

### Carvel Representatives Continue Efforts to Move Forward

By: Erikah Haavie, Correspondent

**PINE PLAINS** - Carvel representatives continued to share more new details about their proposed large-scale housing and golfing community with Planning Board members last week.

A concept for the Carvel development, a partnership between the Durst Organization and Landmark Land Co., was initially presented to the Pine Plains Planning Board in 2003 and has resulted in a series of revisions after much scrutiny by project planners, town officials and community members.

Several new consultants have been working with developers with the goal of designing a plan that works for developers while addressing the environmental, social and cultural concerns of the community.

The original plan called for 951 homes split between the towns of Milan and Pine Plains, but after recent revisions, the number of homes has been reduced to 648 and the golf course has been scaled back from 27 holes to 18 holes.

Daniel Stone, an engineer working on the project, told Pine Planning Board members Oct. 8 that the revised proposal has increased the amount of open space. In Pine Plains, 67 percent of acreage meets the definition of open space, while 54 percent of Milan has been set aside as open space. The golf course has not been included in land defined as open space, Stone said.

Edward Clerico, an engineer with Alliance Environmental of Hillsborough, N.J., reviewed initial land maintenance strategies. The goal is to make the Carvel "the most environmental responsible" project of its kind, he said. They are proposing to mow hayfields twice a year, grasslands once a year and other fields every five years. Some clearing would be done every 10 years or so, and some planting and reforestation is also planned.

Invasive species on the site are being monitored, including purple loosestrife, tree of heaven and the autumn olive. They want to control the spread of such plants while avoiding damage to endangered species, Clerico said. Planning Board Chairman Don Bartles Jr. asked who would be managing the land conservancy on the site. Clerico responded that he was unsure of who would be selected.

Homes on the acreage have been split as follows: 576 lots in Pine Plains, 61 lots in Milan and 11 lots split between Milan and Pine Plains town lines.

Tim Delorm, a vice president with the environmental group Edaw, said he would like to discuss in the future what public-access trail systems on the site would be most beneficial to the community.

Stone asked the board to authorize technical meetings between Carvel representatives and board consultants and to move forward with the Final Environmental Impact Statement.

Bartles said a special meeting would need to be scheduled between the board and its consultants to review information provided by Carvel last week and discuss how to proceed with the process.

Planning Board attorney Warren Replansky asked if consultant Bonnie Franson, who has been working on the town's zoning law, could be brought on board to take a fresh look at the plan. He recommended the consultants get together first, then arrange a meeting with the board shortly. An additional meeting could be planned this month.