

RISELEY & MORIELLO
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Richard F. Riseley
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May 4, 2022

Passero Associates PC
Zina Lagonegro, AICP
Jess Sudol, PE
242 West Main Street, Suite 100
Rochester, New York 14614

RE: Winston Farm: Saugerties Farms LLC Submittal

[VIA E-MAIL]

Dear Zina and Jess:

Enclosed please find copies of the following documents,
same in connection with the above referenced matter:

- 1.) Cover Letter.
- 2.) Amended Zoning Petition.
 - a: (Note, both documents incorporate all of the changes and PDD recitals by Dave Brennan, Esq.)
 - b: (John Mullen must sign before a notary public).
- 3.) Previously submitted Passero Associates Documents.
- 4.) Two Deeds.

Updates will need to be made to the Passero Associates documents and the SEQRA Long EAF, Part 1, as referenced previously.

In addition, the Town Board's Consulting Planners are looking for certain answers to portions of the Review Notes we discussed during our April 6, 2022 Meeting.

Should you have any questions, do not hesitate to contact me.

Very truly yours,



Michael A. Moriello

MAM:cam

cc: John Mullen
Randy Richers
Tom George
Ed Cooper
Dave Brennan, Esq.
Tony Montano
[all via e-mail]

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Richard F. Riseley
Michael A. Moriello

May 10, 2022

Town of Saugerties Town Board
Mr. Fred Costello, Supervisor
4 High Street
Saugerties, New York 12477

RE: Saugerties Farms LLC: Amended Zoning Petition

[VIA E-MAIL AND REGULAR MAIL]

Dear Fred and Town Board Members:

Submitted herewith for your consideration, please find Amended Zoning Petition, same in connection with the above referenced matter.

This Amendment pertains to the currently pending Saugerties Farms LLC Zoning Petition/Application before the Town Board of the Town of Saugerties, as Lead Agency under SEQRA and for all continuing legislative/administrative procedures associated therewith. In this regard, all Petition and Application documents previously submitted to the Town Board are incorporated by reference herein, as if fully set forth at length.

As the pending SEQRA proceedings exist under their own regulatory ambit [6 NYCRR Part 617 et. Seq.] and SEQRA does not change the jurisdiction between agencies, Morse v. Town of Gardiner Planning Board, 164 AD2d 336 (2nd Dep't, 1990), the previously submitted SEQRA documentation (which has not changed in application or effect) is hereby relied upon by the Petitioner/Applicant for all proceedings moving forward. Monroe-Livingston Landfill v. Town of Caledonia, 51 NY2d 679 (2980). In re Wilmore, Inc., NYSDEC Comm. Decision (May 18, 1982) at 6.

Technically, the Amended Rezoning Petition should be again referred to the Town of Saugerties Planning Board for review as part of the rezoning process. As such, this is to request that a second rezoning referral occur by way of Town Board action. Accordingly, I have included Ms. Becky Bertorelli and Mr. Howie Post as recipients under cover of this correspondence for Town of Saugerties Planning Board informational purposes.

In addition, the Amended Zoning Petition should further be referred to the Ulster County Planning Board by the Town of

Saugerties Town Board, as a Gateway Meeting will be requested by the Petitioner/Applicant.

We look forward to continuing the review process before the Town of Saugerties Town Board and should you have any questions, do not hesitate to contact me.

Very truly yours,



Michael A. Moricello

MAM:cam

cc: Saugerties Farms LLC
David Brennan, Esq.
Jess Sudol, PE
Zina Lagonegro, AICP
Tom George
Chris LaPorta, PE
John Grecco, Esq.
George Redder, Esq.
Lisa Stanley
Adriana Beltrani, AICP
Max Stanch, AICP
Becky Bertorelli
Howie Post
[all via e-mail]

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AMENDED ZONING PETITION

**IN THE MATTER OF THE APPLICATION OF
SAUGERTIES FARMS LLC**

For a zoning district change of 842 +/- acres of the lands know as the "Winston Farm" from (GB), General Business and (MDR) Moderate Density Residential and (HR) Hamlet Residential to (PDD), Planned Development District, together with the accompanying Zoning Map Amendment, in the Town of Saugerties, county of Ulster and State of New York.

TO: The Honorable Town Board of the Town of Saugerties:

Upon this Amended [hereinafter "Petition"] Petition and a certain previously submitted September 3, 2021 Zoning Amendment Application Form, the Amended Petition of Saugerties Farms LLC [John Mullen, Member and Michael A. Moriello, Esq. as Co-Attorney], (Collectively hereinafter "Petitioners") respectfully shows this honorable body as follows, pursuant to Article X of the Town of Saugerties Zoning Law and Sections 263, 264 and 265 of the Town Law of New York State:

STATE OF NEW YORK)
COUNTY OF ULSTER)ss.:

John Mullen and Michael A. Moriello, being duly sworn, depose and say as follows:

FIRST: Name/Address.

The name and address of the fee owner of the premises which is the subject of this Petition is Saugerties Farm LLC and said owner has consented to this Petition pursuant to the Town of Saugerties Zoning Law.

SECOND: Premises.

The Winston Farm premises is located at NYS Route 212, Mower Hill Road and NYS Route 32 in the Town of Saugerties, Ulster County, New York, said lands being further identified as S/B/L Numbers 17.2-3-10, 17.2-4-32, 17.2-5-38, 17.2-5-39, 17.2-5-40, 17.2-5-41, 17.15-3-4, 17.16-1-1.110, 17.2-3-8, 17.2-3-15, and 17.16-1-36 [hereinafter the "Premises"].

THIRD: Improvements.

The premises is improved by the following structures and facilities:

- a.) Three (3) residential houses.
- b.) Stone House Mansion.
- c.) Snyder Farm House.
- d.) Three (3) agricultural barns.

FOURTH: Previous Rezoning Petition.

The Petitioner herein previously submitted a Rezoning Petition to the Town of Saugerties Town Board, dated September 3, 2021. It is the purpose of this Amended Rezoning Petition to place the Petition for rezoning in proper procedural form [verifications] and to expand upon the nature of the associated environmental review which is proceeding before the Town of Saugerties Town Board under SEQRA. [A copy of the September 3, 2021 Rezoning Petition is annexed hereto and made a part hereof as Exhibit "1".]

