

**Town of Washington
Town Board Minutes
February 25, 2021**

The Town Board of the Town of Washington held a special meeting on Thursday, February 25, 2021 at 12:30 pm. Supervisor Gary Ciferri opened the meeting with the following present at the Washington Town Hall, 10 Reservoir Dr.: Councilmen Steven Turletes, Michael Murphy, Joseph Rochfort, Town Clerk Mary Alex and Attorney for the Town Jeffrey Battistoni. Councilman Robert Audia attended via Zoom.

In addition to Town officials, Will Guidara, of Janet Farms LLC and his associate Jeremy Behmoaras, Joshua Mackey of Mackey, Butts and Wise, Attorney for Janet Farms LLC and Larry Boudreaux of the Chazen Companies.

Due to the coronavirus pandemic and social distancing measures the meeting was held both in person and via Zoom. Community members attended via Zoom and attached is a list of Zoom attendees. .

The purpose of the meeting was for the Town Board to learn more about the Second Mountain application from Mr. Guidara and Mr. Mackey. A resolution was prepared in advance of the meeting, by Attorney Battistoni, for the Town Board to advance the application to an investigatory stage.

Due to several technical difficulties, the meeting started at 12:45. It was learned in the preparation of these minutes that the Zoom meeting was not recorded.

Supervisor Ciferri opened the meeting with the Pledge of Allegiance.

Supervisor Ciferri welcomed everyone to the meeting. He advised that representatives of Janet Farms LLC approached representatives of the Town to discuss the conceptual project at Migdale. The Town Board scheduled this special meeting so they could declare the Town Board as lead agency. Over the next several months the Town Board will consider whether the request for an overlay district is worth pursuing. Supervisor Ciferri said that the town board was open to considering the project and believes it may be beneficial to the Town of Washington and Village of Millbrook. By declaring lead agency this will allow the town to consider the drafting of an APO District. within the town, specific to this type of project. At this point in time there have not been any approvals granted to the petitioner. Supervisor Ciferri said he has met with Will Guidara and would like to give him the opportunity to provide insight about his application and what he envisions. There will be a time for questions specific to Second Mountain. Councilman Murphy will act as moderator.

Attorney Mackey thanked Supervisor Ciferri and the Town Board for the opportunity to discuss the Petition of Janet Farms LLC and the request for an Overlay District. Mr. Mackey, an

attorney with Mackey, Butts and Wise, advised when reviewing a proposed action under SEQRA regulations, a coordinated review method provides for a single coordinated environmental review, with one agency declaring themselves the lead agency . At this time, the Town Board is determining whether or not they should be declared lead agency in a coordinated review.

Mr Mackey said the application is “For An amendment to Article III and VI of the Town of Washington Zoning Code, to Add a New Section to Allow for the Town Board Designation of a Special Purpose Area Overlay Districts and the Designations of Certain Properties of Petitioner as a Special Purpose Area Overlay District for a Project Known as “Second Mountain”.

Petitioner, Janet’s Farms LLC is a Limited Liability Company organized and existing under the laws of the state of Delaware and authorized to conduct business in the State of New York.

The petitioner is the contract vendee to purchase certain real estate from the current owner, Everest Polo Stables, Inc. and is authorized by said current owner to make this petition.

The said property is as follows:

92-114 Sutton Rd., 6865-00-761303, 135.07 acres

3808 Route 44, 6865-00-645421, 18.25 acres

3872 to 3874 Route 44, 6965-00-006474, 198.13 Acres

3802 to 3804 Route 44, 6865-00-625473, 1.26 acres

The current Zoning for real properties in RR 10, Rural Residential which permits low density residential uses and a few non-residential uses deem compatible for the RR 10 district. The petitioner seeks to develop the properties for uses that are currently not permitted in the RR-10 District.

The petitioner seeks approval which would include a zoning text amendment to add a new section: Special-Purpose Area (SPA) Overlay District to article III of the Town zoning code and an amendment to Article IV, Section 610, Definitions, to add new definitions in support of the SPA Overlay District language.

