitted with sites containing 5-acres or more and specifically permits “lodging, facilities, meeting rooms, health spas, and conference facilities” and “restaurants” on the site regardless of the underlying zoning district” [page 10/721 of ARP] – please consult “2.0 ZONING” for a detailed explanation of how this application interacts with existing zoning [pages 5-12 of the ARP].

<sup>29</sup> **Re: Nature:** “The plan [...] calls for ±53.7% of the site to be held within a conservation easement, which will be controlled and maintained by the Housatonic Valley Association (HVA)” protecting these lands in perpetuity under a permanent conservation easement [page 15/721 of ARP].

<sup>30</sup> Please refer to Footnote 13.

<sup>31</sup> Approval of the ARP is a public process and has been publicly reviewed during Planning Board meetings **the** Amenia Town Hall since 2021. All application material has been accessible to the public at the Planning Office during office hours over that period. Members of the public may freely attend any Planning Board meeting, the agenda’s for which are published in advance at <https://ameniany.gov/planning-board-agendas-and-resolutions/>

<sup>32</sup> Please refer to this link for the most up-to-date material: <https://ameniany.gov/wp-content/uploads/2022/12/Troutbeck-Adaptive-ReUse-Plan%E2%80%93For-Continued-Public-Hearing-12-14-22.pdf>



We support the development of appropriately-scaled projects<sup>33</sup> that enhance the unique natural appeal of Amenia and contribute to progress by directly benefiting our community: infrastructure that supports our residents, visitors, businesses and their needs. We support improvements within downtown Amenia to draw visitors to our local businesses and town in a way that benefits the entire community of residents and local business owners.<sup>34</sup>

We do not support inappropriately scaled developments<sup>35</sup> that strain already limited natural resources and habitats.<sup>36</sup>

### **AMENIA RESIDENTS WANT TO STAND WITH OUR PLANNING BOARD**

We support a board that protects residents, neighboring businesses and the natural beauty of Amenia. We support a board that seeks to maintain the historical integrity of sites like Troutbeck that are unique to our town.<sup>37</sup>

We support a board that does not allow out-of-scale<sup>38</sup> developments that forever alter our forests, fields and farmlands<sup>39</sup> in a way that may make Amenia less attractive to potential first and second homeowners, future businesses and tourists.

Keep Amenia Rural

We are residents of Amenia - your friends, neighbors and customers.

We support the development of projects that protect the unique natural and historical resources of Amenia and truly benefit our community of first and second-homeowners, businesses and tourists.

As a town we share the unique historic district of Troutbeck (in the Leedsville area)

Several years ago a group of investors purchased a portion of the historic estate and currently operate it as a 37 room country inn, which they have already renovated and developed to host events and weddings.<sup>40</sup>

---

<sup>33</sup> Please refer to Footnote 12.

<sup>34</sup> Please refer to Footnote 2.

<sup>35</sup> Please refer to Footnote 12.

<sup>36</sup> Please refer to Footnote 29.

<sup>37</sup> Please refer to Footnote 2.

<sup>38</sup> Please refer to Footnote 12.

<sup>39</sup> Please refer to Footnote 29.

<sup>40</sup> Troutbeck has been operating in this capacity since 1979 and prior to its acquisition by Troutbeck Holdings, LP purchase in 2016. "The property was reported to sit idle for many years before being acquired by the partnership of Jim Flaherty and Robert Skibsted in the late 1970's and, in 1979 they obtained a special use permit from the Town of Amenia to convert the estate to a hospitality use as an Inn and Conference Center, and successfully ran as such for the next 30 years" [page 7/721 of ARP]. For a full history of the property and precedent, please refer to "1.3 Site History" [page 7 of ARP]. In 2012, Brown Harris Stephens marketed the property to potential buyers. The Brown Harris Stephens marketing material states "[e]very year between 35-40 weddings are hosted", demonstrating a precedent which the current operation of Troutbeck does not reflect: Troutbeck currently caps the number of weddings it hosts to a maximum of 12 – 14 per calendar year.