FIFTH: Description of the Rezoning Requested.

The Petitioner cites to the original Rezoning Petition with respect to a description of the rezoning request, the current zoning of the Premises and the proposed zoning of the Premises in order to avoid redundancy herein [See Exhibit "1"]. In association therewith, the Long EAF, Part 1 has been updated and Deed copies have been

provided in order to provide for the addition of two (2) parcels to the Rezoning and Application.

SIXTH: SEQRA Review.

The requested rezoning constitutes a Type I Action under SEQRA and coordinated environmental review procedures have been followed to date by the Town of Saugerties Town Board, as Lead Agency, by circulation of a Notice of Intent to Serve as Lead Agency to all involved and interested agencies. [See, 6 NYCRR Parts 617.4(b)(2), 617.4(b)(5)(iii), 617.4(b)(6)(i), 617.4(b)(6)(v).

Although there appears to have been some confusion occasioned by the initial Rezoning Petition as to the ultimate plans for the Premises, the Petitioner has clarified that a project specific review will not be pursued at this time. Accordingly, any and all references to future premises improvements and attendant conceptual map depictions as a specific development plan, were inadvertently offered by the Petitioner prior to representation by counsel and the same are hereby clarified to represent a maximum baseline for project review under SEQRA as part of a comprehensive examination of potential environmental effects.

It has always been the intention of the Petitioner to forward the proposed rezoning as part of a comprehensive land use process with community involvement by the Lead Agency, involved/interest agencies, and the public.

In this regard, the Petitioner has initiated an Environmental Impact Statement environmental review process, by way of submittal of a suggested Long Environmental Assessment Form, Part 2 draft answers

for determination of environmental significance by the Lead Agency [6 NYCRR Part 617.10].

The Lead Agency will ultimately complete its own Long EAF, Part 2 and issue a Positive Declaration of Environmental Significance. The associated Environmental review process will thereafter involve a public scoping process [6 NYCRR Part 617.9].

The associated EIS process will be utilized in order to initially assess conceptual plans and information for the Premises, before moving forward with project specific proposals within the context of the proposed rezoning of the Premises and the applicable regulatory criteria.

SEVENTH: Project Team.

The project team currently consists of the following representatives:

- 1.) Saugerties Farms LLC: Petitioner.
- 2.) Passero Associates: Engineering/Planning.
- 3.) David Brennan, Esq., Young Sommer LLC: Legal.
- 4.) Michael Moriello, Esq., Riseley & Moriello, PLLC: Legal.
- 5.) Ecological Solutions LLC: Endangered/Threatened Species and Wetlands.
- 6.) Camoin Associates: Socio-Economic.
- 7.) Stockade Strategies: Business Development.
- 8.) Focus Media: Public Relations.
- 9.) Joseph E. Diamond, PhD: Archeological/Cultural Resources.

EIGHTH: Statutory Law.

The statutory references for this Petition are as follows:

ELEVENTH: Procedure.

Pursuant to all of the above, the Petitioner requests that this Amended Petition be forwarded under SEQRA and legislatively continued for the purposes of the two required and duly noticed Rezoning Public Hearings, upon review and recommendation by the Town of Saugerties Planning Board, in accordance with Article X of the Town of Saugerties Zoning Law.

SAUGERTIES FARMS, LLC

By _____
JOHN MULLEN, Member

Respectfully Submitted,

RISELEY & MORIELLO, PLLC

By: 
MICHAEL A. MORIELLO, ESQ.

ACKNOWLEDGMENTS

STATE OF NEW YORK)
COUNTY OF ULSTER)ss.:

On the ____ day of May, 2022 before me, the undersigned, personally appeared John Mullen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK)
COUNTY OF ULSTER)ss.:

On the 4th day of May, 2022 before me, the undersigned, personally appeared Michael A. Moriello, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public

NANCY T. RISELEY
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02RI8584350
Qualified in Ulster County
Commission Expires July 31, 2022

EXHIBIT "1"



September 3, 2021

Town of Saugerties
Town Board
4 High Street
Saugerties, NY 12477

Re: Winston Farm Planned Development District (PDD)
17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4;
17.16-1-1-110; 17.16-1-36
Letter of Intent – Application for Change of Zoning Map

Dear Members of the Town Board:

On behalf of our client, Saugerties Farms LLC, we respectfully submit a petition to amend the zoning map for the above-mentioned properties for consideration by the Town Board at their September 15, 2021, meeting.

This Amendment, pursuant to Article X of the Town Code, will change the zoning classification of nine properties, approximately 815 acres of predominately vacant land known as Winston Farm, from General Business (GB) and Moderate Density Residential (MDR) to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a unique and diverse mix of residential and nonresidential development and redevelopment opportunities. The uses include, but are not limited to, consumer service; office space; high-tech uses and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment, recreational and preservation opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.

Existing Conditions

The subject properties are roughly bound by Saugerties-Woodstock Road (Route 212) along the south, the power lines along the west, Mower Mill Road to the north, and NYS Route 32 to the east. The site is opposite Exit 20 on the NYS Thruway (I-87) on NYS

**Town of Saugerties
Application for Change of Zoning Map
Winston Farm
August 27, 2021**

Roue 32. The land increases in elevation from east to west toward the Catskills, and it is characterized by woodlands, pastures, and mountains. The Beaverkill runs north and south through the eastern portion of the site. There are two houses and an old stone mansion on the property.

Comprehensive Plan

The change in zoning from GB and MDR is requested to facilitate the orderly development of Winston Farm, approximately 815 acres. The proposed regulations strive to preserve and protect the natural landscape, and make the land and proposed uses accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.

A wide range of diverse residential, nonresidential, agricultural, recreational, entertainment, and hospitality uses are proposed. The planned development district will incorporate appropriate design elements, amenities or treatments that maintain and enhance the design relationships between buildings and uses within the district, and beyond the district, in order to maintain an ambience that is unique, playful, and inviting.