Assuming the Town Board adopts the requested zoning amendments, the petitioner will request that the Town Board designate the real properties that have been identified as a SPA Overlay District.

Supervisor Ciferri introduced Will Guidara.

Mr. Guidara appreciated the opportunity to present his concept to the Town Board and to the public. Mr. Guidara introduced himself and his plans. Mr. Guidara said Janet Farn’s LLC was established as an LLC and is named in honor of his mother. Mr. Guidara stated he has background in the restaurant industry and has established himself as a leader in the field, winning the James Beard Award for the Best Service in America, the James Beard Best Award

for best Hospitality in the World. He has increased his ratings over the years especially at Eleven Madison Park where the restaurant was named the Top in the World. in 2019. He has a history of the finest service and hospitality and would like to bring that to Millbrook. Mr Guidara sold his interest in Eleven Madison Park and Nomad Hotels

Prior to the Pandemic he was preparing to sign leases for several locations in New York City. Mr. Guidara and his wife have a home in Kingston , NY. Like many others he has relocated from New York City to the Hudson Valley. He realized after living in the area he did not wish to return to New York City. He and his wife would like to remain in the Hudson Valley and raise their children here. Mr. Guidari has always dreamed of having a high-end hotel and restaurant and began looking at properties in the Hudson Valley that would be suitable. When introduced to Migdale he believed that the property was well suited for a restaurant and high-end hotel and would be a special opportunity for many people to enjoy the property, .

The centerpiece of the property is known as Migdale Castle. The structure of stone and brick with a slate roof, dates back in time. The bedroom suites, duplexes and bathrooms are all suitable for use as an inn. Migdale Castle's existing features, such as lounge, dining rooms, movie theater, Spa, indoor pool and fitness facilities.all lend themselves well to a high end facility. The proposal put forward by Mr. Guidari includes two restaurants, one being a high-end restaurant. The service would be exemplary, as they were known for Eleven Madison Park.The second restaurant would be more casual and open throughout the day.

The building has extraordinary details and elegant features which require some renovations and upgrades. New Cottages will be constructed to highlight the surrounding natural beauty . The one or two bedroom colleges will be built with architecture that melds into the landscape and is filled with luxurious, lush, cozy Interiors. Some cottages will have unobstructed views of the Catskill Mountains and others will be nestled in the birch forests. Behind the great lawn will be seasonal single bed canvas tents reminiscent of top-tier safari resorts. Mr. Guidara anticipates building a home for his family. Additional houses are planned which could be second homes that people might wish to rent out when not being used. Mr. Guidara acknowledged that the plans are fluid and very flexible.

The dining and drinking experiences across the property will be unparalleled and executed by the team that help make Eleven Madison Park the est Restaurant in the orld The central fine dining experience will feature world-class culinary talents. The menu will be guest-centric and structured around four courses so as to avoid the trap of overly-long meals. The dishes will be developed with ingredients sourced on the properties farm and from the many incredible farms nearby in Millbrook and the greater Hudson Valley region. The beverage program will be Best in Class, building upon the castle's beautiful 5000 bottle, red brick wine cellar, the New York wine making community and offering perfectly-executed cocktails for visitors to enjoy. Mr. Guidara said the fine dining restaurant represents only a piece of the offering that will be available to hotel guests and local visitors.

The main lounge will offer a casual menu throughout the day and night. Mornings will begin with a buffet and breakfast, made to order lunch, afternoon tea, sunset cocktails and

dinner will focus on a confident simplicity that is accessible and we'll keep the Castle activated into the evening. Several other intimate rooms are adjacent to the lounge for small groups and in season, the terrace will offer an outdoor dining experience. What will set Second Mountain apart will be its world-leading service and hospitality. Mr Guidara said the same approach used at Eleven Madison Park will set the standard for what hospitality can be in America. Not in a stuffy way, but through a high-touch and personal approach to services that embraces elegance without the formality. Establishing a one-size-fits none approach to taking care of guests, the experience will be like no other.

