

TOWN OF AMENIA

PLANNING BOARD

TOPIC: Troutbeck

DATE: Wednesday, February 8, 2023

TIME: 7 p.m.

LOCATION: The Town Hall  
4988 Route 22  
Amenia, New York 12501

PLANNING BOARD SECRETARY: Judy Westfall

BOARD MEMBERS PRESENT:

Robert Boyles, Jr., Chair  
John Stefanopoulos  
Matthew Deister  
Anthony Robustelli  
Nina Peek  
James Walsh  
Neil Kusnetz

ALSO PRESENT: Paul VanCott, Esq.  
John V. Andrews, Jr., P.E.  
Richard Rennia, P.E.  
Joshua E. Mackey, Esq.

COURT REPORTER: Laura A. Couch

LAURA A. COUCH  
(518) 495-3830

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MS. WESTFALL: My name is Judy Westfall. I'm the Planning and Zoning secretary for the Town of Amenia.

So number one, This is a continued Public Hearing on Troutbeck's application for Planning Board approval of a Special Use Permit for an Adaptive Use Plan and Site Plan approval of the first phase of that Plan. The Planning Board is also conducting a full environmental review of the application under the State Environmental Quality Review Act.

Number two, The Planning Board received this application in September of 2021 and has been reviewing it for over a year. During its review, the Planning Board has sought additional information and studies from Troutbeck, as well as input from other agencies on the application. Troutbeck has appeared before the Planning Board a number of times over the past year to present additional information on the application.

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Number three, All of Troutbeck's application materials submitted to date have been posted on the Town's website, and all written comments on the application by the public have been provided to the Planning Board for consideration.

Number four, The purpose of tonight's Public Hearing is for the Planning Board to hear from the applicant on any updates to the application and to hear public comments on the application.

Number five, Persons wishing to make oral comment in the Public Hearing tonight have had the opportunity to sign in as they entered the auditorium. People will be called up to provide their comments in the order in which they have signed up.

Number six, When called, speakers should use the microphone provided to speak so that they can be heard by others and so that the comments are recorded. Speakers should identify themselves and

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where they live for the record and their address so that the Planning Board directly will hear their comments or questions.

Number seven, Comments and questions will be accepted but will not be responded to by the Planning Board, the Board's consultants or the Applicant, unless the Board's Chair directs otherwise.

Number eight, Comments should be limited to five minutes for each individual making comment.

Number nine, We respectfully request that people not repeat comments that have already been submitted to the Board, either at a prior hearing or in writing, and refrain from repeating comments or questions which have already been made by others here.

Number ten, Persons who have not signed up or have not spoken will be given that opportunity after all who have signed

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up had their opportunity to speak.

Number eleven, After public comment tonight has concluded, the Planning Board may have some discussion, which could include asking the applicant to respond to any comments and questions as deemed necessary.

Number twelve, Before public comment is taken, the Applicant has asked for the opportunity to make a short presentation to the Planning Board regarding updates to its application.

Thank you.

MR. BOYLES: The applicant can go ahead.

MR. MACKEY: Good evening members of the Board, Mr. VanCott, Mr. Andrews, members of the community.

As you know by now, I'm Josh Mackey. I'm here for Troutbeck. The hard work by the Board the past two years is nothing short of remarkable. We thank you for all you have done.

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I thought it would be helpful to offer the following factual and procedural background before we begin.

This application is as a right and conforms with the letter and the intent of the Amenia code. In 2005 the Amenia ZBA unanimously approved Troutbeck's existing Special Use Permit. Shortly after the ZBA resolution, Amenia updated its code to add, among other things, a historic preservation overlay district and applied it to the 43 acres comprising of the Troutbeck Inn parcel. This is the basis of Troutbeck's current expansion. It is also notable that both the ZBA Resolution and the application of the HVO were subsequent to Troutbeck's earlier subdivision. The land now includes the 40-acre Troutbeck community. It was a subdivision from the 43-acre parcel. Why is this relevant? It is relevant because Troutbeck's expansion was contemplated long ago when the neighborhood evolved

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into what you see today. The visionaries in the Town who established the framework that leads us here tonight knew the expansion of Troutbeck as appropriate and desirable.

Troutbeck has operated as an inn and conference center and banquet hall and a public restaurant since at least 1979. We have all grown accustomed to the Troutbeck sign on 343. It is up on the screen now. It stood there for more than 20 years and plainly advertising those uses until sometime in 2017 when our client replaced the sign. All this simply underscores the point that the uses and entitlements, along with the events and personal experiences that occurred at Troutbeck are part of the ever evolving history of this unique property.

Lastly, this application, too, has evolved. In a moment Rich is going to explain the recent revisions to the application which we are offering to

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address public concerns expressed in written submission and at the two prior Public Hearings. In light of all this, we respectfully submit that the Board has enough information to satisfy its hard met requirement, and therefore, it should close the Public Hearing and move ahead with its determination.

I'll now hand it off to Rich who is going to explain the revisions. Thank you.

MR. RENNIA: Good evening. My name is Rich Rennia, the principal at Rennia Engineering.

So a few things that I wanted to touch on. So the Adaptive Use Plan is up on the screen. But just to touch base on a little bit of what we talked about in the past and what we talked about at the other meetings. This proposal agrees with the Comprehensive Plan. This proposal is also centered right in the middle of the Leedsville hamlet. I think that is very

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important here.

Site density, we heard a lot of the public say that we are too dense, that we don't meet the zoning code. This project is not too dense. We are actually, with the revisions that we are going to show you tonight, we are going to have -- we are nearly 50 percent less than the amount that would ordinarily be allowed by the Adaptive Use. The permitted density is 168 1/2 lodging units. We are currently proposing 85 units, so nearly half of that.

With respect to zoning, as you heard Josh say, the Plan is conforming, the Plan is as of right. There will also be a conservation easement on more than 50 percent of the land.

The existing use. We have seen a lot of comments come through from the parties, the interested parties, I guess we will call them the opposition, trying to question the fact that if Troutbeck

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really does have a Special Use Permit.  
Well, the 1978 Special Use Permit is real.  
It was affirmed by the Town of Amenia ZBA  
in 2005, and I know that for a fact  
because I was there representing the  
previous Troutbeck owners at that meeting.

And then as far as revisions, we  
will get into those revisions right now.

So this is looking at the most  
northern portion of the site, and you see  
a red X over a building. That is a former  
lodging building. We are calling it  
Garden West Hotel. That has been  
completely removed from the project. That  
reduces or takes away 32 lodging units.  
That is a 25 percent reduction.

The parking area. We received  
public comments regarding seeing the  
parking area from 343. So what we did was  
we revised the layout of that parking area  
to tuck it in closer to the buildings.  
And we can also grade it down. The  
grading is not shown here, but that will

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be basically set down into the ground so you would be actually looking over the top of the parking lot. That is -- and then that allows us to increase the landscaping buffer. That buffer is increased by over 28 percent.

And then there was also comments regarding where the shuttle vans would park. As a skiing and event center, the most responsible thing to have to get people in and out of an event is to have shuttle vans available if needed. So rightfully so, we have to provide a location for those to park. People were concerned about those being visible. So we removed their location, which is -- you can see some rectangles in red up in that upper right hand corner. Those have been removed from that location. So the parking lot that you see outlined in red was the former parking lot. The parking lot that is in black, that is the new proposed. And then the building with the

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red X on it is the building that has been completely removed from the application, and that is a complete removal of an entire phase from the phasing plan.

We heard a lot of comments at the previous Public Hearings regarding what would this look like from Route 343. And that is a main travel corridor for the majority of the neighbors and people passing through town getting to Sharon and getting from Sharon back over to Millbrook. So we took that to heart and we took a very hard look at that. We went back to the landscape architecture team and said what can we do here. So their idea is to do some -- there is an existing tree line along Route 343. So the first part of this is to enhance that with shrubs. So there would be lower shrubs there. If you try to plant trees in there, they are not going to grow because it is already shaded. And then to the south of that, to add onto what is at the

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corner of Leedsville Road and 343 is an existing portrait. So that the trees that you see extended back from 343 are low orchard trees, and then there is enhanced plantings that are closer to the buildings and closer to the parking area. And then there is an open meadow in the middle. That open meadow is where we will have the septic systems located, and that will remain open meadow just like it is now. No fences in this area. Open for wildlife to roam through. We believe that this will greatly enhance the appeal for 343.

These are some renderings of what the buildings would look like with and without the trees. So the picture at the top left shows the proposed buildings, how they would look without the plantings. The building or the photo in the bottom shows the proposed orchard. The photo in the top shows the proposed buildings, and this photo is taken from closer to Leedsville Road and 343. You can see you

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just see the roof line. But with the addition of the orchard, you basically do not see the building at all.

Phase one. We did some revisions to phase one. We made the gatehouse a little bit smaller and moved it up closer to the road and reduced a cabin. So it was five cabins, now it is four cabins. The reduction in the footprint of the gatehouse is around 20 percent. It was a larger building. It had more decks on it. So we made it much smaller. You can see the red outline of the former building. It was a lot bigger. The gatehouse, like I said, was moved a little closer to the road and closer to the Troutbeck Lane. The gatehouse is actually a very important feature to this, and we think will greatly enhance operations throughout the neighborhood. It is going to have somebody from the Troutbeck staff there. They are going to be able to keep an eye on what is happening at the entrance to

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Troutbeck. They are going to be able to direct people. They are going to be able to greet people. They are going to be able to tell people where exactly to go, where to park, where their rooms are. And anybody that is lost in the neighborhood would be able to pull in there and get directions as well, too. So the gatehouse we believe is a very important part because it does a lot for the neighborhood as far as welcoming people and then also directing people and making sure that there are no mishaps where people drive right past Troutbeck and they end up using roads that they don't need to use. The cabins, the reduction in the cabins is a little bit better because it is going to save trees here. It is also going to reduce what is seen or heard from any of the neighboring sides of the lower left corner. We moved the cabins around so that last cabin is a single occupancy cabin with just a building wall facing the

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road and facing the neighboring areas. So that coverage is reduced by about 13 percent.

