

## Letter to the Editor

Dear Editor,

As lifelong residents of small towns in the Northeast, we understand the Rosendale community's desire for information and input into our proposed plans for re-development of Williams Lake. We would like to offer a status update to the community and, once again, invite concerned citizens to reach out to us as the process moves forward. We will continue to be open and transparent with the community.

Let us start by clarifying who we are. Hudson River Valley Resorts, LLC ("HRV Resorts") is a New York company formed earlier this year to own, operate and make improvements to the Williams Lake property. HRV Resorts is owned by several investors that are all committed to the principles of environmentally conscious development, sustainability and community development. Canopy Development is an investor and has been retained by HRV Resorts to assist in the planning, entitlement and development of the project.

Our vision for the project continues to be a resort lifestyle community focused on wellness, sustainability and the appreciation for the natural environment. Our plans include a spa-hotel, wellness center, various resort amenities and a residential component. We plan communities and build to high standards of environmental sustainability.

We have shared with a number of folks in Rosendale a conceptual masterplan that was prepared in order to stimulate conversation about how to best develop the site. We have attempted to make it clear that this plan was only conceptual, and would evolve as we integrated stakeholders' comments, complete our studies and more exactly define our resort amenities. We can assure you that components of our plan will change significantly as we move through the approval process, consider comments from the Town and local constituencies and begin to work with potential operators of the resort.

HRV Resorts believes that development projects improve with community input. Already, we have met in small groups with more than 100 Rosendale residents, including the Friends of Williams Lake, a.k.a. FOWL, and have received valuable insights from neighbors of the site and stakeholders to the project.

With the understanding that specifics of our concept plan will further evolve, we would like to clarify some misperceptions that have circulated in the community by sharing some facts about our plans [that are true at this point in time]:

- Though it is possible that we may acquire several smaller land parcels adjacent to the Williams Lake property in the future, our current plans only include redevelopment of the current resort and property owned by Williams Lake, Anita Peck or Barbara Battelle. We have no additional parcels under contract or option.
- Steve Case has no control of or ownership in Canopy Development. An entity affiliated with him has a small, minority interest in HRV Resorts.

- The current concept plan anticipates a pedestrian focused resort, including a residential component, that will form a community focused on the environment, wellness and balanced living.
- It is a tenet of our plans that we thoughtfully respect and preserve the natural beauty of the site, including the critical habitat for endangered species and other environmentally sensitive areas. One species of particular concern is the Indiana Bat, which hibernates in four of the more than 100 mine openings on the site. We have engaged the country's foremost bat expert to diligently study the Indiana Bat and other species on the site to understand, better protect their habitat and prevent unmonitored disruption of the bat hibernacula.
- The concept plan recognizes the industrial history of the site as an historic cement mining operation. We intend to integrate this history into our plans by preserving industrial artifacts on site and ensuring that the unique story of the site's cement history continues to be told.
- The concept plan is not to build a 'gated community'. There are no plans (and there never were) to build a wall around the perimeter of the site. Any gates or fences installed have been to provide security from clear hazards that exist on the site. Once constructed, portions of the resort community that will undoubtedly require some level of privacy and security for guests and residents. At this time, we do not have detailed security plans.
- Our intention is to build to high standards and create a landmark environmental project, including a commitment to build a LEED rated hotel and to incorporate in our plans renewable energy and other, meaningful social, environmental and economic sustainability targets.
- We intend to increase land under permanent conservation easement and to support, strengthen and enforce the existing Conservation Easement.
- We intend to provide some level of public access to the site; one idea is to extend the 'rail trail' through a portion of the property for biking and hiking for public use.
- A packaged waste water treatment facility is planned and would replace the current septic system for the hotel, which is presently located (topographically) above Fifth Binnewater Lake.
- We intend to thoughtfully plan the location of structures in order to protect viewsheds corridors and minimize noise and light pollution. No housing is planned for the ridge east of Fifth Binnewater Lake.
- There are no plans to build a 'village for 400 workers', as has been reported, but we are committed to creating quality jobs for Rosendale and Ulster County residents.
- As part of the approval process we plan to commission a number of additional studies, including traffic surveys and economic impact studies, for example, to ensure that residents understand all of the impacts of our plan.

Our expectation is that our plans will have very significant positive benefits for the Town. We expect the project to significantly enhance the Town's tax revenue, with very limited additional demands on municipal services. We anticipate few, if any, school aged children will live within the limited residential component of the community and that

hundreds of permanent jobs will be created. Many of these new jobs will be skilled positions, in addition to the hundreds of jobs created in the construction phase of the project. The resort community will invigorate the downtown of Rosendale with thousands of new customers annually. Perhaps most importantly, the project will be a landmark sustainable development that residents of Rosendale will be proud to have as a part of their community.

We can promise that we will do our best to be good neighbors and make a positive contribution to Rosendale and the region. We look forward to engaging the community through the planning and permitting process. As many of you know, we have initiated the SEQR (NY State Environmental Quality Review) process and will reach out to the community to continue our dialog on developing the Williams Lake property.

Sincerely,

Tom Horton  
President and Chief Executive Officer  
Canopy Development

Tim Allred  
Senior Project Manager  
Canopy Development