Development will include a vibrant mix of complementary building styles of varying heights and sizes, and indoor and outdoor rooms and spaces for active and passive recreation, entertainment, and social gathering.

The Village and Town of Saugerties Comprehensive Plan Update (2021), states there are a number of large parcels in the Town and Village that, if developed, would have a significant effect on future development. A study prepared by the Hudson Valley Economic Development Corporation, titled "The Winston Farm High Technology Feasibility Study Master Plan," was completed in October 2009. This document sets the bar by providing recommendations and guidelines for development of large-scale parcels in the municipality.

The Comprehensive Plan, Goal 6A: Policy Regarding Certain Large Parcels, identifies the following:

6.A.1. A citizens group (Friends of the Winston Farm) developed a vision for the Winston Farm, including basic guidelines for use and development, which are also applicable to other large parcels with similar characteristics:

- Be environmentally sound with a focus on energy self-sufficiency

**Town of Saugerties
Application for Change of Zoning Map
Winston Farm
August 27, 2021**

- Protect the aquifer
- Preserve open space, forested lands and the viewshed
- Foster job opportunities with livable wages
- Generate tax revenue for local government and schools
- Be historically sensitive, preserving or restoring significant buildings and landscapes"2

6.A.2. The Winston Farm is the largest singly owned property in the Town of Saugerties. It is unique not only because of its size but, also, its excellent access to state and regional highways, its physical assets and features, and its historic significance.

The Winston Farm High Technology Feasibility Study Master Plan states, "after evaluation of nine sites within the region, Winston Farm emerged as the most favorable greenfield site for technology development as evaluated through an objective site selection process."

Following the initial site evaluation, a concept plan was prepared for the Winston Farm, and presented to the community. Following a number of community workshops, a revised plan was prepared based on the following guiding principles for a Winston Farm Research Park:

- A high-tech village open and connected to the larger Saugerties and Hudson Valley communities containing a mix of complementary land uses.
- Appropriate balance between environmental and economic considerations.
- Anchor industries consisting of a mix of research and development oriented high-tech facilities and sustainable manufacturing.
- Supporting uses consisting of a mix of restaurants, shops, recreation, arts venues, educational centers offering workforce training, and a museum/interpretive center highlighting Hudson Valley heritage.
- A significant portion of the total site area preserved as open space.
- Sustainability/Leadership in Energy and Environmental Design (LEED) Certification required for park development.

The Winston Farm Planned Development District Master Plan and regulations meet the spirit and intent of the goals and objective of the Village and Town of Saugerties Comprehensive Plan.

**Town of Saugerties
Application for Change of Zoning Map
Winston Farm
August 27, 2021**

We look forward to presenting the petition to amend the zoning map for the Winston Farm properties at the Town Board meeting scheduled for September 15, 2021.

If there are any questions or if you require any additional information, please contact me at jsudol@passero.com or 585-325-1000.

In support of our application attached please find enclosed:

- (5) Letters of Intent
- (5) Application for Change of Zoning Map with address list
- (5) Full Environmental Assessment Form (FEAF)
- (5) ~~Winston Farm Site Master Plan~~
- (5) Winston Farm Planned Development District Regulations-Draft
- (1) Fee of \$500

N/A OMITTED FROM AMENDED
ZONING PETITION
AS A MASTER
PLAN. NOW
DEEMED "Maximum
Baseline Map". @

Sincerely,



Jess Sudol, P.E.
President



TOWN OF SAUGERTIES

4 HIGH STREET, TOWN HALL
SAUGERTIES, NEW YORK 12477



APPLICATION FOR CHANGE OF ZONING MAP TOWN OF SAUGERTIES, NY 12477

To the Town Board

Town of Saugerties

The Undersigned, Property Owner(s) within the Town of Saugerties, respectfully petition your board to change the Zoning map by changing:

From District: General Business (GB) and Moderate Density Residential (MDR)

To District: Planned Development District - Winston Farm

The property of the undersigned, described as follows:

Location of Property: Northwest corner of Routes 32 and 212

(See attached sheet for property addresses and corresponding Tax ID numbers)

SBL #: 17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41
17.15-3-4; 17.15-4-2; 17.16-1-1-110; 17.16-1-36

Area: 815 acres

Purpose: To rezone the properties to a Planned Development District to
foster a diverse mix of development and redevelopment opportunities for
residential, commercial, high-tech business, and environmental preservation.

Owner: Saugerties Farms LLC

Address: P.O. Box 683, Saugerties, NY 12477

Telephone: 845-399-1120

Email: RRichers@NYCrushing.com

Signature: [Signature] Date: 8/30/21

Signature: _____ Date: _____

Fee of \$500.00 payable to the "Town of Saugerties" due with application.
Any additional Engineering, Attorney and Consulting Fees are additional.
Additional Information such as maps and project details may be requested.

**Planned Development District – Winston Farm
List of Addresses**

Address	Tax ID	Area (acres)	Zoning District
365 Buffalo Road	17.2-3-10	44.0	MDR
Off Mowers Mill Road	17.2-4-32	32.0	MDR
Augusta Savage Road	17.2-5-38	15.5	MDR
Buffalo Road	17.2-5-39-120	561.5	GB/MDR
119 August Savage Road	17.2-5-40	100.0	MDR
Off Niger Road	17.2-5-41	10.4	MDR
Off Route 212	17.15-3-4	4.10	MDR
Off Route 212	17.15-4.2	1.9	MDR
108 Old Route 212	17.16-1-1-110	43.8	MDR
496 Route 212	17.16-1-36	0.5	MDR