And then in the left side of the photo closest to the street we see a little red area there. That is the proposed bakery. And there was a proposed deck that was overhanging the embankment of the creek, and that has been reduced to pull that back because we felt that that was -- that that encroachment did not need to be there. So we removed that encroachment, and the footprint is about 31 percent smaller.

The gatehouse rendering. This is a rendering of what the gatehouse would look like. You can see it is very small, very tasteful. A small porch, welcoming porch in the front. The cabins, there is one and two bedroom cabins. So this is a rendering of the one bedroom cabin. There is a small porch where you walk up onto to enter it, and then there is a porch in the

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back that overlooks the creek. So the idea is that activity in these cabins occurs not outward but inward into the Troutbeck site. This is a rendering of the two bedroom cabin. The same setup, basically, as the one bedroom, just a little bit bigger.

The phase one landscaping. At the top of this screen for everybody's reference is Leedsville Road, and then the road that you see to the left side, middle left of the screen is the Troutbeck Lane entrance, the main entrance. All of the round circles that you see with the little mark in the middle, that is all proposed trees and shrubs. So that entire area is going to be completely replanted, made thicker, revitalized and very prime trees and shrubs are going to be planted and then any of the dead, decaying material would be removed. This is a rendering showing just how the gatehouse would look from the existing main entrance. You can

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see that it is very small. It is set back from the road. It is barely noticeable when you drive by. But when you pull into the entrance that will be there, and that is what will welcome and direct.

So the revision summary. This summarizes the revisions to the Plan. The first column describes what the different units are. The next column is what are the previous submissions included. The next column is what the revised is, and then the net difference and then the percentage difference. So I'll run through these very quickly.

The lodging units, we are reduced from 118 down to 85 now. That is a difference of 33 units, and that is 28 percent less as far as lodging units goes. The phasing, we had nine phases, now we are eight phases. So it is one less phase. And as we had talked about at other public hearings and with the board in general prior to the Public Hearing,

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the idea of the phases was not to drag out construction, but it was to have small construction areas where they could go in, cordon off an area, do a small project, get everything done, buttoned up, get the C of O, put into operation and then start another one. So it is more functional for that purpose.

Water use. We were at a water use of over 25,000 before. Now we are reduced down to just over 20,000. So that is a 18 1/2 percent reduction per day in gallons per day. 4670 gallons per day reduction in total.

The net water use. If you were to look at the net water use over a year, we are 1.7 million gallons per year less.

The total building coverage is now reduced down as well by 5,000. It is just about 6,000 square feet, and that is six and a half percent reduction in building coverage.

The other area that was discussed

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when we were -- people were concerned about what was it going to be like for work on the weekends if they were trying to -- people were out trying to relax on the weekends. Well, the applicant thought about that. So we don't need to do work on the weekends. We will ensure that no work on the weekends. So we revised the EAF. The work hours were originally Monday through Saturday, 7 a.m. to 6 p.m. Now it is Monday through Friday from 8 a.m. to 6 p.m. with no work -- the key point there will be no work on the weekends. And the overnight capacity that was previously proposed or previously was the result based on the number of lodging units was 261. Now it is 197. So that is 64 guests less than the previous application. 24.5 percent less as a percentage basis.

In closing, we would like to point out a few things here. I tried to bold a few items that I think are important here.

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Troutbeck has been here for 40 years. It has been operating in the neighborhood probably a lot longer than a lot of people that got up and spoke about it. So it always has been there. It has been there for a long time. Things have been happening at Troutbeck, as we talked about in the historical narrative, for well over 40 years as well.

A driver of tourism and economics. That is a very important piece of what Troutbeck does for Amenia. And it is also a local employer. We heard other people get up and talk about how they worked at Troutbeck as a child when they were growing up here in Amenia. It was a place for them to have a job, to have a summer job, to have a weekend job, and there is a lot of full time employment as well, too.

In the application we have staff housing. We all know how difficult it is to purchase or to get a place to live these days because of the cost. So the

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staff housing is included, and we think that is a very important part of the application.

Back to the question of whether it is a legal use now. That has been affirmed in the past, 2005, like I said at the beginning. I was there. So I know that to be a fact.

Josh touched on this before, but the historic overlay was intentionally applied to the Troutbeck property. That is put into the code. That is what we are talking about here tonight with the adaptive reuse. That was -- it is specifically written in the code that this is allowed.

The project is fully conforming to the Zoning Code. It fully conforms to the Comprehensive Plan, not just for the intent but to the spirit of the Comprehensive Plan. If we follow the zoning, we could have up to 168 guest rooms, but that is not being proposed.

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85 guest rooms are currently proposed.

That is nearly 50 percent less than what the code says is allowed.

More than 50 percent of the land will be preserved through the conservation easement. And with this, Troutbeck could never be subdivided again. Troutbeck has a great history of being a much bigger parcel, and over the years it had been subdivided off and it got much smaller. So now we are down to 43 1/2 acres. That 43 1/2 acres is now -- will now be preserved for this project. It will never get any smaller. That is a very fundamental piece of what the applicant is trying to do with preserving the Troutbeck property. So we think that that is very important.

And back to what Judy touched on and what she talked about. We did start this process with the Planning Board in September of 2021. The Planning Board had requested a lot of information of us.

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They asked a lot of questions. We provided a lot of information. And back in the fall of 2022 or in September of 2022 I was asking the Planning Board and said hey, when can we have a Public Hearing? We would like to get the public's input. So we finally got to that point where they felt that we were complete enough to show something to the public, and that is where we are at now. We are in our third Public Hearing. We heard a lot of the concerns, and we believe that with this revised submission that we have addressed those concerns and we think that it is a very well-balanced project.

MR. BOYLES: Thank you.

There is a motion to open the Public Hearing.

MR. DEISTER: I'll make a motion to open the Public Hearing.

MR. STEFANOPOULOS: I'll second it.

MS. WESTFALL: Should I introduce

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2 our members?

3 REPORTER: Sure. Go ahead. That  
4 would be perfect.

5 MS. WESTFALL: So from my left is  
6 John Stefanopoulos, Matthew Deister, Tony  
7 Robustelli, Robert Boyles, Jr., Nina Peek,  
8 James Walsh and Neil Kusnetz. And these  
9 are our consultants for the Planning  
10 Board, Paul VanCott from Whiteman,  
11 Osterman and Hanna and John Andrews from  
12 Rohde, Soyka & Andrews.

13 MR. BOYLES: We will announce your  
14 name and you can come up to the mic, off  
15 the list.

16 MR. STEFANOPOULOS: Hello. So we  
17 will have Andre Fulodar.

18 REPORTER: How is it spelled?

19 MR. FULODAR: F-u-l-o-d-a-r.

20 MR. VANCOTT: Everybody, we have a  
21 stenographer here tonight. So if you  
22 clearly state your name before you make  
23 your remarks, then she will be able to  
24 pick that up. She may ask you to spell it

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just so that we have a correct record.

MR. FULODAR: Good evening everyone. My name is Andre Fulodar, F-u-l-o-d-a-r. I am Polish so it makes it tough. Welcome.

I live in Millerton, and last year as the war with Ukraine started, we founded something called United With Ukraine. Why am I bringing it up here? Because when we needed someone immediately to help, and within literally six days we were able to pull one of the best fundraisers for Ukraine, thanks to Troutbeck. On March the 20th we have done in one event, we have raised \$125,000 for an art auction, and through local chefs cooking Ukrainian specialities, we had live music, we did terrific things. Why am I here? I'm here to tell you that Troutbeck for me and for us, it is a community place. They have been helping us as a community, not only in Amenia. We brought people here, over 200 people

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participating. We sold \$85,000 worth of art, and we had only 34 lots. This year we are doing in two and a half weeks at Troutbeck again, and we are bringing Ukrainian art. I was in Ukraine twice, once in July, once end of September or October. I just drove on Monday to Newark to pick up four crates of art that came from Labeouf, from Kyiv, from Kharkiv. We will have an opportunity in this community to look at incredible art all the way from Ukraine, and you will be able also to buy this art and help Ukrainian orphans, Ukrainian kids that need it. They go through trauma of war. We are doing this job together. All I can tell you is I participated in May at Troutbeck in two days symposium with high school kids. It was all about the human rights and black history in this region. You know, to me this was an eye opener. And to have all different people and young students participating in it. You see, maybe to

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you what you look at it is okay, it is a hotel. I look at it as a community place. And my wife is in art business. We have had art exhibitions there. We are going to continue to have art exhibitions there. We welcome the kids. We welcome community members, and I believe extending a classy and tasteful place. There is nothing wrong with it. Why, may I ask, is it an eyesore to me? I see those signs, you know, I haven't participated in the two last meetings. So, you know, I missed a lot. But when I drive, and I drove today back from Manhattan because we were picking up more art, and I look at Silo Ridge, and to me that is an eyesore. And it is without taste and it is horrible, and you guys approved it. So I'm sorry, this is all protected. You are not going to be able to see a thing. Why are we even discussing this? I'm sorry. But, you know, to me, it is very important. I support this project with all my heart.

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We doing -- you more than welcome to join us on February 26th for this incredible event. We hope to surpass more than \$125,000 this year.

Thank you.

(Clapping.)

MR. STEFANOPOULOS: Jim Flaherty.

Good evening, I'm Jim Flaherty. I live at 486 Leedsville Road. I left Troutbeck in 1978. We opened in 1979. Towns change, and the best thing we can do is try to manage the change in our towns in the right way. Certainly, I can say very cheerfully and with much pride that Troutbeck was always a positive influence on Amenia, and it was always done in good taste. And the reason I mention taste, taste is very important. In our town I think it is very nice now. You get to our light, our one traffic light town. People love that in the rest of the world when I say we have one light in town. It is a nice honor and always neat and welcoming.

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And an icon town, the Miller Bank town, the new Tent, which is certainly a very beautiful establishment right there. I noticed in the last couple of weeks they built, I guess it is called The Stone Resource. I don't even know who owns it, but it is done in taste, right on 343. Instead of just stacks of ugly, they have done it all very, very tastefully. You must understand that everything that Troutbeck has done is always going to be done with taste. They are not going to have anything or take any shortcuts that are going to make their own property ugly. They are dealing in a tasteful product to the world. And it is a very big world with Troutbeck, and they will attract wonderful elements of art and culture and different people throughout the world. So I do hope that this Town, this closing, this review of Troutbeck will close very soon because I would like Troutbeck to go on. I would like it to expand. We were

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already sporting two bedrooms, folks, when Bob and I were running it. So to have it at 86, there is plenty of room for it and it will not interfere with the view or anything.

