

## Comments at Town Board Meeting by Susan Siegel

August 5, 2014

I'd appreciate it if the board would update residents on three pending issues: the future of Shallow Creek, the organic recycling facility on Greenwood Street and ball fields at Granite Knolls.

### 1. Shallow Creek restaurant and Par 3 golf course

I'm assuming that the vote on tonight's agenda will be based on the discussions you had in June about signing two separate license agreements for the property

- One, to operate a restaurant in the club house, and
- A second to renovate and reopen the Par 3 golf course with an emphasis on making it adaptable for veterans and disabled people, plus add a portable 60 x 120 foot ice rink.

I'm sure the community is behind both plans to bring this property back to life. My question deal with the details of the license agreements. I asked to see a copy of the agreements earlier today but I was told that the town attorney was still reviewing them.

People familiar with the site know that Shallow Creek is in a flood plain, and that the site was actually designed to flood. I think the Par 3 course was built in the 1970s long before there were strict wetlands laws.

Which is why I think it's important to know, before any licenses are signed, whether anyone has spoken to the DEC to get an idea, even a rough idea, of what improvements DEC might require as a condition of granting a wetlands permit — and —what the cost of those improvements might be.

What if the licensee decides to renovate the clubhouse for the restaurant but not to go ahead with the golf course plan because the DEC conditions make that project economically unfeasible? Then what? Will the license for the golf course still be valid even if a functioning golf course never opens?

Perhaps, and this is just a suggestion, both license agreements should include a provision that the licensee has to get DEC approval for the golf course improvements within a certain time frame and that the golf course improvements have to be completed within a certain time frame. And if those conditions aren't met, then both licenses are void.

That way, the town wouldn't be at risk tying up the property for a plan that might never come to be.

It's just a suggestion you might want to consider.

### 2. Greenwood Street Recycling facility

Could you give residents an update on the status of this facility.

On April 22, the board voted to give R&S Waste Services a 90 day license to process and remove the backlog of brush, leaves and logs at the facility. At the same time, the board agreed that a RFP, or Request for Proposals, would be prepared to solicit proposals for the long term operation of the recycling facility. As of the July 8, the board's last meeting, I'm not aware that there has been a resolution to advertise any such RFP.

Since the 90 day license is either up, or about to be up, and no decisions have been made about the facility's future, what happens once the 90 day license expires?

Will residents still be able to bring brush to the Hill? And if so, who will process the brush? Or will the brush be left to accumulate until a decision is made about the long term operation of the facility?

### 3, Granite Knolls sports complex

Many residents would like some clarification as to exactly what the board's intentions are for Granite Knolls.

The last time the board discussed Granite Knolls was in June, when it voted 3-1 to have the town proceed with the sports complex idea on its own and start the SEQRA process but without any outlay of town funds.

The problem is: There doesn't appear to be a plan, a real plan, to do a SEQRA review on. So far, There's only this single page concept sketch of what a sports complex could look like. It even says "concept plan" on the sketch. If there's something more, something that includes site plans and engineering details, then those documents should be made available to the public.

The town can't do a SEQRA review on a non-existent plan. First the plan, and then the SEQRA review.

- So could the board please clarify if its intention is to prepare a full-fledged development plan for a sports complex at Granite Knolls.
- And if so, who would prepare the site plans and what would the estimated cost of the project? The Legacy fields cost about \$6 million — but the Granite Knolls concept sketch plan looks considerably more ambitious.
- Where would the money come from? County, state or federal grants? Or Yorktown taxpayers?
- And BEFORE the town commits any money to preparing a development plan, or attempting a SEQRA review based on a sketch, will taxpayers have an opportunity to voice their opinion whether they want their tax dollars spent a new sports complex