This will not be a location that is closed off to the public and gated or exclusive. This is a property that will be open and available to visitors from around the world and to the Millbrook community. The massive exposed beams, leaded glass casement windows, imported limestone walls and fireplaces from a former castle in Brittany, all of the integrity and these features shall be maintained. There are three additional buildings on the property that have been built in a Tudor style and provide more space for accommodations across the property. They include what is known as the Staff-house, the Gatehouse and the Farmhouse. The property is scattered with wonderful moments and opportunities like a tennis court, views of the Catskills. The farm and Greenhouse which already exist, will provide special ingredients for the Farm to Table restaurants. In addition to the Farm and Gardens on site, Mr. Guidara expects to use ingredients grown locally and raised locally for the restaurants.

Mr. Guidara said that he has contracted with Bob Bump as the general contractor and he is committed to using local businesses and subcontractors for all of the work to be done on the property. In addition, there will be approximately 135 job opportunities at Second Mountain, including some in the \$80,000 - three figure salary range.

Mr. Guidara stated that all deliveries and access will be located on the entrances from Route 44 and that Sutton Rd. will not be used for those purposes.

The existing accommodations will be renovated with a design approach that incorporates the age, history and architecture of the property with a mix of luxurious furnishings, vintage objects and modern mixes of color and texture to freshen the space. What will set Second Mountain apart will be its world-leading service and hospitality. Mr Guidara has established himself as a leader in the hospitality field. Second Mountain will continue to set the standard for what hospitality can be in America not in a stuffy way but through a high-touch and personal approach to service that embraces elegance without formality. Eleven Madison Park's, the Dreamweaver program, was established whereby a one-size-fit-all approach did not apply to taking care of their guests. He will carry forward the same ethic applied to three to four hour dining experiences at EMP to the perfect 3 or 4 days stay.

By creating a variety of things that people can do on and off the property Second Mountain will be a place that people come for multiple days at a time. The offerings will grow over time but will include a mix of spa services indoor and outdoor pools, wWellness

programming including yoga and meditation, hiking, snowshoeing, cross-country skiing on the property and other local trails, craft classes, tennis courts, croquet, lawn bocce and horseshoes.

The property is within close proximity to incredible local attractions providing Second Mountain with unique access to destination worthy activities Orvis Sandanona is not only one of the country's premier Sporting Clays courses but they offer top rated fly fishing trips throughout the area Partnerships are possible with noted equestrian centers, the Millbrook Winery and others. The property is also within reasonable proximity to many top-tier art destinations in the Hudson Valley including Dia Beacon, Storm King Art center and Mass MoCA.

Mr. Guidara said that all of these ideas are based on his vision of the property. He is flexible. Mr. Guidara understands that there might be hesitancy by the community in a project of this scope. He appreciates that the town board is willing to consider such a project and the community is here today to learn more about his application. He knows he is an outsider and he is willing to speak and meet with people to discuss the project.

Attorney for the Town, Jeff Battistoni addressed those present and stated that Supervisor Ciferri had to leave the meeting. Mr. Battistoni said he has prepared a resolution for the board to declare themselves lead agent and to distribute the application to concerned parties, surrounding towns and local boards including the Planning Board, Zoning Board of Appeals and Conservation Advisory Commission.. Mr. Battistoni read the following resolution:

RESOLUTION #012521 of 2021
Town of Washington Town Board
Declaration of Intent to Act as Lead Agency

Matter of the Petition of Janet's Farm LLC

WHEREAS, on or about February 19, 2021, Janet's Farm LLC (hereinafter "Janet's Farm" or "Petitioner") submitted a Petition to the Town Board requesting an amendment to the Town Zoning Code to add a new Section and amendments to Section 610 to allow the development of a luxury resort to be known as Second Mountain on tax parcels 6865-00-761303, 6965-00-006474, 6865-00-645421, and 6865-00-625473; and

WHEREAS, said zoning amendment would permit the Town Board to designate qualified properties as a Special Purpose Area Overlay District (hereinafter "SPA Overlay District"); and