That's all. Thank you.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

George Bistransin.

MR. BISTRANSIN: My name is George Bistransin, B-i-s-t-r-a-n-s-i-n. I live at 3498 Route 343, Amenia.

I hope this is allowed. I have two things that I would like to give to the Board. One of them is by Lewis Mumford. It is the story of Troutbeck. And in it he says that he hopes that the fields and woods will remain for another 200 years. It gives a really interesting history. I would like to give that, if I may.

(Clapping.)

MR. BISTRANSIN: And also, I would like to give the Board the songs of the

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Webutuck, written by Myron Benton, who lived there and wrote the poem there, and the poems are about his farm. And to me, what he writes about is so different from the proposal that is being given now. I hope you'll take a look at it. So if I may, I'll give you this.

(Clapping. Documents handed to the Board.)

MR. STEFANOPOULOS: Thank you.

David Lederkramer.

MR. LEDERKRAMER: Members of the Planning Board, thanks again for this opportunity to address you. I agree you have been very patient, and we appreciate the effort that you put into this.

David Lederkramer,  
L-e-d-e-r-k-r-a-m-e-r, 2 Woodlands Road.

Are you with me, Madam Reporter.

REPORTER: Yes.

MR. LEDERKRAMER: I'm opposed. I live right near there. I made the point before, and I've heard it from other

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people in the area, Troutbeck, even at the current scale, is noisy and intrusive and not the best neighbor.

Troutbeck at many multiples of the current scale will really be destructive of the area. It will not be peaceful. It will not be rural. It will not be bucolic. It will not be the essence of what people thought they were getting when they bought their houses. So this is a big change and it is a change for the worse.

We've heard tonight over and over again from the Troutbeck camp that this is as a right. We wouldn't be here if it were as a right. It would just be rubber stamped. You wouldn't have done all this work if it were as of right. It would just be sailing right through. We are here tonight because you have tremendous discretion and a really important decision to make. And when I bought my house 12 years ago and Troutbeck was small in

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scale, I thought I was living next to an amenity which enhanced our experience, and we were happy and proud to have Troutbeck there and thankful for what Jim and Bob had created. This is a much, much different Troutbeck from that Troutbeck. I always had faith that the Planning Board would not let it metastasize into something that was as negative as what we have now planned.

The homeowner's association, of which I'm a member and I'm on the board, voted at a meeting unanimously to oppose this Plan.

Now, let's talk a little bit about the relationship between the homeowner's association and Troutbeck. When Troutbeck was at its inception selling homeowner units, they had an Offering Plan. The Offering Plan disclosed risks. One of the risks that was never disclosed was that it would turn into what it is proposed to turn into today. But most important,

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there is an easement that allows guests of the inn free access to our homeowner's property, about 250 acres of it. Our roads, our lands, and our fields. That easement was never foreseen for a thousand or more people to come traveling through. There has never been one word in any of these plans to address it.

(Audience member speaking.)

MR. LEDERKRAMER: Just count the parking spaces. It is very easy math. Simple, simple math.

(Audience member speaking.)

MR. LEDERKRAMER: I addressed that the last time I was here. It is in the application. Simple arithmetic. I can do it for you. It is actually -- I have a letter on file.

(Audience member speaking.)

REPORTER: Excuse me. Excuse me.  
No, no --

MR. VANCOTT: Please address the Board so the stenographer can get it. If

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you have comments, save them until your turn, please.

MR. LEDERKRAMER: Thank you, Mr. VanCott.

MR. LEDERKRAMER: So the easement was never intended to have that kind of traffic. It has never been addressed in any of the plans. And if this Board is inclined to approve any derivation of this Plan, it should only be on condition that easement be relinquished and extinguished.

So, water. The Plan does not satisfy its burden to show any hydrology study that would show that the aquifers will be adequate at reasonable consumption level projections for the houses and the surrounding areas. And one of my neighbor's houses did run dry last summer. It is not hypothetical.

Seven years of construction. Very very, big imposition on the area. Now this is titled adaptive use application. I'm let our lawyers address that. But my

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understanding is that adaptive use is a safety net. If you have a family property, you can change its use in a way that is different and that will make it more economically viable, and it is kind of a last ditch thing. You don't want to lose the property. You don't want to lose the tax revenue. You don't want family businesses. So you grant the safety valve of adaptive reuse. There is nothing that is failing here. The bedrock basis of the Plan is missing and it should not be approved for all of those reasons.

So thank you.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Stan Whitehead.

MR. WHITEHEAD: Stan Whitehead, 95 Yellow City Road. I have lived on Yellow City Road since 1989. I own three different properties. Right now I live at 95 Yellow City Road, which is directly across from Troutbeck property. I have

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never had any issues with Troutbeck, none whatsoever. You'll see the guests walking up and down Yellow City Road, but they are no problem. I worked for Troutbeck back in the late 70's, early 80's for Jim and Bob, and I know this is all beautiful ground over there, so I don't see any septic problems over there. And I'm just glad that we are looking at this Plan instead of a mining permit, because there is a lot of nice ground over there. I'm just here to say that I'm for Troutbeck and I hope it goes through.

Thank you.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Taylor Pyne.

(No response.)

MR. STEFANOPOULOS: Okay. We will go to Nadine Macura.

MS. NADINE MACURA: Good evening, everyone. Let's see if this works. Can everyone hear me?

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AUDIENCE: Yes.

MS. NADINE MACURA: First of all, thank you, Planning Board. I know this has become a large issue and a large amount of time for you all, and I just want to say thank you. I appreciate the time and effort you are spending on this.

My name is Nadine Macura. I live at 453 Leedsville Road. I have been there 54 years exactly. Okay. So I have been there all of my life. So I was there before Troutbeck.

First of all, we are all kind of circumventing this water use. If you go on drought.com.gov, you are going to see that eastern Dutchess County has been abnormally dry or moderate dry for the last four or five years. Yes, wells are running dry. I live downstream. I live above elevation of Troutbeck. So what is going to happen to my well? I can't afford to go and redrill my well. It is a very expensive process. So we still never

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talked about the water. Yes, they are going to decrease it. Yes, they are going to decrease their water use, but it is still going to be a lot. And there is no hydrology study.

Noise. I have lived there for 54 years. And I appreciate the fact that they are going to instead of six days a week they are going to talk about five days a week from eight to six, and I appreciate that. But that still means that I'm going to have to listen to chainsaws cutting down trees, equipment going around moving dirt and debris, and then construction once the new buildings are going up. So that is the next six years of my life, five days a week.

Garbage. It is interesting. April 22nd, I think everyone hopefully in this room knows April 22nd is Earth Day. That is when everyone goes out and picks up the garbage off the sides of the road. Well, I started doing that on Yellow City

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Road as well as Randall Road. And it is interesting because I did that a number of times last year, and it is interesting because you always find a lot of debris right outside of Troutbeck's entrance. There is garbage. There is boxes. There is different other plastic things that I end up picking up. And I understand that environmentally we need to be safe.

Route 343, now we are going to have to have a turning lane, which is just going to add to congestion to people who live on Leedsville.

First responders. I think that we all understand New York State, as well as the nation, has not enough EMS. You talk to anyone anywhere. So having this huge hotel that is going to overtax EMS is going to be a challenge.

Fire. There are not a lot of volunteer fire people. At some point in time it is probably going to have to go paid. We need to figure out how to do

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2 that.

3 So basically, I am completely  
4 opposed to this project, and I have lived  
5 there for 54 years. Thank you for your  
6 time.

7 (Clapping.)

8 MR. STEFANOPOULOS: Thank you.

9 Elaine Macura.

10 MS. ELAINE MACURA: Good evening,  
11 everyone. My name is Elaine Macura. I'm  
12 64 years old. 453 Leedsville Road in  
13 Amenia. I'm just down the road from  
14 Troutbeck.

15 I literally grew up at Troutbeck  
16 because my father was the caretaker for  
17 Amy Spingarn for several decades. My  
18 father also worked for Bob and Jim. My  
19 sister also, thank you, worked for Bob and  
20 Jim. My brother-in-law worked for Bob and  
21 Jim. We loved it when Bob and Jim took  
22 over Troutbeck because they tastefully  
23 brought it into this century.

24 I am totally opposed to the new

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hotel project at Troutbeck. Number one, I knew Amy Spingarn very well. She and I are both all about preserving nature. Building this hotel and parking lot, even though you've put up your trees and masked everything to make it look pretty, it is still going to be there. It will still ravage nature. We grew up with all the deer and the animals, the cougar, the bobcat that lived by the stream. We as kids walked that entire stream, the Webutuck Creek from the Meili Farm all the way down to the gravel bank. We knew every inch of that river and we still do. You don't. That river up by Meili's Farm has water in it. When it goes through Spingarn's property, which is Troutbeck now, it has water in it. When you get down behind our house, there is no water in it. For the past four or five years I personally have trucked in 30 to 50 gallons of water a week. Why? We have a big garden of vegetables. We have had it all

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of our lives. We supply vegetables to our community on Leedsville. We put tables out front with free vegetables. Guess what, the last four or five years there is no table of free veggies out front. Why? We can't keep up with the water. We don't flush our toilet anymore. We flush our toilet once or twice a day. Why? We don't have water anymore. What you people don't realize is you need to get out and walk the creek. You need to go down on the bridge that goes across the middle of your property, that nice little bridge with those pretty rocks in it that look like glass, put on some hip boots and walk all the way down to the gravel bank. What you are going to find is that creek gets dryer and dryer and dryer. By July it is bone dry and we can walk across. But there is water up by Meili's Farm going down into the Troutbeck property. So you want to take another million gallons of water out of our little valley? Another

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million? We don't have water now. Do you understand we don't flush the toilet when we use it. Are you getting this? We truck in water every single week. I don't care what studies you think you have done. You are robbing us of our water. I'm 64 years old. I grew up at Troutbeck. I know more than anybody in this room. My dad's dead. My sister is dead who worked there. Everybody else who lived on the street is dead. I'm the only one left to tell you, Amy Spingarn would have been so happy with what Bob and Jim did with her property. She would be horrified to see how you propose to ravage her land now and drain the local water table.