We are concerned that the proposed nine-phase, six-year dense redevelopment of the site slated to start in Jan 2023 would lead down an irreversible road of overdevelopment and gentrification.<sup>41</sup>

We appreciate the historical and cultural significance<sup>42</sup> of the current Troutbeck historic manor site in our town. It is in a Rural Residential zone with a Historic Overlay. We have seen other neighborhoods spoiled for the benefit of wealthy corporations at the expense of local residents<sup>43</sup> and hope we will be able to work together to avoid the same.

-- Amenia Citizens for True Progress

### SAMPLE LETTER TEMPLATES

#### Sample Letter Template A

Dear Chairman Robert J. Boyles, Jr., Secretary Judy Westfall and members of the Town Planning Board,

I, along with the majority of my neighbors, are strongly opposed to the Troutbeck nine-phase Adaptive Reuse development plan. This plan would bring an additional ~1000 hotel, cabin, restaurant and club membership guests to what is currently a rural residential neighborhood<sup>44</sup> of first and second homeowners who purchased their properties with the expectation of quiet enjoyment of their homes.<sup>45</sup>

This development would take place within a small portion of the historic Troutbeck Estate, with additional lands owned and co-owned by surrounding neighbors.<sup>46</sup>

I oppose allowing the special permit requested to demolish and build structures within this Rural Residential Zone that does not have the water resources,<sup>47</sup> roads,<sup>48</sup> or safety and security services<sup>49</sup> available to support an expansion at this scale.

This site has a Historic Overlay to protect its cultural and historic significance for future visitors to Amenia and is not intended to preserve the land for visitors who can afford the \$600+ per night room rates at the Inn.

The Inn already functions as an event space and the addition of a second restaurant and facilities would impact the fragile characteristic of this area<sup>50</sup> - already stressed with gravel trucks, logging trucks, and

---

<sup>41</sup> Please refer to Footnote 12.

<sup>42</sup> Please refer to Footnote 13.

<sup>43</sup> **Re: Local Residents:** 65.89% of Troutbeck employees live in Dutchess County, a further 14.49% live in Litchfield County. Therefore 80.37% of its employees are local to Troutbeck.

<sup>44</sup> Please refer to Footnotes 12 and 16

<sup>45</sup> Please refer to Footnote 24.

<sup>46</sup> Please refer to Footnote 28.

<sup>47</sup> Please refer to Footnote 6.

<sup>48</sup> Please refer to Footnote 8.

<sup>49</sup> Please refer to Footnote 9.

<sup>50</sup> Please refer to Footnotes 12 and 28.



seasonal civilian traffic.<sup>51</sup> We already have to accept this existing traffic as "necessary" noise and pollution.<sup>52</sup>

We don't see any benefits to this proposal, but we do see a lot of negatives. Here is a list of just what I can think of:

1. Disruption to the natural environment People don't live or visit this area to hear construction<sup>53</sup> Mon-Sat from 8-5pm for a period of six years.<sup>54</sup>
2. Displacement of wildlife. Two endangered species and one species of concern consider this area their habitat.<sup>55</sup>
3. Noise pollution. During and after construction noise would destroy the very nature of this peaceful area that has attracted first and second-homeowners.<sup>56</sup>
4. Degradation of water supply. The additional 25,000 gallons of water required per day of the proposed development is of great concern to the residents who share this aquifer.<sup>57</sup>
5. Physical pollution. The 8 tons of garbage per week generated during the six-year construction and 3 tons a week of garbage generated thereafter are of concern.<sup>58</sup>
6. Potentially unsafe. I have concerns that the existing volunteer fire department of Amenia and the EMS services we contract from Wassaic may not have the capacity to care for residents as well as 1000+ rotating visitors who have access to the hotel 24/7, 365 a year.<sup>59</sup>
7. Privacy. Guests of the current in [*sic*] are already wandering onto the property of surrounding neighbors, trespassing, collecting items off lawns and allowing their animals to run off leash to the detriment of residents and their pets.<sup>60</sup>

---

<sup>51</sup> Please refer to Footnote 8.