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Winston Farm Planned Development			See attached address list
Project Location (describe, and attach a general location map): (17.2-3-10; 17.2-4-32; 17.2-5-38; 17.2-5-39-120; 17.2-5-40; 17.2-5-41; 17.15-3-4; 17.16-1-1-110 and 17.16-1-36) Town of Saugerties, Ulster County, North of Route 212 and West of I-87. (various address: Buffalo Rd., 119 Augusta Savage Rd.; Off Niger Rd.; Rt 212)			
Brief Description of Proposed Action (include purpose or need): The proposal is to rezone approximately 815 acres of predominately vacant land in the General Business (GB) and Moderate Density Residential (MDR) district to a Planned Development District (PDD). The development concept plan and PDD regulations will foster a unique and diverse mix of residential and nonresidential development and redevelopment opportunities, including, but not limited to consumer service; office space; high-tech and research; makerspace and artisanal creative spaces; agri-manufacturing and research; hospitality; and indoor and outdoor entertainment and recreational opportunities. Subareas within the district will allow for a mix of complementary uses that will create employment opportunities, and will preserve and protect the natural landscape, sensitive environmental areas, and unique vistas.			
Name of Applicant/Sponsor: Saugerties Farms LLC, Tom George		Telephone: 585-330-6203	
		E-Mail: tom.george@gmail.com	
Address: 64 Commercial Street			
City/PO: Rochester		State: NY	Zip Code: 14614
Project Contact (if not same as sponsor; give name and title/role): Jess Sudol, P.E., Passero Associates		Telephone: 585-325-1000	
		E-Mail: jsudol@passero.com	
Address: 242 W. Main Street, Suite 100			
City/PO: Rochester		State: NY	Zip Code: 14614
Property Owner (if not same as sponsor): Saugerties Farm LLC		Telephone:	
		E-Mail:	
Address: Buffalo Road, P.O. Box 638			
City/PO: Saugerties		State: NY	Zip Code: 12477

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board: Rezoning	August 2021
b. City, Town or Village Planning Board or Commission <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Planning Board: Site Plan Review	August 2021
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Ulster County Planning Department (GML 239-m); UCDOH	August 2021
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DOT, NYS DEC	August 2021
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	US Army Corp	August 2021
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Guidelines, goals and principles are provided (Goal 6A of the Comp. Plan Update 2021) for development of the Winston Farm property. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district? General Business (GB) and Moderate Density Residential (MDR); Gateway Overlay Zone; Sensitive Area Overlay Zone; Aquifer Protection Zone (Aquifer Watershed Zone and Unconsolidated Aquifer Zone)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
b. Is the use permitted or allowed by a special or conditional use permit?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
c. Is a zoning change requested as part of the proposed action? If Yes, i. What is the proposed new zoning for the site? Winston Farms Planned Development District (PDD)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C.4. Existing community services.	
a. In what school district is the project site located? Saugerties Central School District	
b. What police or other public protection forces serve the project site? Saugerties Police Department; NYS Police	
c. Which fire protection and emergency medical services serve the project site? Saugerties Fire Department; Diaz Memorial Ambulance Service	
d. What parks serve the project site? Saugerties Village Beach, Tina Chorvas Water Front Park	

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential, retail and high tech commercial, indoor/outdoor recreation and entertainment	
b. a. Total acreage of the site of the proposed action?	815 acres
b. Total acreage to be physically disturbed?	400 +/- acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	815 acres
c. Is the proposed action an expansion of an existing project or use? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) Residential, commercial, recreation and entertainment	
ii. Is a cluster/conservation layout proposed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iii. Number of lots proposed? 95+/-	
iv. Minimum and maximum proposed lot sizes? Minimum 1 acre Maximum 210	
e. Will the proposed action be constructed in multiple phases? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
i. If No, anticipated period of construction: _____ months	
ii. If Yes:	
• Total number of phases anticipated	10
• Anticipated commencement date of phase 1 (including demolition)	01 month 2023 year
• Anticipated completion date of final phase	12 month 2030 year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: TBD	

f. Does the project include new residential uses? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	47			500+/-
At completion of all phases	71			

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Total number of structures <u>10+</u> ii. Dimensions (in feet) of largest proposed structure: <u>TBD</u> height; <u></u> width; and <u></u> length iii. Approximate extent of building space to be heated or cooled: <u>Full Build Out TBD</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: <u>Stormwater management</u> ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input checked="" type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Runoff from the site</u> iii. If other than water, identify the type of impounded/contained liquids and their source. <u></u> iv. Approximate size of the proposed impoundment. Volume: <u></u> million gallons; surface area: <u>10+</u> acres v. Dimensions of the proposed dam or impounding structure: <u></u> height; <u></u> length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u></u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? <u></u> ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): <u></u> • Over what duration of time? <u></u> iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. <u></u> <u></u> <u></u> iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. <u></u> <u></u> v. What is the total area to be dredged or excavated? <u></u> acres vi. What is the maximum area to be worked at any one time? <u></u> acres vii. What would be the maximum depth of excavation or dredging? <u></u> feet viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No ix. Summarize site reclamation goals and plan: <u></u> <u></u> <u></u>	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): <u>Beaverkill, proposed stormwater management ponds</u> <u></u> <u></u>	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

Fill in Beaverkill to allow dedicated road crossing. +/- 1 acre

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☒ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☒ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

TBD

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 373,980 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: Village of Saugerties Water System
- Does the existing public water supply have capacity to serve the proposal? Project will provide redundant source on site. ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☒ Yes ☐ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
The project includes the construction of a new well to provide a redundant water supply source for the water district.
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☒ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: Town of Saugerties
- Date application submitted or anticipated: Summer 2022
- Proposed source(s) of supply for new district: Existing water supply and new well

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ TBD gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 373,980 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

Sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☒ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes:	
<ul style="list-style-type: none"> • Applicant/sponsor for new district: <u>Saugerties Farms LLC</u> • Date application submitted or anticipated: <u>Summer 2022</u> • What is the receiving water for the wastewater discharge? <u>Beaverkill</u> 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
<u>New on-site Package Wastewater Treatment Plant</u>	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
<u>TBD</u>	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes:	
i. How much impervious surface will the project create in relation to total size of project parcel? _____	
_____ Square feet or <u>200+/-</u> acres (impervious surface)	
_____ Square feet or <u>815+/-</u> acres (parcel size)	
ii. Describe types of new point sources. <u>Discharge from proposed storm sewer system</u>	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
<u>Stormwater management areas</u>	
• If to surface waters, identify receiving water bodies or wetlands: _____	
<u>Beaverkill</u>	
• Will stormwater runoff flow to adjacent properties? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify:	
i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____	
ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____	
iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
ii. In addition to emissions as calculated in the application, the project will generate:	
• _____ Tons/year (short tons) of Carbon Dioxide (CO ₂)	
• _____ Tons/year (short tons) of Nitrous Oxide (N ₂ O)	
• _____ Tons/year (short tons) of Perfluorocarbons (PFCs)	
• _____ Tons/year (short tons) of Sulfur Hexafluoride (SF ₆)	
• _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)	
• _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