We on Leedsville are a community. We are neighbors. We visit each other. We cook for each other. We bake for each other. We walk across the street and we go up and down the street and we visit each other. You don't realize you are destroying our neighborhood.

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I could go on and on with other aspect of what I don't approve of. Part of it is the people who will work there. What we are finding more and more in America today is that a lot of people can't get the right people to work for them. So what I found in my personal experience out in this world in different counties, working different counties, is when businesses cannot find the people they need, they resort to having little hidden houses where they house the illegal immigrants who do the work that they can't get other people to do.

(Audience members reacting.)

MS. ELAINE MACURA: And I hope that doesn't happen at Troutbeck because we've had a history of being a good employer over the years.

I do hope that this project does not go through because of what it will do to our water level, what it will do to our Leedsville community. And I really thank

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the Board and everyone else for giving me the time to say my piece, but I am 64 and I have lived my entire life viewing what has gone on on my street, and I totally disapprove of this hotel project.

Thank you.

(Clapping.)

MR. STEFANOPOULOS: Andres Valdespino.

MR. VALDESPINO: Pass.

MR. STEFANOPOULOS: Carla Meili.

MS. MEILI: My name is Carla Meili. I live at 62 Alden Court in Delmar, but I spent not 54 or 64 years here, but 59. And I, too, grew up in the neighborhood on Benton Hill Road. And I have addressed some concerns in letters, and I have addressed you, and I do also appreciate your time and patience in this very, you know, important issue. It is nice to see that we all care because I think a lot of America, you see strip malls, you see crap going up all over the place, and towns are

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probably like how did that happen.

But tonight I'm going to specifically address the environmental issues, not the water. As you know it is the DEC is the State agency that is tasked with the State Environmental Quality Review Regulation and Guidance, and the DEC has an old online workbook, which I have studied, and there are tools to assist in the environmental assessment form process, which include Part II, which would be completed by you, the Planning Board. In Part II, the form lists 18 areas of potential environmental impacts for developments. If the answer to any of the 18 numbered questions is yes, then you can skip the rest of the question and go to the next. We have discovered, we have found, our team, my family, my sister, her lawyer, that there are five, only five of the 18 questions do not apply or have a no answer in which you will have to go further. So that is 13 remaining impact

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questions. Each one triggers a threshold that is moderate to a large impact. We prepared the exhibit which takes the hundreds of the pages of guidance in the DEC workbook and pulled it down to the questions and guidance relevant to this Troutbeck proposal. As you can see on the front and back, it is 28 pages. In the exhibit in the front there, which we will leave with the Town for your review, you can see the blue headings for each of the impacts, such as land, surface water, plants and animals. Under these headings are all the questions the DEC possess that are related to the potential significant impacts which stem from the proposal the Troutbeck applicants are making. It is important to note that throughout the DEC workbook they stress that if the proposed project exceeds a numeric threshold in any question, it is presumed to be a moderate to large impact. The Troutbeck project exceeds many of these numeric thresholds

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for such things as sewage output, which is 25 times the threshold. Duration of construction, which is six times the threshold. And removal of natural material, which is 15 times the threshold. These are only a few. The Troutbeck team has made project changes and offered mitigation in many forms since the original Public Hearing in November.

Our attorney advised us that the court's view mitigation as an inherent acknowledgement that the project may cause significant environmental impacts. The case in our lawyer's letter says that the presence of comprehensive engineering documents such as the Rennia report, which offered mitigation techniques, acknowledges the potential for significant impacts.

My mouth is dry.

Finally, we understand there are more changes to the project with the recent submission that haven't been posted

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yet and ask to you keep the Public Hearing open or shift to scoping these materials thoughtfully and review them for further comment.

Thank you. Again, I appreciate your patience in this matter. But you know, along with Nadine and Elaine, when I originally heard of this project, the water is such a big issue. It is like, I mean, and nobody seems to be addressing that. Mr. Rennia in his presentation tonight, I don't understand, you know, the reducing -- by reducing rooms they are going to reduce water usage, but they are really not saying -- there hasn't been a water study and there needs to be. I think there needs to be a water study.

Thank you very much.

(Clapping.)

MR. STEFANOPOULOS: Thank you.  
Steph Ferradino.

MS. FERRADINO: Good evening. My name is Steph Ferradino, and I am

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appearing on behalf of the Meili family.

We can likely agree, everyone in this room, that nobody wants to do a POS DEC, not the Town, not the applicant, and frankly, not the neighbors. It is costly and it is time consuming. The reality is that it actually does make better projects, and I have 25 years of experience with them. Ones that are healthier for the Town, better for the applicant, and less impactful for the neighboring property owners.

When large scale development occurs, it irrevocably changes the landscape and the impacts become permanent. Some have widespread effect such as those indicated in the Hudsonia report on the downstream impacts to a threatened species. So let's read them slowly and thoughtfully and consistent with the regulations in place.

We can all probably also agree on another point, which is that at least four independent laws and regulations with

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almost identical language talks about when an EIS is required. Two of those are in State documents, the NYCRR, and the Environmental Conservation Law. But the other two are in the Town of Amenia's regulations in both your site plan and your special permit regulations. So if we all agree that a POS DEC is mandated in instances where there is the potential for only one significant environmental impact, then the issue really turns on whether that potential exists. To determine the potential for impact we have to evaluate both the law and the actual facts of the project at hand. And we found at least four compelling arguments supporting the potential for at least one, more likely 27 or so, but at least one.

First, type one actions are assumed to have the potential, and that is written into the statute, which is why they have further scrutiny.

Second, the court's view mitigation

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and project changes such as those offered in the Rennia report as well as everything that was offered tonight. Those are mitigation efforts trying to downsize the project as inherent acknowledgement of the potential for significant impacts.

The DEC guidance document, their workbook, and the front of that exhibit, but also the back there are 28 pages. I took 150 pages and pulled it down, in essence, to make you a cheat sheet for what the DEC looks at, only as relates to the things that are in this project, except I eliminated hundreds of pages just by taking away anything that doesn't apply to this project. The DEC guidance workbook says in many, many, many places that if the proposed project exceeds a numeric threshold in a part two question, it is presumed to be moderate to large impact. Those have the potential for a significant environmental impact.

The first question when you get to

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part one, you have the first question, impact on land. That exceeds three thresholds just in that one question. First, construction of more than one year. Second, it has multiple phases. Three, it has removal of more than a thousand tons of natural material. That is 40 trucks full. The Troutbeck project is 15 times that. You'll see in my exhibit several other triggering thresholds, and I hope you take the time to review it and we will provide it electronically.

The most compelling, however, and case law will tell you this and your attorney, I'm sure, has read this case. That two uncontroverted expert reports, first our engineering report done by Dan Koehler, and the second biodiversity report, which is updated and submitted today from Hudsonia clearly identifies impacts to four endangered, those most protected in New York State, four endangered species and one threatened

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species. And that is just on the analysis. As you read the report you'll also see there are also impacts to lands.

The EIS is a big deal, but the threshold for having to use it is relatively low, and I take that from your counsel's partners' treatise. Very, very low threshold. As much as we all don't want to make -- move in this direction, it is the only defensible action for the Town to take. And I understand you've got a steno here in part to create the record.

Thorough review makes for better projects by ensuring ample time to review, a structure for the process, and all voices to be heard, and that every impact is identified and studied and all alternatives are considered. This record contains much proof of the potential for the project to have adverse impacts. You've got expert reports that say it will have adverse impacts. At the end of this EIS process the end result will be better

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because it will be a well-vetted project that fits the framework of the Town.

I heard a bunch of things after I prepared my reports, and I'll just take a couple minutes to highlight those.

Downsizing the project does not eliminate the need for an EIS. You still have impacts to those threatened species. Even if you cut the project in half, you still have those impacts. The thresholds are still triggered even with the reductions.

The expansion contemplated long ago wasn't approved long ago. That is why we are here tonight. So because you have an existing 40 room hotel doesn't mean you can build a thousand room hotel or a 120 room hotel. You still have to go through process, and that process includes SEQR, and SEQR wasn't done on this project in 2005.

As the changes keep being made, the public should have the opportunity to

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respond to them. We saw a bunch of changes today. We haven't seen those. They haven't been submitted. There was a letter that alluded to them, but I haven't seen a plan with, you know, a building crossed out and the parking lot change. The public's involvement provides checks and balances. So where the architect is proposing an orchard and the engineer has a septic field and nobody has kind of maybe put those two together, that is where the public comes in. And maybe you didn't catch that. The public's input helps to provide that checks and balances to make sure the project is adhering and is proceeding in a thorough manner.

I have two little points. First, there appears to be work done on the site. There is large machinery, and they are grading and cutting down trees. I don't know if this project has started or not and I just heard that. I haven't seen it because I came and it was dark tonight.

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And last, the exhibit we will leave with you but we would ask that that be made part of the record.

Thank you so much. I appreciate your time.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Barbara Meili.

MS. BARBARA MEILI: Well, it is hard to top that in terms of a very thorough analysis of what we know to date about the science, about the facts, about the environmental impact and what further diligence needs to be done in the form of an EIS.

MR. VANCOTT: Barbara, can you just state your name and address, please.

MS. BARBARA MEILI: Oh, I'm sorry. Barbara Meili, 57 Benning Hill Road.

MR. VANCOTT: Feel free to hold the microphone.

MS. BARBARA MEILI: What I'm going to speak to is a counter to some of the

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rationales offered by the Troutbeck Group and why I -- it is not a belief, but I don't -- my understanding of the regulations and the approval process, they should not be given weight.

So the first one is intent. We have heard a lot about what was intended, what was contemplated when Jim purchased the Manor House, the estate, subdivided into lots and created an Inn. And what the intent was when this investor group came in to ownership of Troutbeck, what was intended. That is not relevant what was intended. And there have been a few references to a 2005 Special Use Permit. I have looked at the prior permits. There is nothing mentioned about this level of development, this many structures. So I would ask that that is not really an appropriate rationale for approval of this project.