WHEREAS, designation of the properties as SPA Overlay District as requested by Petitioner would, after receipt of site plan and subdivision approvals from the Town of Washington Planning Board and receipt of all other required approvals and permits from other involved agencies, allow the redevelopment of the Site as requested by Petitioner; and

WHEREAS, the proposed action to amend the Town Zoning Code is a Type I Action under the New York State Environmental Quality Review Act and its implementing regulations, 6 NYCRR Part 617, (“SEQRA”); and

WHEREAS, the Town Board desires to (i) declare its intent to act as Lead Agency for a coordinated review of the Application under SEQRA; and (ii) direct the Town to circulate notice of its intent to all involved and interested agencies; and (iii) refer the Petition to the Planning Board and the Conservation Advisory Commission for an advisory report pursuant to Town Zoning Code §510(1); and

WHEREAS, the Town Board has determined that the size and importance of the project are such that it will, at a minimum, require the assistance of professional legal and engineering services to review the application and hereby acknowledges receipt of an initial deposit of \$10,000.00 from the Petitioner for the purposes of retaining such professional assistance as the Town Board may require.

NOW THEREFORE BE IT RESOLVED THAT:

1. The Town Board classifies the action as a Type I action and declares its intent to act as Lead Agency for a coordinated review of the zoning amendment requested by Janet’s Farm LLC; and

2. The Town hereby directs the Town Clerk to mail or deliver, or cause to be mailed or delivered, a Lead Agency Coordination Letter, in substantially the form attached hereto, to each of the involved and interested agencies pursuant to 6 NYCRR Part 617 as noted herein; and

3. The Town Board refers the Application to the Planning Board and to the Conservation Advisory Commission for an advisory report pursuant to Town Zoning Code §510(1) and requests that the Planning Board and the CAC provide the Town Board with their respective recommendations no later than 60 days from the date of this resolution unless that deadline is extended.

The vote was as follows:

Supervisor Ciferri	Absent
Councilman Turletes	AyeE
Councilman Audia	Aye
Councilman Murphy	Aye
Joseph Rochfort	Aye

Councilman Murphy said that the Town Board would take some questions from the community. The Board expected the meeting to last about an hour however they would allow some additional time due to the zoom issues encountered before the meeting.

Ms Propp asked about the septic systems which will be designed for the project. Larry Boudreau, said he is affiliated with the Chazen Companies which has been engaged by Janet Farms LLC to provide an environmental review, and they will prepare engineering plans for the project, which is in its infancy. The septic system will be designed and engineered to accommodate the various aspects of the facility using the most up to date engineering standards. The plans will all require approval of the Dutchess County Board of Health.

Somebody asked about the occupancy numbers when the project is complete. Mr. Guidara said the information is available on the Master Plan of Second Mountain, which is on the town website. It includes rooms in the castle, gatehouse, employee housing areas, new cottages, seasonal tents, and a proposed subdivision for homes that may be rented out when the property owners are not utilizing their second homes.

Mr. Heaney said he was disappointed with the Town Board for voting on the Resolution without any discussion and without input from the community. He expressed his displeasure with Mr. Guidara for proposing an idea that is not in support of the town's Comprehensive Plan, or the Zoning Code of the Town of Washington. Councilman Murphy responded that this is simply an investigatory period. Decisions have not been made by the Town Board. By declaring lead agency status, it means that the town will entertain the idea of the application. There are many steps they have to be taken before this project can come to fruition. Mr. Guidara also addressed Mr. Heaney's comments.

At this point, the Town Board learned of a Covid exposure within the Town Hall, therefore on a motion made by Councilman Murphy and seconded by Councilman Turletes, the meeting was closed at approximately 2:00 PM. The vote was as follows:

Supervisor Ciferri: Absent
Councilman Turletes: Aye
Councilman Audia: Aye
Councilman Murphy: Aye
Councilman Rochfort: Aye

Mary Alex, Town Clerk