

7 claims made by Sixteen Years LLC and it's supporters that just aren't true.

The information contradicting the claims come from the same video.

Claim: The viewshed will we see now will be kept in perpetuity.

Fact: This property will be subdivided and sold, houses will be built. The viewshed will change, most likely substantially and other than the topography will not look the same.

Claim: The properties will be limited to one house, so there will only be 4 total, keeping 30 houses from being built.

Fact: An MLS listing (real estate notice) shows that one of the properties is already listed for sale for \$750,000. It comes with one house that needs to be redone and an old barn. It also states that an additional house can be built. Using this information demonstrates that not 4, but 5 total houses can be built on the original properties.

Claim: The original claim by the owner was that only 4 houses will be built

Fact: West Vincent allows an accessory dwelling to be built on properties in addition to a main dwelling. He only mentioned the ability to add an accessory dwelling when a member of the audience pointed this out. Full disclosure now means there can be 8 homes, or double the original claim. There was also no mention that more than likely barns will also be built and other structures such as run in sheds and wood fences for horses. How is the view going to continue to be the same as it is today? It isn't. The claim is false.

Claim: There is public record 34 houses can be built on the 100 acres as reflected in a building plan by the former owner.

Fact: The plan Mr. Casiato refers to was a preliminary building plan which he later admits "he may have misspoken". Even a member of the Planning Commission says this was a preliminary plan. The full development was based on a sewer plant being built in another development by another builder that never came to fruition. The 34 houses would need to have been connected to that sewer plant. Developers always come with a maximum development plan and negotiate it with the municipality, ultimately building a less populated version. Supervisor John Jacobs stated he knows the former owner and spoke to him. He was told there is absolutely no way the property would support 34 homes with on-site septic. Therefore, the 34 homes claim is fiction. This is most likely why the project was abandoned by the developer. Mr. Casiato also states he doesn't know if the plan "is viable or pie in the sky". A plan he based his facts on. Nobody knows how many houses can be built on the property as the Township was not given the opportunity to do their own evaluation.

Claim: An appraisal was presented to the Board for the maximum value of the property and the value of the property if not developed. The difference (loss) in value is what the owners are seeking.

Fact: Mike Schneider took note that the tax pay back penalties for Act 319 (a huge discount in taxes landholder receive in return for not developing) were not listed. This would be a cost incurred when developing, increasing the cost to develop. That narrows the margin of value between developed and non-developed land, reducing the claimed loss. It was never denied that the taxes payback was not listed. Pam Brown never pointed to a section in the report that lists the large tax penalty is taken into consideration.

I would like to add that the Township Supervisors, having been given almost no notice of this proposal had no opportunity to have professionals review the documents to confirm the accuracy. When a development is proposed, any engineering documents are turned over to the Township engineer for confirmation of accuracy of calculations and that the development meets all rules, regulations and laws. This is to protect the Township and its residents. The Supervisors were never afforded the opportunity to confirm the accuracy of the documents presented to them. In essence, they were going into this blind and being asked to give \$275,000.

Claim: It is merely a coincidence that decision to give the money had to be made this very evening and that this was the first Board of Supervisors meeting that this issue was spoken about publicly.

Fact: Pam Brown, from the French and Pickering Creek Trust stated "that this has been in the works in the township since last August. The open Space Committee has had meetings and there have been minutes." NOT TRUE. Brian Curry points out that there was very limited discussion about this property at the Open Space meetings, of which he attends. As of this Board of Supervisors meeting, the minutes for the Open Space committee still were not published online. After his statement, miraculously the minutes appeared on the website. The public would have no knowledge of this project involving their tax dollars.

In another section of the video, the following took place: Chip Farnham mentioned that he attends a lot of township meetings, he attended over half the meetings in the last 2 years. He even Chairs one of the Township committees. "This is the first he has heard about this project. What happened that this suddenly appears on the schedule 7 days before the meeting?" Pam Brown responded that they have been working on this for months and months and months and the Open Space committee had to look at 15 candidate sites, do their review and ranking and to be able to bring it to the board and the first available time to meet in executive session was February 3. So the Board was presented with all the information and this is the first Board meeting that it could make it on the agenda. She says it is an unfortunate coincidence that the deadline happens to be the 28th. In essence, everyone else took their time knowing when the deadline was for the funding and then the issue is forced on the Supervisors to make a decision without being able to do a full review and have their own professionals review and confirm the numbers presented to them. Then, using a "mob rule" technique, they pack the room with people to pressure the Supervisors to make a knee jerk reaction with taxpayer money.

To further the point that the public wouldn't have knowledge of this, Supervisor David Brown, who is on the Open Space Committee, stated that the discussion were held in Executive session, which is out of public. This means that the public meetings and minutes (if they were published, which they were not) would not have any information on this property, so this confirms that this was a private review and nobody knew about it except a privileged few, contradicting Pam Brown's statements that this was out in public. Thanks to David Brown, we now know this.

Claim: Pam Brown states that "its not a value calculation of the property. The value after the property after it's eased shouldn't matter. What should matter is that its eased".

Fact: Then how does one calculate almost a million dollars in compensation if value doesn't matter?

If so, why doesn't the township give the owners two million dollars? Or perhaps one dollar? John Jacobs states that he disagrees, "otherwise you're going to be foolish with the taxpayers money". This was followed by a loud gasp from someone in the audience. Here are the donors and proposed cash payouts to Mr. Casiato and his partners:

West Vincent Township: \$275,200K (Township Tax Dollars)

Chesco Preservation Partnership: \$ 395,200 (Chester County Tax Dollars) Deadline March 28

PA DCNR \$80,000 (State Tax Dollars) April 12

WPF Open Space Institute: \$40,000 Appears to be done without tax dollars and the deadline is in May