The other word that I've seen bantered about in certain materials

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promulgated by the Troutbeck Group is that they are entitled to this approval, they are entitled to build. They actually are being very generous to the neighbors and to the Town by not building as much as they are entitled to build. I dispute that, and our two sets of lawyers dispute that. We do not believe they are entitled to build the number of houses and lodging units and hotel units that they are asserting.

The third area is conservation, which I will get into in a little more detail. That is a very legalistic topic.

The other topic I would like to talk about is good taste. I would like to stipulate for the record that I agree that Troutbeck has good taste. Jim and Bob had good taste. This group has good taste. Anthony's mother, who is a world renowned interior designer did a great job. I would like to have some of the fixtures and furniture. It is fabulous. But that

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does not constitute a reason to plop down and construct a bunch of buildings. I would say various buildings, the Louvre, there are many buildings around the world that I think are in fabulous taste. It doesn't mean they belong in a field in the middle of Amenia in rural, residential and agricultural area.

So as you heard tonight, you know, there has been a lot of reference to the 2005 Special Use Permit. For the record, we do not agree that those limited approvals permit or approve Troutbeck from forcing your hand with this new development plan. And as I started out, these are really -- their intentions are really irrelevant. What matters is what Town approvals they currently have and what they applying for as per their application. Perhaps the Troutbeck investors intended from the beginning when they purchased the property in '05, '06 to intensively develop the site into a

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Hampton's-type hotel, but they can't legitimately claim a right to do so based on what they intended but never submitted in an application for or disclosed to the Town.

They also reference their entitlement to develop as per zoning code and the fact that it has been operating for four decades. One bit of proof they offered in the solicitation for support is that there is never -- is that there has been a Troutbeck sign on the road for a number of decades. What the heck does that have to do with building all these structures. There is a sign. Okay, we stipulate, it has been there for four decades. It has been an inn. We like it. We are happy with the inn. It is fine. But that doesn't mean that we want every inch of buildable land to have a structure on it and have an adverse environmental impact.

And let's dig into intentions. We

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asked Troutbeck about their intentions for two additional parcels they purchased that are measured in feet away from the site. So if you look at the map, and I should have introduced this map. This is a map which shows from Amenia tax data, it is a section. And the red is the 43 acre site for the proposed development. What is outlined in the lower left are parcels that Troutbeck recently purchased. And Troutbeck has asserted that they have, quote, "no immediate plans," closed quote, to develop this site. Well, I learned a lot about land use since I have been appearing at these hearings, and that seems to me like, potentially, an impermissible segmentation. That if there is a user plan and intent to further develop, that should be part of this application process. Are they going to come back in a couple of years and assert that it was their intent all along to add that as a recreational site for their

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luxury resort?

And intent as to occupancy and use has been a much discussed topics. There seems to be a lot of confusion as to actually how many people will be lodging there and why they are building a 6200 new great hall when they have an existing ballroom. They have made a lot of public presentation regarding occupancy and use that oh, it is not going to be at full capacity. They recently secured a \$9 million mortgage.

MR. STEFANOPOULOS: Sorry, Barbara, but we are running out of time.

MS. BARBARA MEILI: Okay. All right.

I'll finish up by saying we have asked for business plans and materials provided to investors. They have not been provided. We assume they exist. It is not easy to get a \$9 million mortgage. And we would like to see those materials.

And the other thing is, you know,

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when we talk about good taste, that is based on this owner. We have no idea what the long range plans are. We are going to be there. My family will be there in the area. We don't know if this investor group is going to be there. And they are going to leave a lot of buildings in their wake.

MR. STEFANOPOULOS: Thank you, Barbara.

(Clapping.)

MR. STEFANOPOULOS: Maria Paton.

MR. PATON: I'm James Paton. I would like to speak. Can I speak from here loudly?

MR. STEFANOPOULOS: Please come up to the microphone.

MR. PATON: I hadn't planned on speaking at all, but hearing that there has not been any hydraulic study done, that seems ridiculous.

MR. STEFANOPOULOS: State your name, please.

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MR. PATON: It is James Paton,  
P-a-t-o-n. I'm at 442 Leedsville Road.  
My wife is basically a lifetime resident.  
And my wife grew up directly across from  
Louis Mumford and was friends with the  
Mumfords and with Amy Spingarn. Grew up  
in the neighborhood. To hear that there  
has not been any hydrology study done at  
all, and I'm just curious if anybody knows  
what the current usage of water is. If it  
is going to scale down to 7,500,000 gallons  
a year, it seems like a lot of water will  
be used per year. Does anybody know what  
the current usage is and what the  
increased percentage of water usage out of  
our aquifer?

Another important point I think is  
that that aquifer continues into  
Connecticut. Sharon, Connecticut shares  
that aquifer, and a lot of those people  
are not on Sharon water. They have wells  
also. And the impact on the shared  
aquifer with Sharon, Connecticut, it seems

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that Sharon, Connecticut has to be involved in this. Seriously involved in this.

And another water usage point, water point, is that that water, that river, I'm an expert white water kayaker, racing in the 1980's on the US white water canoeing team World Championships in '85, and as a Housatonic area kayak squad member, and just recently, the Housatonic was finally given a wild and scenic river status. It is part of the National Park System. And there has to be a study done on any runoff pollution or any potential pollution into the Webutuck River, which runs into the Housatonic River above Gaylordsville, just below the ridge rapids, and that would be potential pollution into the wild and scenic river, the Housatonic River. And it is in that section of that 41 mile stretch that the water goes into the Housatonic River. So it seems to me that Chris Murphy and the

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Housatonic River Council that worked so hard finally to make the Housatonic wild and scenic status needs to be informed and involved in this. And a study should be done on any potential runoff into Webutuck Creek or Webutuck River, which runs into the Housatonic in that section. So basically, 7,500,000 gallons sounds like a lot of water out of that aquifer, which is shared with Sharon. And does anybody know what the current usage is and what the increase is? Because I mean, that is an absurd amount of water to be used, and I would like to know what the percentage of increase is. So it seems absurd that a hydrology study would not have been done and will maybe not be done.

And I really appreciate you people spending so much time on this, but that seems ridiculous that a hydrology study would not be done.

So anyway, that's all I needed to say. Again, I wasn't going to speak, but

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2 when I heard that, that a hydrology study  
3 had not been done, it seems absurd.

4 (Clapping.)

5 MR. STEFANOPOULOS: Thank you.

6 Rob Paton.

7 AUDIENCE MEMBER: That was Rob.

8 MR. PATON: Yes. Jamie is my  
9 middle name. It is Rob.

10 MR. STEFANOPOULOS: Got it. James.

11 MR. PATON: Yes, James.

12 MR. STEFANOPOULOS: Next person.  
13 Jane Schreiber.

14 MS. SCHREIBER: My name is Jane  
15 Schreiber, S-c-h-r-e-i-b-e-r, and I live  
16 two doors down from Troutbeck, and I'm  
17 terrified about the water because we  
18 haven't had much in the last five years.  
19 The stream is frighteningly dry, and they  
20 reduced their plan, they announced  
21 tonight, and they have gone from using  
22 nine million gallons a year down to seven  
23 million gallons a year, and I don't know  
24 what that is going to do to my well or all

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the wells on Leedsville Road straight up to Sharon. And I don't know whether Troutbeck is prepared to pay for drilling down another couple of hundred feet to everybody's well after they suck out seven million gallons a year.

(Clapping.)

MS. SCHREIBER: And that is scary.

The other thing I want to say is I'm not sure what anybody thought they were going to think by saying that building a gatehouse is going to provide a service to the community.

(Audience laughter.)

MS. SCHREIBER: Is that what is advertised when people talk about gated communities where we are providing a service so that people who are lost on the road can stop in and ask a friendly guard. Really? I had never heard that before. I thought it was creative.

Thank you very much.

(Clapping.)

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MR. STEFANOPOULOS: Thank you.

Allen Rappleyea.

MR. RAPPLEYEA: I'm Allen Rappleyea.

I represent the homeowner's association.

REPORTER: I didn't hear your name.

MR. RAPPLEYEA: I'm used to

stenographers. R-a-p-p-l-e-y-e-a. And I

live in Millbrook, New York. My address

is 35 Market Street, Poughkeepsie, New York.

I'll be brief and I'll try not to

repeat anything else. I appreciate your

patience.

I don't think there is a count on

how many meetings or Board meetings you

have to have on an application. I do

appreciate that what you do is hard. You

don't get gold stars. You don't get paid.

You are all volunteer. It is difficult.

But there isn't a certain threshold at

which you have to do something. So for

example, the applicant has been here a

while, I know that, and has done a lot of

work, but you don't reach a point where,

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okay, I have been here 17 times,  
therefore, now I get to have this closed.  
Frequently, when you speak, you change  
everything you are going to say when you  
listen to everybody else. And one thing  
that occurred to me was what Mr. Andrews  
said is, you know, that this notion of a  
POS DEC, I think if you look at this  
record objectively, that probably needs to  
occur. In fact, I don't think there is  
any doubt. But it is not the boogieman.  
And although many times when folks are  
trying to develop a property, they view it  
as the boogieman and something that is so  
terrible, it is actually something that is  
good. Because when it runs its course,  
the Board, the volunteers, the applicant  
is trying to accomplish something and the  
neighbors, and so far the only folks I've  
heard from or that we heard from are the  
applicant and the folks most affected.  
Everybody is actually better off. It  
takes a lot longer, costs more money.

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Sometimes it is used just to scheme and keep the thing going. I don't think we can conclude that. There are lots of folks here that are deeply interested in the outcome. So viewed in that light, many times we hear that and we equate it with well, it is going to take longer. Well, as I said earlier, that is just the process. It is actually a wonderful process, frankly, that the Town is engaged in.

Secondly, this has been said a couple of times. I don't think it is correct. The notion that what they are proposing is as a right, and as Mr. Lederkramer said, if that were true, then it would have been 130 units. And it isn't true. It is difficult to read the zoning ordinance, and this Adaptive Reuse proposal is one that says -- it is not a building permit. You don't just walk in and say I have no setback issues, I'm here for my permit. It is not as a right. It

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is not, frankly, even close to being as a right. Not only on the code but in SEQR.