<p>h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate methane generation in tons/year (metric): _____</p> <p>ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____</p>			
<p>i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____</p>			
<p>j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p style="text-align: center;">Traffic Impact Study to be prepared for the project.</p> <p>If Yes:</p> <p>i. When is the peak traffic expected (Check all that apply): <input type="checkbox"/> Morning <input type="checkbox"/> Evening <input type="checkbox"/> Weekend <input type="checkbox"/> Randomly between hours of _____ to _____.</p> <p>ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____</p> <p>iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____</p> <p>iv. Does the proposed action include any shared use parking? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____</p> <p>vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Estimate annual electricity demand during operation of the proposed action: _____ TBD</p> <p>ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____</p> <p>iii. Will the proposed action require a new, or an upgrade, to an existing substation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>			
<p>l. Hours of operation. Answer all items which apply.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM-6PM • Saturday: _____ • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> <p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 • Saturday: _____ 24/7 • Sunday: _____ 24/7 • Holidays: _____ 24/7 </td> </tr> </table>		<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM-6PM • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 • Saturday: _____ 24/7 • Sunday: _____ 24/7 • Holidays: _____ 24/7
<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7AM-6PM • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24/7 • Saturday: _____ 24/7 • Sunday: _____ 24/7 • Holidays: _____ 24/7 		

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p style="margin-left: 20px;"><u>Typical earthmoving equipment, dump and deliver trucks during construction. Outdoor entertainment venues will add new noise to the surrounding area, which will be studied further.</u></p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p style="margin-left: 20px;"><u>Parking lot and building lighting in commercial areas will be downward directed, dark sky compliant. All lighting will minimize glare.</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p style="margin-left: 20px;"><u>General lawn and landscaping care products.</u></p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ TBD tons per _____ (unit of time) • Operation : _____ TBD tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	3	200	+197
• Forested	585	311	-274
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	-	
• Agricultural (includes active orchards, field, greenhouse etc.)	175	75	-100
• Surface water features (lakes, ponds, streams, rivers, etc.)	24	28	+4
• Wetlands (freshwater or tidal)	26	24	-2
• Non-vegetated (bare rock, earth or fill)	2	2	0
• Other Describe: Lawn		175	+175

<p>c. Is the project site presently used by members of the community for public recreation?</p> <p>i. If Yes: explain: <u>Former Woodstock 94 secondary stage.</u></p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site?</p> <p>If Yes,</p> <p>i. Identify Facilities:</p> <p><u>Country Acres Center</u></p>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>e. Does the project site contain an existing dam?</p> <p>If Yes:</p> <p>i. Dimensions of the dam and impoundment:</p> <ul style="list-style-type: none"> • Dam height: <u>12+/-</u> feet • Dam length: <u>40</u> feet • Surface area: <u>+/-1.5</u> acres • Volume impounded: <u>4.5 mil</u> gallons OR acre-feet <p>ii. Dam's existing hazard classification: <u>Unknown</u></p> <p>iii. Provide date and summarize results of last inspection:</p> <p>_____</p>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility?</p> <p>If Yes:</p> <p>i. Has the facility been formally closed?</p> <ul style="list-style-type: none"> • If yes, cite sources/documentation: _____ <p>ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:</p> <p>_____</p> <p>iii. Describe any development constraints due to the prior solid waste activities: _____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste?</p> <p>If Yes:</p> <p>i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p>h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site?</p> <p>If Yes:</p> <p>i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Yes – Spills Incidents database <input type="checkbox"/> Yes – Environmental Site Remediation database <input type="checkbox"/> Neither database </div> <div style="width: 45%;"> Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ </div> </div> <p>ii. If site has been subject of RCRA corrective activities, describe control measures:</p> <p>_____</p> <p>iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database?</p> <p>If yes, provide DEC ID number(s): _____</p> <p>iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

