

## **“This is a project that will have a tremendous impact”**

- Tom Horton, Canopy Development

### **Details of the Planned Resort Special Permit “concept” proposal as submitted by Canopy development to the Rosendale Town Board and the Planning Board:**

- 130 room hotel
- 160 for-sale homes (101 attached townhouses and 59 detached single-family homes)
- Spa, skating rink, yoga/meditation studio, boathouse, teahouse
- A wellness center
- A welcoming/arrival facility

The requested zone text amendment is a 7 page legal document outlining and creating a **Planned Resort Special Permit**. This zoning change is requested on the basis of approximate detail and information sufficient only “to understand and comment upon the general nature and scope” of the proposal.

### **According to Canopy, why is a zone text amendment needed?**

- 1) The former Development Plan and the new Master Plan each set out a vision for the site best accomplished by revised zoning.
- 2) The Rosendale Zoning Code is outdated.
- 3) The modern demands of the resort industry.

### **Permitted in the proposed zoning change:**

Spa and hotel. Private internal roads.

Municipal or private wastewater facility.

A community water supply system.

Agricultural uses.

Provision of suitable screening and landscape buffers from public roads.

Entry gate, security, valet and concierge stations.

Single family dwellings. Two family dwellings.

Multi-family dwellings. Attached, semi-attached or detached multiple dwellings.

Individual lot owners are to be bound by contract to the operation and maintenance of common property loosely defined as “lands”, following procedures approved by the New York State Attorney General.

Retail or commercial uses including restaurants, bars, gift shops, convenience stores, bank services, and personal services, serving the guests or residents of the Special Permit community.

There are many questions concerning the proposed **Planned Resort Special Permit**:

This proposed amendment essentially approves the development before Canopy has closed on the property.

---Is this common practice?

No mention is made of the fiscal structure of the proposed development community.

---Will individual homeowners be responsible for property taxes, or will all payments to the town funnel through the corporation that manages the community?

---How much tax reduction will they seek through application to the Ulster County IDA, Empire State Development Corporation and other agencies?

Mention is made of a "large, on-site work staff" and 450 permanent jobs. It is a fact that the modern demands of the resort industry have led to a common practice of bringing contract workers in and providing housing for them.

---Will the hotel and spa workers come from around the world, as is typically done?

---Can promises of local jobs in great number be guaranteed?

---Why does Canopy refuse to publicly discuss this, but persist in quoting overall numbers without any degree of detail?

No mention is made of the development community's needs from the town as far as schools, police and fire are concerned beyond saying "All this will be accomplished with very modest impacts on the school system and other public services."

---Is this projection believable and adequate?

---What will the real costs be?

The developer estimates water usage to be 158,775 gallons per day. Wastewater is assumed to equal consumption. All water systems and wastewater systems will be owned, operated and maintained by HRVR.

---Can Rosendale's aquifer support usage of this magnitude? If so, for how long?

---Will placing the aquifer in corporate hands benefit the town?

"Traffic impacts will be thoroughly examined...impacts on nearby intersections will be studied. Given the history of the site as a commercial and industrial center, and the patterns of use likely for residents and patrons of this type of community, it is expected the traffic impacts will be more than adequately addressed and mitigated, if necessary."

---Is this adequate and convincing?

Fiscal benefit to the town is estimated at 80 times the current property tax levy for the site.

---Where does this number come from?

---There is no hard evidence to support the assumption that Main Street will benefit, only conjecture. Is this adequate and convincing?

---Why can there be no explanation of who will contract out the estimated 1500 construction jobs?

---Why is it not stated publicly that the spa and resort will be built by contractors and workers with expertise in building world-class spas and resorts?

The proposed zoning amendment establishes a minimum resort property size of 750 acres, while the Williams Lake property is 727. Through acquiring other properties owned by Binnewater Realty they are applying on the basis of an accumulated 779 acres.

---What about the other properties we know they have shown interest in?

---Why no mention of their future plans?

---To what extent will this development expand, once it takes root?

Canopy continues to refuse to reveal the workings of their corporate mandate.

---Why won't they say who they are making this deal for, when they knew it earlier this year?

---Are they under orders to protect the Miraval "brand" in case their project is denied?

---What corporate entity will Rosendale be dealing with?

---Who will be accountable?

**A summary of a few of the major unresolved issues concerning the proposed development community:**

TAXES - How will the fiscal relationship of the development community to the town be structured? How will property values and taxes be assessed?

ENVIRONMENTAL IMPACT - Can the aquifer support this level of development?

POPULATION GROWTH - What would a 10% increase to the town's population mean?

ECONOMIC BENEFIT - Could hidden costs make the assumed benefits negligible? Would a "destination resort" of this magnitude dominate the town, eventually transforming it?

Canopy CEO Tom Horton said it best himself in a recent WAMC radio interview:

“...This is a project that will have a tremendous impact. Were I on the other side I would be seeking answers. Folks want to know how this will impact their lives, their taxes. Will it hurt or help educate their children, will it add traffic to the roads, will it impact the natural environment in their town. These are legitimate questions and concerns and the onus is upon us to answer them and answer them well.”



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