Secondly -- or thirdly, rather.

The conservation easement, I didn't have a chance to look at it until this evening.

It is a very lengthy document. It looks like a lot of conservation easement

slough. But just one simple point to

really drive home the necessity of

continuing here is the conservation

easement itself calls for a management

plan, which is not attached. So it has

language that is very common, you know,

preserving open space and doing things

like that, but it calls for a management

plan that is going to be developed. And

what is interesting is, this is on page --

I can't see without my glasses on. It is

not page numbered, but it is Section 3.2,

just before 3.3. It says -- I'll just

read this sentence to you. The management

plan and the practices implemented by the

grant for under this plan, must at a

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minimum restore degraded resources and maintain those resources in a condition that is consistent with the protection of the conservation values. But what jumped out at me was restore degraded resources. What is this doing? Is actually anything being conserved? And as I think you spoke of last time, with all of the overlays, the so called conserved area really isn't conserved anyway. So the notion of the conservation easement in its broadest way, obviously, brings about the theory that the land is being conserved. The conservation easement really isn't doing anything. And I think it is a bit of a red herring.

I don't have anything else. And I thank you for your time.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Joerg Meili.

MS. LEVIN: I'm Laurence Levin.

MR. STEFANOPOULOS: No. I'm sorry.

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2 It is Joerg Meili first.

3 MS. LEVIN: Oh, sorry.

4 MR. JOERG MEILI: I know it sounds  
5 like the same.

6 (Laughter.)

7 MR. JOERG MEILI: Hi. I'm Joerg  
8 Meili, and I live at 3562 Route 343.  
9 Basically, a neighbor of Troutbeck. My  
10 land borders Yellow City.

11 I'm trying to touch on some of the  
12 more big-picture issues. Everybody has  
13 been, I agree with all the hydrology and  
14 all that stuff and questions about that.  
15 I'm trying to -- I just -- where is Amenia  
16 going with its future to retain this small  
17 town environment? Amenia doesn't have to  
18 become an affluent neighborhood of  
19 residents that could live anywhere. I  
20 guess what I'm getting at, and of course,  
21 because Silo Ridge has been mentioned.  
22 Silo Ridge is apparently Bob Walkover's  
23 Farm, and they own King Stud. So what is  
24 going to happen there? You know, are

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there going to be a bunch more houses there? I know that is not Troutbeck and we are talking about Troutbeck. But I'm looking at the big picture. Where is Amenia going to go? What is Amenia going to look like, you know, in 20 years, in 50 years, not necessarily now.

(Clapping.)

MR. MEILI: And by they way, I used to play down there with Elaine down at Troutbeck. Remember that Elaine?

MS. ELAINE MACURA: Yup.

(Audience laughter.)

MR. MEILI: You know, with all this -- I'm sorry to use the word affluent people, I don't mean to pick on them. Apparently, Silo Ridge is disputing all these taxes, and it has been costing the Town of Amenia a lot of money to fight the taxes, fight them and hire lawyers. We have Silo Ridge, we have Westerly Ridge, we have Troutbeck, it is a little different and nicer, I will agree with

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that. But you know, what is going to happen? More and more affluent people come in, they don't like to pay the taxes, they are going to fight the Town. The Town has to spend a lot of money on lawyers. I mean, I went to grievance day this year to fight, to dispute my assessment, which rose 11 percent. I thought I had a pretty good proposal and a pretty good argument because we sold our development rights, and I feel that our land is really not worth as much as what the assessments say that it is, because we lowered the value by selling the development rights, and therefore, it can never be developed, and makes all the neighbors around us very happy because they don't have to worry about seeing anything like Troutbeck or Silo Ridge or anything like that. You know, I applied. I was kind of confident I would get a little break, but I got nothing. I'm going to go back. I'm going to fight it

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more, but I'm not, you know, I don't really want to have to hire an expensive lawyer to fight my case, if I can help it, I think a lot of other taxpayers in this Town don't want to or can't afford to do that. It is just a point I have to include, with the fact that from what I understand, places like Silo Ridge, and I don't know about Troutbeck, but they are causing problems. They don't want to pay the taxes because they are too high. They are high for everybody, proportionally.

So I just -- the aspect is of a hardship. Apparently, this is considered -- well, I don't know if it is considered a hardship. I never even heard that word mentioned, but I know I applied for a hardship back in the 80's to build a dairy barn because I couldn't build it anywhere else, and they, you know, I was a young buck then. You know, I couldn't understand why they wouldn't let me do it, but they did. But I had a good reason for

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it. You know, and I never ended up doing it. I ended up doing something different. But my point is, is this really a hardship? I mean, we are like five acres zoned residential agriculture. So, I mean, Troutbeck in the 80's, you know, they must have -- you know, they might not want us to use the word fight. But they had to argue or dispute or changed -- I assume they applied for a variance, I think. I'm not sure what zoning was like then, if we had zoning. And now they want to do more. Is this really a hardship. I don't think so. It is a something that some developer, investors want to build because it is, you know, an opportunity to do it. And by the way, how many participate -- would Sharon allow this? Would Pine Plank allow this? Would Ancram allow this? I don't know. You know, yeah, down in 44 above Adams, where I mentioned last time I looked into it, look what they did. You know, they were

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allowed to do stuff and it looks like  
crap. So I just, as I said, I just think  
we all have to think about where we are  
going.

And lastly, I think -- I just think  
by making decisions on growth and zoning  
variances, Amenia should think about what  
is good for Amenia, not just what is good  
for the applicant.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Craig Meili.

MR. CRAIG MEILI: My name is Craig  
Meili. I live at 173 Randall Road.

One thing my sister forget to  
mention, the yellow markings on this map  
are all the people that are in opposition  
of this project, all the property owners.  
And I just wanted to give this to Judy to  
pass to the Planning Board members.

(Document handed to Judy Westfall.)

MR. CRAIG MEILI: But I do have  
some thoughts about this whole project,

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too. And one thing that has kind of come to mind is how much -- I mean, all right, they are going to build it -- we are all paying taxes here. I know in the past meetings they are going to be paying a lot of taxes, we all pay taxes. But really how much influx of business is going to be in the Town. I mean, we have somewhat of a gated community or a gated situation where people come in on Friday and have a wedding and they leave. And they may leave and stop at Cumbie's and buy our gas because it is cheaper than New Jersey, you know. That is about it. I mean, I know in the meeting back in October, I think the lady who owns the hilltop B&B, you know, has got a lot of business because Troutbeck didn't have the rooms for people to stay. Well, I mean, she will probably get business from other people. But there are areas around here like Mitza's over in the Sharon Hotel, this might ultimately -- they might lose business because of a

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project like this because people are not being farmed out, going to other places. And also, there is a word, you know, it is called rural gentrification. And I think a project like this really kind of causes that to increase. One is a lot of people live in Leedsville. You know, the dean, she has lived here all her life. You know, her parents passed away, they got the house. And people like myself, I have lived here all my life, too. I mean, I want to be able to live here, and I think projects like this price the local people out because it changes the demographic, which I know change is okay and everything, but I'm really concerned about that, the whole rural gentrification of the area. Diversity is a good thing to have in our Town, and I think this having a homogeneous kind of demographics is kind of bland in my opinion.

So anyway, you know, just those things have been really kind of concerned

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about just the fact that how much really, you know, besides the taxes, how much business are they going to put into this Town. Are we going to see shops popping up in town because of Troutbeck and all of the 800 people coming for the weekend. They are just coming here and they are leaving. It is kind of like someone is trying to create this kind of Hampton kind of atmosphere. And we have been kind of known to be the un-Hampton, you know, and I think I would really like this area to stay that way.

That's all I have to say.

(Clapping.)

MR. STEFANOPOULOS: Thank you.

Jessica Warren.

(No response.)

MR. STEFANOPOULOS: Laurence Levin.

MS. LEVIN: Thank you. Yes, my name is Laurence Levin. L-a-u-r-e-n-c-e Levin, L-e-v-i-n. I'm at 189 Amenia Union Road down the stream from Troutbeck.

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I already expressed some opinions at the last Public Hearing, and I have written some of my opinions. So I don't have that much to add, except to some of the things that have been said today that I think many of us have admired.

I have been here for 31 years -- 37 years, so a few years after Jim and Bob bought the Troutbeck. But we have known it ever since, and we have known its new rendition of it very well, as one of our sons was married there in 2020 -- 2019.

I was rather surprised by Mr. Rennia's talk because he kept mentioning how much things -- how they had decreased everything because they took off this one hotel. What they don't -- what he didn't talk about is how much it had been increased since -- from its present configuration. For example, the rooms, he says it has gone down from 118 to 85. From what I calculate of the new construction, it is about 33 rooms. So

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that means they are about 32, 33 rooms presently. Well, that is almost a threefold increase from what it is. Say, for example, the cottage, the cabins, they are decreasing the number by two, but then they are making two, two-bedroom cabins. Is that really a decrease?

People have mentioned the water situation. And all through his presentation where he mentions decreases, we are not -- he is not telling us, and we can just figure it out for ourselves how much it has increased.

So as I mentioned before, I'm against the expansion as it is because I find it too dense and I think that, as some of the lawyers have pointed out today, that there are things to look at. And particularly, it requires an environmental study, an environmental impact study. And there are other issues as to whether it conforms to regulations of what is this Special Use Permit and

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what was done in 2005, et cetera.

I would also, like Mr. Rappleyea, I did look at the conservation easements and found it to be really a joke. I'm sorry. 50 percent, 20 acres. Only three of those acres are land that is not impossible to build on. All other 17 acres are wetlands or forest or stream. So this conservation easement is for three acres. So I'm not impressed. I don't know if anybody else is besides the Troutbeck people.

The cabins, I've mentioned in a letter that they are actually touching or inside the floodplain. Conservation easement just overlooks that. Even though this is the Housatonic Valley Association, and as somebody mentioned, you would think that they would be concerned about how this impacts one of the tributaries to the Housatonic River.

So basically, I agree with a lot of the comments that were here, but they were spoken much more eloquently than what I

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2                   can do, so I will leave it at that.