<sup>52</sup> Please refer to Footnote 24.

<sup>53</sup> Please refer to Footnote 24.

<sup>54</sup> Please refer to Footnote 23.

<sup>55</sup> Please refer to Footnote 10.

<sup>56</sup> Please refer to Footnote 24.

<sup>57</sup> Please refer to Footnote 6.

<sup>58</sup> Please refer to Footnote 7.

<sup>59</sup> Please refer to Footnote 9.

<sup>60</sup> Anecdotes aside, no reports were filed to local emergency services or to the Troutbeck management team. The Common Areas are managed by the Board of Directors of the Troutbeck Community, which is not controlled by Troutbeck, its Sponsor. The common areas lack designated trails, pedestrian walkways along roadways, adequate signage delineating private from common lands and other necessary wayfinding aides. The Community has no security measures in place to restrict public access or adequate signage to deter trespass. Issues of encroachment, poaching, and minor acts of vandalism are major concerns of the Sponsor. The Sponsor has made numerous proposals to the Board to mitigate these long-standing issues and, has even proposed to finance these solutions. The Board of Troutbeck Community has not actively engaged on these subjects, as of yet.

8. Minimal economic impact to the community. The planned resort is designed to keep customers on the property with the additional amenities. The additional foot traffic would be of little benefit to the family businesses that exist in Amenia.<sup>61</sup>

The current zoning should remain as is, and not modified to accommodate special interest groups. Rezoning would forever alter the characteristic of the larger historic Troutbeck region surrounding the proposed development.<sup>62</sup>

Sincerely,

[Name]

[Address or Town, State]

### Sample Letter Template B

Dear Chairman Robert J. Boyles, Jr., Secretary Judy Westfall and members of the Town Planning Board,

I am writing in response to the application submitted by Troutbeck Holdings for an Adaptive Reuse Plan that would provide them with a special permit to develop within a current Rural Residential with Historic Overlay zone.

I object to this plan for the following reasons:

It will have a negative environmental impact on local Amenia residents, raising traffic,<sup>63</sup> community safety<sup>64</sup> and water use concerns.<sup>65</sup>

It will negatively impact property values in the area during the six years of construction as homebuyers are not generally interested in purchasing near construction sites.

The facility does not provide affordable housing for local Amenia residents. The staff housing proposed will be reserved for managers recruited from NYC and international markets.<sup>66</sup>

It increases the threat of pedestrian and vehicle accidents with the addition of almost 1000 people to a small neighborhood with narrow dirt roads (this amount of people is nearly 1/4 of our 4400 residents).<sup>67</sup>

It increases the threat of physical safety of residents who will have unmonitored visitors on or near their property during hotel hours - 24/7, 365 days a year.<sup>68</sup>

---

<sup>61</sup> Categorically, it cannot be disputed that more potential customers are a benefit to local businesses.

<sup>62</sup> Please refer to Footnotes 12, 13, 28 and 29.

<sup>63</sup> Please refer to Footnote 8.

<sup>64</sup> Please refer to Footnote 9.

<sup>65</sup> Please refer to Footnote 6.

<sup>66</sup> Please also refer to Footnotes 17 and 43.

<sup>67</sup> Please refer to Footnote 8.

<sup>68</sup> Please refer to Footnote 9.



[Include any other concerns you may have]

I, along with concerned neighbors, have legitimate concerns about the scale of development proposed. We ask that you take our concerns seriously and ask Troutbeck Holdings to seek better suited areas for their expansion. Within Amenia there are areas with the better infrastructure, roads and access to local businesses so that the proposed development would benefit the larger community of Amenia.<sup>69</sup>

Sincerely,

[Name]

[Address or Town, State]

---

<sup>69</sup> Please refer to Footnotes 12, 28 and 43.