

**DURST PROJECT
SUPERVISOR NOTES
SEPTEMBER 17, 2018**

Lisa Baker just hired as project manager for Durst project who will work with communities involved in project. The new focus of the Durst Corp. is a resort hotel which is a permitted use in Pine Plains.

The project needs more planning. The plan is to make the second home experience a success, much like the McEnroe Organic Farm in the town of North East.

The plan is to increase the tax base to handle the impact on schools.

Lisa Baker, project manager, will make the issue for emergency services a priority.

Waste water treatment plants will use recycled water.

All new roads located in the project will be privately owned.

The affordable housing question will be addressed by project manager, Lisa Baker.

Development is complimentary to housing. There is no plan to create a separate hamlet. Use of the existing hamlet is the plan. Provide many options for real employment. Possibly a Durst sponsored job fair.

Ecology

South of Route 199 on the eastern border, project may look to change zoning and have home owners' alliance have more control.

Sustainability

Alternative energy use - solar, geothermal, no plan for wind power. Durst will schedule a meeting with Central Hudson to discuss project. Water and waste water will conform to DEC standards. Treated waste water will flow into Roe-Jan. Amount of chemicals undetectable.

The ability of the water pond to handle storms was brought up. Durst will look at storm history and the location of the waste pond to see if there might be a better location.

Traffic

There was discussion of traffic at Ferris Lane. Durst will look into with DOT building a new exit and on ramp. There is no plan for a crossing at Ferris Lane. Ferris Lane will remain open as a public road. Traffic conditions are studied during the SEQRA process. No development on western side of parkway is planned.

The use of Route 199 to Durst property is being studied.

Recreation

Golf course is still being considered. The size may be reduced and it will be private. Hiking trails are planned. Security guards are not planned. The reduction of the amount of trails will be looked at because of lack of use.

Forestry

With regard to the 480A Forestry Plan - some of the property is enrolled in the 480A Plan. The portion that is removed will be subject to pay back taxes to the towns that are affected.

Durst organization has met with the DEC and are following protocols for connecting multi-use properties for a unit management plan.

For information on the project contact the Durst Project Manager, Lisa Baker. email lbaker@durst.org