

Wind Rose Project Narrative

A. Introduction

Wind Rose Dutchess, LLC, the Applicant, proposes a lodging membership club (the "Project" or "Wind Rose Project") on approximately 1,145 acres in the Towns of Dover and Pawling, Dutchess County, New York. The Environmental Assessment Form (Part 1) (EAF), the accompanying site plan/special permit and preliminary subdivision applications and submittals along with the supporting documents, were prepared to initiate the State Environmental Quality Review (SEQR) proceedings for the project, as well as, the site plan and subdivision approval process.

A draft scope and the resulting Draft Environmental Impact Statement (DEIS) for the project will be prepared. The draft scoping outline will be developed (a preliminary proposed draft is included with this application) and adopted by the Town of Dover Planning Board, as lead agency, in cooperation with all other involved agencies.

There are numerous maps, drawings and exhibits accompanying this narrative which provide a more detailed description of the proposed Wind Rose Project.

Project Vision

The project vision is to create a lodging membership club community comprised of residences and recreational amenities including a Jack Nicklaus Signature golf course and clubhouse, an equestrian center, riding and hiking trails, tennis courts, pool areas, a spa, fitness area and a kid's camp. "Lodging" Memberships will be available to lodging residence purchasers who desire an accessible country house and club experience with no hassle and high quality family amenities. Additionally, "Resident" Memberships will be made available to local or regional purchasers who desire the club experience but do not wish to own a lodging residence. The proposed project is intended to be marketed as a second-home community.

Numerous "software" programs will be implemented by Wind Rose including but not limited to outdoor education and stewardship, children's programs and social programs to bring generations together. Wind Rose will develop, own and operate the project versus a more typical "build and sell" approach.

B. Existing Conditions

Project Location

The Wind Rose Project is located in southeastern Dutchess County, approximately 70 miles north of New York City via Highway 684 and NYS Route 22. The project is approximately three miles north of the Pawling Village on West Dover Road (a Dutchess County Road). The Wind Rose Project properties have approximately 7,000 linear feet of frontage along West Dover Road.

The property is situated in close proximity to three local Metro North train stations: Pawling Village, Appalachian Trail and Wingdale.

Air access to the property is readily available from Westchester County Airport in White Plains and Stewart International Airport in Newburgh.

Refer to Figure 07: *Regional Context Map*, Figure 08: *Hudson Valley Heritage* and Figure 09: *Local Context Map*, for further details.

Project Acreage Summary and Land Areas Affected by the Application

The project site consists of eight combined parcels that total approximately 1,145 acres in the Towns of Pawling and Dover. Approximately 491 acres (43%) of the project site are located in the Town of Pawling and 654 acres (57%) are located in the Town of Dover. Approximately 921 acres (80%) of the project site are located in the Pawling Central School District and 224 acres (20%) are located in the Dover Union Free School District. The properties are located on the westerly and easterly sides of West Dover Road. A vast majority of the affected land areas are vacant and undeveloped. Approximately 912 contiguous acres comprise the “North Parcel” and approximately 233 contiguous acres comprise the “South Parcel”.

Current Description	Acreage	Future Description
Starkdale Farms Parcel	652	North Parcel
Bonavenia Parcel	224	North Parcel
Cook Parcel	36	North Parcel
Boniello Parcel	216	South Parcel
Donohue Parcel	17	South Parcel
Total	1,145	

Both the Bonavenia and Boniello parcels were subject to previous subdivision applications with the Towns of Dover and Pawling, respectively.

The Appalachian Trail is located between the Starkdale/Cook and Boniello properties on the east side of West Dover Road and south of the Starkdale property on the west side of West Dover Road.

Refer to Figure 06: *Project Acreage Summary*, Exhibit 1: *Land Parcels Detail* and Exhibit 2: *Preliminary Land Area Usage Chart* for additional details.

Zoning and Surrounding Land Use

Figure 02: *Existing Conditions Map*, shows the eight parcels that make up the “Project”. All of the property is located within residential zones RU and RC in the Town of Dover, and R-2 in the Town of Pawling.

Surrounding land use is primarily residential and agricultural. The Appalachian Trail properties abut the southern edges of the Starkdale Farms Parcels. The land use south of Boniello is a commercial equestrian facility.

Refer to Figure 09: *Local Context Map* for additional details.

Physical Characteristics of the Property

In order to protect important natural resources on the properties and minimize potential adverse impacts, the physical characteristics of the site were inventoried and mapped prior to the preparation of the conceptual design of the proposed development. The mapped features included wetlands, watercourses and water bodies, topography, solar aspect and slopes. This information has enabled planners to identify important opportunities and limitations for development. Physical characteristics of the property are shown on Figure 02: *Existing Conditions Map* in addition to Figures 10 through 13.