3                   Thank you.

4                   MR. STEFANOPOULOS: Thank you.

5                   Leo Blackman.

6                   MR. LEO BLACKMAN: Pass.

7                   MR. STEFANOPOULOS: Well, that is  
8                   it for speakers.

9                   MR. BOYLES: That being said --

10                  MR. VANCOTT: Do you want to ask if  
11                  there is anyone else?

12                  MR. BOYLES: Is there anyone else  
13                  that wants to speak?

14                  Go ahead, sir.

15                  MR. FLAHERTY: I would like to add  
16                  a couple of more comments. Jim Flaherty.  
17                  I live at 486 Leedsville Road.

18                  As they talk about usage of  
19                  anything in Troutbeck, they are basing  
20                  that on full occupancy. You must  
21                  understand that kind of business -- I was  
22                  there the other day. I had a book reading  
23                  for my own book. There were 15 of us  
24                  sitting in the living room. The Troutbeck

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guests, there were 28 of them. They were a corporation. They were off in a room having a quiet meeting. And the week is like that. It is a very quiet operation. It is like having the quietest neighbors in the world next door to you. We had the pleasure from my dining room window -- I have the pleasure of seeing the New Year's Eve fireworks from Troutbeck. And in the years before we built the ballroom, we used to tell all of our neighbors, put on your dancing shoes because all the weddings were in a tent back then. And so people would have music until ten or 11 o'clock at night. Where I was doing 20 weddings a year, the new Troutbeck owners have put a limit of 12 weddings a year on Troutbeck because it interferes with the rest of their business, corporate business and their real business, which is -- I'm going to call it room usage of having people come in for one night, two nights or three nights and to enjoy the

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food and to enjoy the surroundings. It is not a loud business, folks. And then suddenly, one of the gentlemen, the Meilis said how does Troutbeck help the Town in terms of income. I know of -- well, we built some of them. But I know of at least 17 families that live in Amenia that came because Troutbeck was there. Troutbeck attracted people to the Town. People who come to the Inn are also going to say gosh, this is pretty. I like it up here. And so some of those people are going to settle in the Town. The Troutbeck is not a negative influence. It is not a hardship to the Town. I think it is an advantage to Amenia to have something like that. Thank you.

(Clapping.)

MS. ELAINE MACURA: I would like to formally ask that Troutbeck, the Board, whoever is responsible, to do the water level studies, formally do the environmental impact studies. Do all the

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studies that the people here who are intelligent about these things, please go ahead and do them for us.

Thank you so much.

(Clapping.)

MS. LEVIN: May I speak again?

MR. BOYLES: Yes.

MS. LEVIN: I'm Laurance Levin. I just want to also mention that I haven't seen anywhere any mention of the height and dimensions of the event space. Is there official impacts there? What is its use? What would be the use of the old event space? That hasn't been mentioned. If it is in there all the thousands of pages that they have given, I didn't find anything about that.

When they also talked about the reduction and other --

REPORTER: I can't hear you.

MS. LEVIN: Another point about Mr. Rennia's speech about how much they are reducing the impact, the imprint of

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what they had originally proposed when they talk about the gatehouse, for example, it still is a large gatehouse compared to many other gatehouses that I have seen in fancier resorts, and it is about twice the size of what it is. So I don't see that as a big reduction.

Moving the parking lot, you know, three degrees east, west or north, south is not reducing the parking lot. There is still, I think, over 75 spaces on the property. And I could go on and on.

But I would be interested to seeing -- in hearing more about what the event space is and what impact it might have.

Thank you.

(Clapping.)

MR. BOYLES: Any other public comment?

(Hand raised.)

MR. BOYLES: Yes.

MS. MYERS: Hi. My name is Blake

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Myers. I live at 496 Leedsville Road.

I just want to respond to a couple of the comments here tonight, as I am also an employee at Troutbeck. And the question was raised is this good for Amenia, is it good for the applicant and what do we expect for Amenia. I would say from my colleagues and I, the opportunity to work at a place where it is not just being a server. I have a role with marketing and programming, and I see a real future for myself having a career there. I never expected to find that somewhere as beautiful and something that we could share with others and also share with our community. Troutbeck's doors are open to the community, and we do things like programs for fundraisers, we do Troutbeck symposiums. We also support the local community by recommending places in our community for people to travel to. We have created Town guides that we hand out to most of our guests, if not all. And

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along with that, through our food program, we support local farms, and we are incredibly proud of our local sourcing and working with local farmers on supporting the business. So I just want to make it clear that we are huge members of the community, those that work there. And not just from a company standpoint, but from an individual standpoint. So I just wanted to share that.

Thank you.

MR. BOYLES: Any other comment?

MS. PFORZHEIMER: I'm just going to stand here because I have a very loud voice. My name is Zelig Pforzheimer. Last name P-f-o-r-z-h-e-i-m-e-r.

REPORTER: What is the first name?

MS. PFORZHEIMER: First name is Zelig, Z-e-l-i-e.

I'm a very new resident of Amenia. I have only been here for two years. I live at 7 Green Road and our house within the first six months of being here was

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vandalized. We had a window broken. And I called Troutbeck and said is there anybody, because I was in Boston at the time, and I got the message from Taylor Oil who said do you know that you have a window broken in your house? And I was like no. So I called Troutbeck because they were around the corner, and they sent somebody over right away and they waited there until the police got there. So to me Troutbeck has been an incredibly good neighbor. And I think you should do a water study. So that is that. I haven't had any issues with noise or anything, and it always ends by, if there is noise by a wedding, it seems like it stops at 11 o'clock. I love having the yoga barn there and being able to walk through the property. I think it is very beautiful. So that is that.

MR. BOYLES: Any other comments?

JANE BRODSBERGEN (phonetic): I have one more question.

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2 MR. BOYLES: Go ahead.

3 MS. BRODSBERGEN: The water, the  
4 seven million gallons a year, does that  
5 include the water for the massive  
6 landscaping proposal? I don't know if it  
7 does. I thought that seven million  
8 gallons a year was just based on guest  
9 usage. And now that they are planning on  
10 planting an enormous landscaping project,  
11 I want to know how much water is going to  
12 be involved in that. Because the summer  
13 was so dry for the last two years I had to  
14 let some plants on my land die because I  
15 didn't want to use up the water from my  
16 well. So that is a problem. Thank you.

17 (Clapping.)

18 MR. RENNIA: Quick clarification  
19 for the record, first. Rich Renna.

20 There is a lot of talk about  
21 studies and needing studies. I just want  
22 to clarify that. For the record, that the  
23 application includes multiple studies and  
24 assessments, which look at storm water,

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they look at flood plain, they look at water use, they look at wastewater management. So the Board has that information and the Board has a very capable engineer who I know will be reviewing that information. And he will ask the questions if questions need to be asked. So you are in good hands and you have the information that you will need.

Thank you.

MR. BOYLES: One more.

MR. MOONEY: Hi. I'm Michael Mooney. I actually reside on Spingarn Lane at Troutbeck. So most of you -- well, some of you here know me.

Regarding the community, I just want to speak to that a little bit and our involvement. And Zelig, as you know, as you mentioned, we assisted with that. Trees down over on Spingarn, over in the community, we go and assist with that. Jim recently had his panic alarm go off at his house. I was first on site before the

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police officer was to be there to assist. Some of the members here who are in opposition, I actually personally delivered food to their houses when they have had some challenges in their families. So we strongly support the community, opposition and those in favor.

Thank you.

(Clapping.)

MS. MARION PATON: Hi. My name is Marion Moher Paton, and I live at 442 Leedsville Road, and I have lived there for 59 years. And I do remember Troutbeck when Amy and Joel Spingarn had it, and I appreciate what Jim had done when he renovated Troutbeck, but what I'm hearing tonight, what I'm most concerned about, is the environment and the land there. And I notice on Troutbeck's current website that they have a quote from Louis Mumford saying, you know, about how beautiful the land and the streams, and this was true for other members that have been there,

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when Myron Benton owned it and Emerson and Thoreau went there, and the beauty of this land and nature that is there. And I'm really concerned that it is going to be destroyed. Now I know you are going to put up a few plantings, but ultimately, let's ask ourselves is this really necessary. And as Jim just alluded to, you can go to Troutbeck, and they are not, you know, busy all the time. It is quiet. Well, then why do we need all this development? It is counterintuitive to what Troutbeck was founded upon, which was a private home. It was a farm when it started out. It was a private home for Amy and Joel Spingarn. It has had many famous people come through over the years, and it has been beautiful and I think we need to keep it that way. I do not think this is necessary, except for maybe the investors. So I strongly oppose this project.

(Clapping.)

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2 MR. BOYLES: Any other comments?

3 (No response.)

4 MR. BOYLES: That being said, I'll  
5 turn it over to our engineer.

6 MR. ANDREWS: I typically speak  
7 very loudly, so I'm not going to use the  
8 microphone. My name is John Andrews with  
9 the firm of Rohde, Soyka and Andrews,  
10 located in Poughkeepsie, New York. I have  
11 been the consultant to the Planning Board  
12 in the Town of Amenia for a number of  
13 years.

14 Mr. Chairman, you've had substantial  
15 public comment on this.

16 MR. BOYLES: Yes.

17 MR. ANDREWS: Despite the various  
18 comments, each time the comments have been  
19 refined, but I don't think we have blazed  
20 any new ground. I think the issues are  
21 fairly well established. I think the  
22 attorney did a pretty good job of laying  
23 out what needs to be analyzed. We have,  
24 however, in both -- Paul and myself have

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reviewed the various submittals. There was some information that was missing. I think you were given copies of what that is. There is water test data, as many people have asked. There is wastewater data. There is easement data, things that we have asked the applicant to provide.

And I mean, as far as I'm concerned, you have two options tonight. You can leave the Public Hearing open or you could, in fact, close it and start about the deliberation and analysis and evaluation of the matters that have been put in front of you. But in any event, before we do that, we do need the additional information from the applicant.

MR. VANCOTT: Yeah, and I would echo that, what John has said. We both spent a lot of time in the record. There is, as everybody knows, voluminous information that has been provided by the applicant. There are any number of reports and technical studies that have

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been submitted and are available and online on the Town of Amenia website for review by the public, including regarding water supply issues, including regarding wastewater issues, including habitat issues, traffic, right on down the line. We have a visual simulation that was done. I had shared the concern that was referenced in one of the public comment letters about along 343 it appears that some of the plantings were proposed to occur where the septic systems were going to go, and that is obviously not going to work. So that is a bit of information that we have, you know, put back to the applicant to respond to.