v. Is the project site subject to an institutional control limiting property uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
<ul style="list-style-type: none"> • If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? <input type="checkbox"/> Yes <input type="checkbox"/> No • Explain: _____ 													
E.2. Natural Resources On or Near Project Site													
a. What is the average depth to bedrock on the project site? 0-3.5 feet feet													
b. Are there bedrock outcroppings on the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, what proportion of the site is comprised of bedrock outcroppings? <1 %													
c. Predominant soil type(s) present on project site: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Lordstown-Arnot Rock Outcrop</td> <td style="width: 20%; text-align: right;">25 %</td> </tr> <tr> <td>Hudson Silt Loam and Schoharie</td> <td style="text-align: right;">17 %</td> </tr> <tr> <td>Arnot-Lordstown Rock Outcrop</td> <td style="text-align: right;">15 %</td> </tr> </table>		Lordstown-Arnot Rock Outcrop	25 %	Hudson Silt Loam and Schoharie	17 %	Arnot-Lordstown Rock Outcrop	15 %						
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d. What is the average depth to the water table on the project site? Average: >6.5 feet													
e. Drainage status of project site soils: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><input checked="" type="checkbox"/> Well Drained:</td> <td style="width: 40%; text-align: right;">64 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Moderately Well Drained:</td> <td style="text-align: right;">20 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> Poorly Drained</td> <td style="text-align: right;">16 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> Well Drained:	64 % of site	<input checked="" type="checkbox"/> Moderately Well Drained:	20 % of site	<input checked="" type="checkbox"/> Poorly Drained	16 % of site						
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f. Approximate proportion of proposed action site with slopes: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"><input checked="" type="checkbox"/> 0-10%:</td> <td style="width: 40%; text-align: right;">50 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 10-15%:</td> <td style="text-align: right;">25 % of site</td> </tr> <tr> <td><input checked="" type="checkbox"/> 15% or greater:</td> <td style="text-align: right;">25 % of site</td> </tr> </table>		<input checked="" type="checkbox"/> 0-10%:	50 % of site	<input checked="" type="checkbox"/> 10-15%:	25 % of site	<input checked="" type="checkbox"/> 15% or greater:	25 % of site						
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<input checked="" type="checkbox"/> 10-15%:	25 % of site												
<input checked="" type="checkbox"/> 15% or greater:	25 % of site												
g. Are there any unique geologic features on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe: _____													
h. Surface water features.													
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
ii. Do any wetlands or other waterbodies adjoin the project site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.													
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
iv. For each identified regulated wetland and waterbody on the project site, provide the following information: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">• Streams:</td> <td style="width: 50%;">Name 863-119, 863-117</td> <td style="width: 40%;">Classification C</td> </tr> <tr> <td>• Lakes or Ponds:</td> <td>Name</td> <td>Classification</td> </tr> <tr> <td>• Wetlands:</td> <td>Name Federal Waters, NYS Wetland, Federal Waters, Fe...</td> <td>Approximate Size NYS Wetland (in a...</td> </tr> <tr> <td>• Wetland No. (if regulated by DEC)</td> <td>S-1</td> <td></td> </tr> </table>		• Streams:	Name 863-119, 863-117	Classification C	• Lakes or Ponds:	Name	Classification	• Wetlands:	Name Federal Waters, NYS Wetland, Federal Waters, Fe...	Approximate Size NYS Wetland (in a...	• Wetland No. (if regulated by DEC)	S-1	
• Streams:	Name 863-119, 863-117	Classification C											
• Lakes or Ponds:	Name	Classification											
• Wetlands:	Name Federal Waters, NYS Wetland, Federal Waters, Fe...	Approximate Size NYS Wetland (in a...											
• Wetland No. (if regulated by DEC)	S-1												
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of impaired water body/bodies and basis for listing as impaired: _____													
i. Is the project site in a designated Floodway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
j. Is the project site in the 100-year Floodplain? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No													
k. Is the project site in the 500-year Floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No													
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes:													
i. Name of aquifer: Principal Aquifer													

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>_____</p> <p>_____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Vernal Pool, Red Maple-Blackgum Swamp, Chestnut Oak Forest</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 0.0 acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Green Rock Cress</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p> <p>Red-headed Woodpecker</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p> <p>Local hunting on adjacent properties will not be impacted</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: ULST004</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? 50 +/- only a portion of which is in Group 1-4; CnB (Class 2) and HuB (Class 3) _____</p> <p>ii. Source(s) of soil rating(s): Ags and Markets 2021 NYS Agricultural Land Classification-Ulster 01/01/2021</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p> <p>_____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District ii. Name: Eligible property: Snyder Farm, Wynkoop House iii. Brief description of attributes on which listing is based: Savage, Augusta, House and Studio (01NR01740), 189 Old NY 32, Katsbaan, NY, Statewide significance Mid-19th Century Greek Revival 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): TBD ii. Basis for identification: 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: Further research is necessary ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

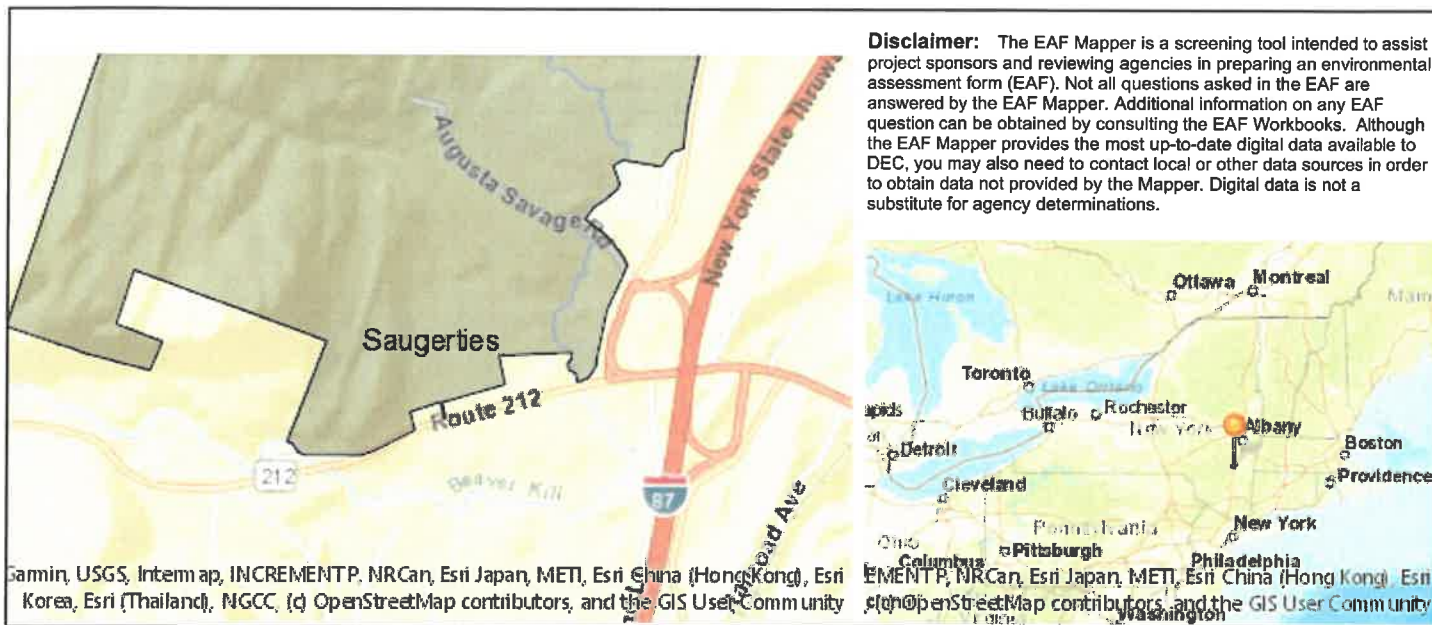
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Randal L. Fishers Date 9/7/21