Wetlands and Water Courses

Some 33.3 acres of the Great Swamp (NYSDEC Wetland DP-22) are located on the Bonavenia parcel. The Great Swamp has been designated as a Critical Environmental Area (CEA) by Dutchess County Legislature. This CEA extends from Dutchess County to Putnam County. No disturbance will occur within 100 feet of the Great Swamp.

In addition to the Great Swamp, some 78.4 acres of federally, state, and locally regulated wetlands, and the watercourses and water bodies associated with them, are present on the project site. These wetlands include NYSDEC Wetlands PL-16 (25.6 acres) and DP-33 (27.8 acres), and 24.8 acres of United States Army Corps of Engineers (ACOE) and locally regulated wetlands.

In total, some 111.7 acres of wetlands exist on the site. The portion of the Great Swamp, and the other delineated wetlands, within the project boundaries are shown on Figure 12: *Elevation Analysis & Wetland Mapping*.

C. Project Overview

The preliminary program for the project site is a mixed use membership club consisting of an 18-hole Jack Nicklaus Signature golf course and practice facility with a clubhouse and other club accessory facilities including but not limited to a spa, fitness center, an equestrian center, a kid's camp, tennis courts, and swimming pools. The largest accessory facilities will consist of a clubhouse at 35,000 square feet, an indoor riding ring at 20,000 square feet, fitness center/locker rooms at 15,000 square feet, a stable at 15,000 square feet, and a spa at 12,000 square feet. All other buildings will be less than 10,000 square feet each.

The proposed two hundred thirty (230) residential units consist of 21 "Suite Units" (1,000 square feet each), 12 "Duplex Units" (2,000 square feet each), 43 "Cottage Units" (2,600 square feet each), and 154 "Full Ownership Units" (averaging 3,700 square feet each). One Hundred Forty (140) of the units will be located in the Town of Dover, while ninety (90) of the units will be in the Town of Pawling. No school children are expected to be generated from the 230 units in the local school districts.

The majority of the property, approximately 694 acres (61%), will ultimately be preserved as open space and recreational amenities. In addition, the proposed golf course will occupy approximately 211 acres (18%).

Refer to Figure 06: *Project Acreage Summary*, Exhibit 2: *Preliminary Land Area Usage Chart* and Exhibit 3: *Preliminary Schedule of Structures* for more detailed information.

Proposed Zoning and Preliminary Calculation of Allowable Density

The proposed Wind Rose Project is a permitted use in both Towns. Some special permits will be needed. Wind Rose is proposing an Open Space Development – Flexible Subdivision Category in the Town of Dover, and a Cluster Subdivision in the Town of Pawling.

Preliminary mapping and calculations of allowable density indicates that a total of 408 lots could be accommodated on the 1,145 acres under existing zoning. A total of 286 residential lots would be permitted in the Town of Dover and 122 residential lots would be permitted in the Town of Pawling. The detail and assumptions of the allowable density calculations are shown in Exhibit 4: *Preliminary Allowable Density Memo*.

Architecture, Design and Engineering

The architecture of the Wind Rose Project is intended to be fully integrated into the surrounding landscape. The building materials used at Wind Rose will be both local and natural. The massing and forms used for each structure will be dependent on their location and setting in the landscape. The massing of buildings will tend to be more organic in form, but will become slightly more formal in the appropriate settings, such as the area around the main clubhouse and central gardens.

All proposed internal roads will be private. No public roads are planned. Access to both the southern and northern parcels will be limited to West Dover Road (See Figures 19 to 23 for proposed road concepts). An emergency access road is proposed from Old Pawling Road in addition to the emergency access roads proposed on West Dover Road.

Stormwater management infrastructure, designed using sound, proven and minimally intrusive engineering practices and meeting the requirements of the NYSDEC, will be developed as part of the project to minimize impacts to the existing surface water resources and to control stormwater runoff quantity and quality.

A privately owned wastewater treatment plant is proposed to service the project (discussions will continue with the Pawling Joint Sewer Commission for possible service extensions). A central water system will be designed with requisite approvals from The New York State and Dutchess County Departments of Health.