On the other side of it, as John mentioned, we've heard in three, over the course of three public hearings from the public, and they have raised issues of concern. I think you have a very full record in terms of the public comment that has been provided. I think at this point,

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as John said, you could leave the hearing open, but I'm not sure that there is going to be a lot of new ground that will be plowed, you know, through --

MR. ANDREWS: No pun intended.

MR. VANCOTT: -- through public comment.

What I would suggest, is if the Board does decide to close the Public Hearing, the applicant has been provided the information that we consider that is still needed. The Board may have some comments themselves. But I would suggest that they be given a week to provide that information. So from today that would be until February 15th. And then the public have until February 22nd, both to view the most recent information that is on the website that does contain the updated plans that were referenced tonight, but then also to respond to anything, any of the new information that the applicant provides. So then at the next board

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2                   meeting on February 22nd, the Board could  
3                   decide on what next steps it would like to  
4                   do.

5                   MR. BOYLES: Thank you.

6                   Ladies and gentlemen of the Board  
7                   what is your pleasure on the public  
8                   hearing.

9                   MS. PEEK: I just have a question  
10                  for Paul.

11                  MR. VANCOTT: Sure.

12                  MS. PEEK: Based on your schedule,  
13                  the applicant provides all the additional  
14                  information requested in your review  
15                  letter by the 12th, by next week sometime.  
16                  Then post it up to the website. Everybody  
17                  has the opportunity, including us, to  
18                  review it. With that information do we  
19                  have a complete set of updated documents  
20                  based on the January 9th submission, the  
21                  stuff that came in yesterday? I just want  
22                  to make sure that we have a full  
23                  compliment of updated, current, corrected  
24                  information --

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MR. VANCOTT: Right.

MS. PEEK: -- to review as a set?

MR. VANCOTT: I think that is a very good point because we have received -- we have a January 23rd submission that came in, and then the updated plans that came in yesterday. What I think would be appropriate for the applicant to do, as they have done before, is to essentially put new information in red so that that is readily available to the public, and to make sure that when they submit on February 15th that we have everything. So that the public can be looking at the maps now if you want to look at the site plans now, they are available and you can be looking at those. I'm not sure that theirs are going to change. But when the applicant submits next Wednesday on the 15th, we should get the full compilation so the public can see all of that. And everything that is new should be in red so it is readily apparent

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to the public what is new and is the additional information that has been provided.

MR. ANDREWS: The simple answer, if I may, is that this is a rather puzzle-like grouping of information, but as we have neared the end, the applicant has done a better job of putting it all in order. And if they put everything in order and you work backwards from the most current submittal to I think the next -- the last milestone was a January 11th submittal that they made. That was the last comprehensive one. And if you look at everything in between, the answer is we have a fairly complete record. Is there minutia that may be missing, perhaps, but in terms of being responsive to the public, being responsive to our comments, the record will be complete with the addition of this information.

MR. VANCOTT: Yeah. That is essentially the time that John and I have

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spent over the last several days has been focused on that, really drilling down and getting, I mean, some of the things, the information that we are asking for is very technical and really is not necessarily, you know, necessary for any kind of SEQR or zoning law review, but it is something that you want to have as part of the record. There are some SEQR questions that we posed to the applicant. So those, you know, a lot of that is just clean up, you know, it is stuff that, as John was pointing out, it may be the information may be available in one part of the record but it is not necessarily in the narrative. So they need to bring that all together one last time so that the Board has a full record for its deliberations.

MR. RICK ALFANO: Excuse me. May I just --

REPORTER: What is your name?

MR. RICK ALFANO: My name is Rick Alfano.

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I'll just ask for a quick refresher as to who these two gentlemen are and on whose behalf they are here for and what are they speaking about.

MR. VANCOTT: My apologies. I should have introduced myself. I'm Paul VanCott. I'm an attorney with law firm of Whiteman, Osterman and Hanna, and we represent the Planning Board and help to guide the Board.

MR. RICK ALFANO: The Board of the Town of Amenia?

MR. VANCOTT: Of the Town of Amenia, that is correct. John is --

MR. ANDREWS: Myself, I'll go through it. My name is John Andrews. I'm a New York State Licensed Professional Engineer. I am a principal with the firm Rohde, Soyka and Andrews located in Poughkeepsie, New York. I serve as the engineering consultant to the Planning Boards and to the Town of Amenia. I am normally appointed by the Town Board on a

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yearly basis. And I will provide them with assistance in the technical issues dealing with engineering and other similar matters.

MR. RICK ALFANO: Thank you very much.

MR. VANCOTT: Is that responsive then, Nina?

MS. PEEK: Yes. That is responsive.

What I would like to see is just a full -- when you post new materials, I would like to see a full updated record so that people don't have to sort through all the new, the different colors to find out what is updated. Just a full compliment of an updated EAF, all the supplemental studies that have been done, an updated set of site plans, an EAF, a groundwater study, visual impact analysis, traffic study, rare, threatened and endangered species, all the agency correspondence. I mean, you guys know, a whole new package.

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2 I think that will be helpful.

3 MS. FERRADINO: Could I ask that  
4 the map changes also be in red? There is  
5 so much information on each and every  
6 sheet. If they are making changes, the  
7 red should show up on the map, too. I  
8 found that very difficult in the three  
9 separate sets I have seen.

10 REPORTER: What is your name again?

11 MS. FERRADINO: Stephanie Ferradino.

12 MR. WALSH: My thought is that  
13 given the fact that there is a multitude  
14 of questions that the public needs to have  
15 answers to. I'm wondering, you know,  
16 where we are going to go with this.

17 MR. DEISTER: We could vote in  
18 which direction now.

19 MR. VANCOTT: I think the question  
20 for tonight is really whether you want to  
21 continue the Public Hearing or whether you  
22 want to close it.

23 MR. BOYLES: What is your pleasure?  
24 Do you want to keep the Public Hearing

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open or do you want to close it?

MR. WALSH: In my case, I would like to keep the public hearing open.

(Clapping.)

MR. ROBUSTELLI: I make it that we close. My name is Tony Robustelli.

MR. BOYLES: First of all, no one said to close it, so, or keep it open. So clarify what you are saying.

MR. ANDREWS: So the motion technically would be, ladies and gentleman, to close the public hearing this evening, to allow the applicant a seven-day period from now until the 15th no supply the information that is requested, and to allow public comment in written form through the 22nd, to be closed, that public comment period, on the 22nd, to be closed. And some Boards do it 12 noon on the date of the meeting. So anything received after that you would have to make a judgment call. But up until 12 noon on the 22nd, the public

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2 would have the right to continue public  
3 comment. That would be the resolution.

4 AUDIENCE MEMBER - FEMALE: Well,  
5 no, I have a different resolution.

6 (Chatter in the room.)

7 MR. WALSH: I make a motion we will  
8 keep the public hearing open because it  
9 will give the public another opportunity  
10 to voice their opinions once they hear the  
11 information that was asked for tonight.

12 (Clapping.)

13 MR. BOYLES: Is there a second on  
14 that motion from Jim?

15 MS. PEEK: I'll second.

16 MR. BOYLES: There is a second.

17 (Clapping.)

18 MR. BOYLES: Any other motion on  
19 the floor?

20 MR. STEFANOPOULOS: I'll make the  
21 motion that we close the hearing.

22 MR. VANCOTT: No, you have to vote  
23 on it.

24 MR. ANDREWS: You have to vote on

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2 it.

3 MR. VANCOTT: Roll call vote, I  
4 guess.

5 MS. PEEK: So the motion on the  
6 floor is to keep the Public Hearing open.

7 MR. BOYLES: We will call a vote.  
8 John?

9 MR. STEFANOPOULOS: No.

10 MR. BOYLES: Mr. Deister?

11 MR. DEISTER: No.

12 MR. BOYLES: Mr. Robustelli?

13 MR. ROBUSTELLI: No.

14 MR. BOYLES: Neil?

15 MR. KUSNETZ: No.

16 MR. BOYLES: Me, no.

17 MS. PEEK: So the Public Hearing is  
18 closed?

19 MR. BOYLES: All right. So the  
20 Public Hearing is closed.

21 MR. VANCOTT: No. You need to take  
22 a separate motion to close the Public  
23 Hearing.

24 MR. BOYLES: Do I have a motion to

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2 close the Public Hearing?

3 MR. DEISTER: I'll make a motion to  
4 close the Public Hearing and have the  
5 applicant have a seven-day period to  
6 supply the information and keep written  
7 comments from the public open until the  
8 February 22nd meeting. At that time we  
9 can then make further assumptions or  
10 decisions.

11 MR. BOYLES: 12 noon?

12 MR. ANDREWS: You can make it  
13 whenever you want. Yeah, it should be at  
14 12 noon, you are correct.

15 MR. BOYLES: Could I have a second  
16 on that?

17 MR. STEFANOPOULOS: I'll second  
18 that.

19 MR. BOYLES: Roll call vote.  
20 Start with Neil.

21 MR. KUSNETZ: Agree.

22 MR. WALSH: No.

23 MS. PEEK: No.

24 MR. BOYLES: Nina is no.

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Mr. Boyles is yes.

MR. ROBUSTELLI: Yes.

MR. BOYLES: Mr. Deister?

MR. DEISTER: Yes.

MR. BOYLES: John.

MR. STEFANOPOULOS: Yes.

MR. BOYLES: Motion carried.

That being said, we are going to  
move to other matters now. Is there  
anything else we need to discuss?

MR. VANCOTT: No. Not tonight.

(Whereupon, the Public Hearing held  
February 8, 2023 was concluded.)

I, Laura A. Couch, a notary public and shorthand reporter in and for the County of Schenectady and State of New York, do hereby certify that the foregoing transcript of the Public Hearing in the Town of Amenia is a true and correct transcript of the hearing at the time and place specified hereinbefore.

\_\_\_\_\_  
LAURA A. COUCH

2/12/23  
DATE

\* \* \* \* \*

PLEASE NOTE

\* \* \* \* \*

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