Signature [Signature] Title owner/member



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	863-119, 863-117
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):30.5
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	S-1
E.2.h.v [Impaired Water Bodies]	No

E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Vernal Pool, Red Maple-Blackgum Swamp, Chestnut Oak Forest
E.2.n.i [Natural Communities - Acres]	0.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Green Rock Cress
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	Red-headed Woodpecker
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	ULST004
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Snyder Farm, Wynkoop House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Planned Development District – Winston Farm
List of Addresses

Address	Tax ID	Area (acres)	Zoning District
365 Buffalo Road	17.2-3-10	44.0	MDR
Off Mowers Mill Road	17.2-4-32	32.0	MDR
Augusta Savage Road	17.2-5-38	15.5	MDR
Buffalo Road	17.2-5-39-120	561.5	GB/MDR
119 August Savage Road	17.2-5-40	100.0	MDR
Off Niger Road	17.2-5-41	10.4	MDR
Off Route 212	17.15-3-4	4.10	MDR
108 Old Route 212	17.16-1-1-110	43.8	MDR
496 Route 212	17.16-1-36	0.5	MDR

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A. Purpose.

- (1) The intent of Winston Farm Planned Development District (PDD) is to provide a flexible framework for the orderly development of approximately 815 acres of predominately vacant land in the Hudson Valley. The goal is to preserve and protect the natural landscape, and to make these areas accessible to the public whether living, working, visiting, or engaged in indoor and outdoor activities in the district.
- (2) Uses may include a wide range of diverse residential, nonresidential, agricultural, recreational, entertainment, and hospitality uses. The planned development district will incorporate appropriate design elements, amenities or treatments that maintain and enhance the design relationships between buildings and uses within the district and beyond the district in order to maintain an ambience that is unique, playful, and inviting.
- (3) Development will include a vibrant mix of complementary building styles of varying heights and sizes, indoor and outdoor rooms and spaces for active and passive recreation, entertainment, and social gathering. The development of the district will incorporate the following design standards and guidance, creating a flexible regulatory environment that is adaptable to changing market conditions and furthers the purpose and intent of the district:
 - (a) To ensure a high-quality mixed-use style development that promotes pedestrian access and connectivity, multimodal transportation opportunities, a variety of residential, retail and commercial uses, both large and small, resort, recreational and entertainment opportunities and enhanced access to nearby uses.
 - (b) To use strong unifying elements in the form of district-wide pedestrian and vehicular elements that promotes access to all users; integrated and extensive landscaping, lighting, walkways, site amenities, trails, and wayfinding.

B. Objectives.

- (1) To offer a diverse mix of residential and nonresidential development opportunities, including housing, retail, restaurant, office, hospitality,

**Winston Farm Planned Development District - DRAFT
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entertainment, and recreational uses that reinforce the historic use of the property and positions the district as the economic center offering a community-oriented, mixed-use center with regional appeal.

- (2) To capitalize on the site's strategic location near exit 20 of the New York State Thruway (I-87), providing easy access to large employment centers and community services.
- (3) To develop the district in the most sustainable way possible to ensure the preservation and protection of the natural landscape, and the continued enjoyment by the public in perpetuity.
- (4) To develop the district in a way that capitalizes on the unique vistas of the nearby mountains.

C. Subarea descriptions.

- (1) Subarea 1: Residential Low Density (RDL). This subarea is approximately ____ acres and is located near the northwest corner of the PDD. The area will accommodate single family development and estate homes with or without in-law and accessory apartment.
- (2) Subarea 2: Residential High Density (RHD). This subarea is approximately ____ acres and is located along near Saugerties-Woodstock Road. Development in this area will accommodate multifamily dwellings up to a maximum of 500 residential units. Balconies, rooftop decks, and other similar features are encouraged in this district.
- (3) Subarea 3: Perimeter Commercial. This subarea is approximately ____ acres and accommodates and promotes development of commercial uses along New York State Route 32. This subarea will accommodate retail, hotels, resort, indoor and outdoor entertainment facilities and event space. This subarea includes primary focal point and gateway into the district.
- (4) Subarea 4: Central Recreation. This subarea is ____ acres and is designed to offer outdoor adventure activities, such as, but not limited to, an adventure park, campsites and cabins, rock climbing, public access trails, agrihood, community-centered activities and programs, as well as boutique hotel, and spa.

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- (5) Subarea 5: Tech and Business Park. This subarea is approximately ____ acres and will promote the collection of buildings and spaces to inspire innovation, research and development, maker spaces, co-working, incubator space, collaborative work environments, which promotes organic business development and emerging technologies.
- D. Permitted Uses. Permitted uses in the Planned Development District are specified for each of the five subareas. If a use is not listed, a special use permit shall be required in accordance with Section _____ of the Zoning Code. Uses which are permitted in Subareas 2, 3, 4 and 5 may extend into an adjacent Subarea up to 500 feet beyond the Subarea district boundary line.
- (1) Subarea 1: Residential Low Density (RLD). The maximum number of building lots is 125.
 - (a) Single family detached structures and estate homes with or without an in-law apartment or accessory dwelling unit.
 - (b) Home occupations, including studios or workshops in the principal dwelling or in a structure separate from the principal dwelling.
 - (c) Gardens and agricultural uses, when limited to not more than 10% of the parcel.
 - (d) Storage sheds, workshops, detached garages for up to two vehicles, pools and pool houses, decks, gazebos, patios, fencing, and the like when located in the rear yard.
 - (e) Alternative energy sources when not located in the front yard.
 - (f) Dog park.
 - (2) Subarea 2: Residential High Density (RHD). The maximum number of residential units in the RHD is 500.
 - (a) Townhomes in groups of 4 or more, two-family dwellings, and multifamily dwellings with or without balconies and rooftop amenities.
 - (b) A community center or clubhouse.
 - (c) Community gardens and agricultural uses, when limited to not more than 10% of the parcel.
 - (d) One storage shed per parcel for the storage of lawn and snow removal equipment, outdoor furniture, tools, and the like, which support the residential units on the site.
 - (e) Gazebos, at grade patios, pools, and fencing.