Detailed information concerning existing geology, soils, and topography and potential impacts on these resources from the development (including those anticipated from grading, areas of cut and fill, and proposed contours), will be provided in the DEIS. A detailed description of the potential impacts and benefits to on-site wetlands and water resources resulting from the development will be addressed in the DEIS. No off-site wetland impacts are anticipated from the development. No disturbance is proposed within one hundred feet of the Great Swamp. Comprehensive biological surveys, including those for Bog Turtles, will be conducted to aid in the assessment of impacts during the SEQR process. A comprehensive phasing plan will be developed for submission with the D4EIS.

D. Project Goals

The applicant has set forth the following goals for this project:

- Develop a recreational facility that is harmonious with the natural systems of the surrounding area.
- Develop a sustainable project (see Sustainability Goals Below).
- Develop a quality lodging and membership community in a clustered configuration for substantial long term preservation of open space.
- Assist the Towns in achieving community goals such as preservation and enhancement of parkland areas and preservation of rural character.
- Generate new employment opportunities for the community.
 - Preliminary estimates include 100 full time employment opportunities and an additional 100 summer employment opportunities including opportunities for local youths in the applicant's caddy programs.
- Generate additional tax base for the community.
 - Preliminary estimates at full build out include over \$6 million in additional tax revenue.
 - Dutchess County: \$760,000
 - Town of Dover: \$375,000
 - Town of Pawling: \$275,000
 - Dover Fire Protection: \$85,000
 - Pawling Fire Protection: \$60,000
 - Other: \$35,000
 - Pawling School District: \$3,600,000
 - Dover Union Free School District: \$970,000
- Generate minimal (if any) school children in the local school districts.
- Maximize community benefit while generating lower full time population and demand for community services.
- Build a state of the art golf club facility that will complement the community.
- Implement a Real Estate Transfer Assessment of 1/2% of the gross revenues (for all sales in perpetuity) with the revenues being applied to fund a new or existing local not-for-profit organization or community project with the method and manner of such application being determined by the Towns and Wind Rose.
- Generate lower volumes of traffic, less impervious surfaces and generally lessen the social and environmental impacts typically found in a conventional subdivision.
- Increase support of local non-profit organizations.
- Increase customers that will frequent local businesses including shops and restaurants.

- Hold community benefits and non-profit events at the Club.
 - A designated number of local events including non-profit and charity golf tournaments will be held at the club.
- Encourage local Junior and High School golf teams to use golf facilities.
- Become part of the fabric that makes up the Pawling and Dover Communities

E. Sustainability Goals

The following Sustainability Goals have been established by the project team for the Wind Rose Development:

Sustainability Defined

- Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
- Using natural resources in ways beneficial to human beings, while maintaining their availability to support (or even enhance) biological diversity and continuing human use in the future.
- Achieving a balance of environmental sensitivity, economic vitality and social integration.

Site and Ecology

- Cultivate biodiversity.
- Remove all invasive species.
- Reintroduce native species and establish an on-site nursery or seed bank.
- Protect major sensitive habitats and existing microhabitats.
- Integrate the golf course, wetlands, and lakes into the larger ecological landscape.
- Dedicate land for community agriculture.
- Implement a Natural Resource Management Plan including Integrated Pest Management.

Water & Wastewater

- Maintain the water balance of existing hydrology.
- Use only non-potable water for irrigation.
- Monitor and manage irrigation across the project via sub-metering.
- Maximize the stormwater infiltration on-site.
- Improve stormwater management to reduce existing erosion conditions.
- Implement an on-site biological wastewater treatment facility.
- Develop landscaping guidelines for residences.
- Create a drought management plan.

- Develop water efficiency standards for Club-owned fixtures.

Energy

- Enroll residences in national green building programs to achieve energy savings.
- Reduce energy use in private and public buildings, without significant increase in first cost and maximize use of energy efficiency measures (EEMs) and renewable energy technologies with less than a 15 year payback.
- Take full advantage of NYSERDA incentives.
- Minimize lighting.
- Implement central monitoring for all facilities and infrastructure.

Materials, Waste, & Indoor Environmental Quality

- Minimize construction waste.
- Identify local sources for reclaimed, salvaged, or recycled content materials.
- Use durable, high-quality, low VOC, and healthy materials throughout the project.
- Design buildings with high-performance air filtration for healthy indoor air.
- Compost waste from the golf course, equestrian facilities, and Clubhouse kitchens.

Transportation

- Encourage and facilitate public transportation to the property.
- Minimize car use on the property by encouraging and facilitating use of electric vehicles.
- Create routes that feel rural, using split roadways, one-way roads, and planted medians.
- Design for a safe and comfortable pedestrian experience.

Community

- Add value and services to the surrounding community.
- Celebrate the working of the land and its heritage.
- Facilitate social interaction and integration within the local communities.