

## **New Paltz Times August 14, 2008**

### **Regarding Rivendell**

1) Regarding tourism: Many, many, many more people come to New Paltz to hike, paint, run, mountain climb, bike, kayak, eat, go to Mohonk or Minnewaska, etc. than go to the wineries! City people or locals basically go to the Ulster County wineries once a year or maybe once -- period -- but not on as regular basis as the other tourists we get. The tourist and numerical reality is that our tourist-visitors are more geared towards experiencing the beauty of our area and that beauty will be impacted by designating Rivendell as a phony farm on our most scenic vista.

2) On their special weekends, or when they will host parties or weddings, that area will be a danger to drive through. This is not some side road, like where they were and are now. The site they are currently at never had anyone complaining about their retail establishment or their non-farming and lack of winemaking for all the years they were there!

One can imagine the numbers of cars that will be exiting the proposed commercial location on special events or weekends and you can bet within two years, after accidents or other issues, that a traffic light and other road lights will be installed. That is an issue! It may not be one for Fellicello, who has the beauty of route 9W in Marlboro to tout and to attract tourists, but it is a serious issue for what he calls the "complainers" in New Paltz and for our tourists! Think of how that will impact the majority of tourists that come here and vastly outnumber the ones who do the winery tours! That vista and view is a priceless one for Ulster County and that thought of blinking yellow lights and traffic stopping at that site should be unacceptable to anyone who cares about New Paltz. Hinchey's support is surprising (perhaps he has received donations?), as is the chamber, because they really should be more cognizant of that particular location and how people flock to our area to see that particular vista. Even at night, it is a special view that will be impacted forever if you give in to Wine and Ransom's threats of lawsuits and their fake farming facade!

3) To allow farm designation to someone who sells NYS farm products would allow anyone buying property along 299 or elsewhere to have what is basically a retail store to sell farm-related goods. ShopRite also sells local farm products so maybe they should buy a piece of land, give people tastes of the canned goods and local produce, have a tasting room and basically do the same thing the Rivendell has been doing. Maybe we should have a brewery on 299? Selling farm products should not designate property as "agricultural" or farm-related!

4) The Wines tried the same routine years ago to get a variance on their current property they own or lived in on Butterville Road. They wanted a "caretaker" to live in their barn to watch out for their organic vegetables and the town approved it! In reality they just wanted two separate living places, one in the highly styled refurbished barn and one in the stone house. Both Wines (while divorced) lived in the separate residences after they hoodwinked the town!

5) In desperation, Ransom and Wine have just recently planted grapes as they realize they may not be able to hoodwink the community or browbeat our legislators into approving them as "agricultural." They realized they better do something really agricultural! Unfortunately, for them, it is too late. The plain fact is that this is the wrong location for their retail establishment and they should really have not assumed they would be able to bully and bull our community and our representatives!

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