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- (f) Home occupations.
 - (g) Retail sales and service including food stores, farmers' markets, bars and restaurants up to 5,000 square feet.
 - (h) Other retail uses on the first floor with residential units above.
 - (i) Alternative energy sources.
 - (j) Playgrounds.
 - (k) Dog park.
 - (l) For properties within 500 feet of NYS Route 212 (Saugerties-Woodstock Road), permitted uses shall include those listed for Subarea 2 in the RHD.
- (3) Subarea 3: Perimeter Commercial.
- (a) Hospitality, resorts, spas, and the like, including indoor recreation and entertainment, bars, restaurants, conference center, banquet facilities, and outdoor seating.
 - (b) Exhibition sports arenas.
 - (c) Bars and restaurant with outdoor seating.
 - (d) Breweries, distilleries and wineries.
 - (e) Retail sales and service up to 20,000 square feet.
 - (f) Health Clubs.
 - (g) Medical clinics, such as after-hours services.
 - (h) Live entertainment, including amphitheaters and supporting infrastructure and buildings, not including adult use entertainment.
 - (i) Art and craftsman studios, centers, galleries, museums, schools, and the like.
 - (j) Performing arts theaters and amphitheaters.
 - (k) Planetariums.
 - (l) Aquariums.
 - (m) Playgrounds.
 - (n) Agri manufacturing and research.
 - (o) Animal hospitals, day care, and clinics, excluding kennels, breeding and boarding.
 - (p) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
 - (q) Technical, vocational, and educational schools and centers associated with the natural sciences.
 - (r) Personal wireless telecommunication facilities on the roof of a building of 4 stories or more.

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- (s) Other uses upon a finding by the Planning Board that the use is consistent and compatible with the intent of the PDD.
- (4) Subarea 4: Central Recreation.
- (a) Indoor and outdoor adventure activities.
 - (b) Campgrounds and campsites, including bathroom and shower facilities, water and waste stations, a general store, and pavilions.
 - (c) Bicycle and scooter rental buildings, and the like.
 - (d) Concession stands.
 - (e) Visitor and information centers.
 - (f) Community pool and recreation areas.
 - (g) Boutique hotel/spa.
 - (h) Gardens and agricultural uses, including Agri manufacturing and research.
 - (i) Technical, vocational, and educational schools and centers associated with the natural sciences.
 - (j) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
 - (k) Playgrounds.
 - (l) Dog park.
- (5) Subarea 5: Tech and Business Park. Maximum gross building square footage shall not exceed 500,000 square feet.
- (a) Medical offices with research components and labs.
 - (b) Professional offices, including co-working spaces with labs.
 - (c) Medical clinics, including pharmacies and labs.
 - (d) Technology based research and development, such as optics, electronic systems, software development, photographic and imaging systems.
 - (e) Business incubators.
 - (f) Technical schools.
 - (g) Breweries, distilleries and wineries.
 - (h) Makerspace and artisanal creative spaces.
 - (i) Agri manufacturing and research.
 - (j) Warehousing, storage and distribution.
 - (k) Day-care centers.
 - (l) Utilities.

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- (m) Alternative energy sources when screened from public view where practicable, unless it is being used for demonstration purposes.
- (n) Personal wireless telecommunication towers and facilities.

E. Special Permit Uses.

- (1) Proposed uses within the Winston Farm PDD that do not comply with the permitted uses listed in section _____, or uses that exceed the maximum density listed shall require a Special Use Permit from the Town Board.
- (2) The Town Board shall review the proposal and determine if the proposed use complies with the intent of the Winston Farm PDD. The Town Board shall consider the potential environmental impacts of the proposed development against the Environmental Impact Statement (EIS) and subsequent findings issued on _____ to ensure the proposal is in harmony with the intent of the Winston Farm PDD, and does not result in a significant detrimental environmental impact.
- (3) Projects receiving a Special Use Permit from the Town Board shall be subject to site plan review by the Planning Board in Accordance with section _____ of the Winston Farm PDD.

F. Site Plan Review.

- (1) Uses proposed within the Winston Farm PDD which comply with sections _____ - _____ of the ordinance shall be subject to Site Plan review by the Town of Saugerties Planning Board. As part of the site plan review process the Planning Board shall review the proposal to ensure that it complies with the Winston Farm PDD. Upon a determination that the proposal is in compliance, the Planning Board shall issue Site Plan Approval.
- (2) Uses which require special use permit approval by the Town Board shall also require site plan review approval by the Planning Board.

G. Requirements applying to all districts.

- (1) Access management, parking, loading.
 - (a) Access Management. Unified site access and circulation, inter-parcel cross access, service roads, and network connectivity is encouraged to ensure the efficient use of land on and off the site. Access management promotes an economical use of land in a

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manner that preserves the safe and efficient movement of people and goods, reduces the potential for traffic conflicts between vehicles, pedestrians, and bicyclists, and helps to control investment in infrastructure and public services. Parking and loading areas and access management shall share infrastructure resources where applicable.

(b) Parking and parking structures.

1. Location.

- a. Parking may be provided anywhere within the PDD to serve all uses.
- b. Parking areas and parking structures for high density residential, nonresidential and mixed-use buildings shall be located and designed to be subordinate to the use it serves to minimize visual impacts from public vantage points, including the use of berms, landscaping and screening. This provision encourages lower-level or first floor parking. Parking structures are prohibited in Subarea 1.
- c. Buildings which include a minimum of 50% covered parking are permitted to increase building height by one story above that which is permitted in the PDD.
- d. Parking for nonresidential uses shall not be located within 50 feet of any residential Subarea or use.
- e. Except for residential uses, parking shall not be located within 30 feet of any intercampus drives within the PDD.
- f. Parking in Subareas 1 shall be limited to no more than three vehicles for each dwelling unit. No parking for such residential uses shall be located in the side or front yard except in a legal driveway that provides access to the rear yard, a detached or attached garage. The parking and storage or recreation vehicles and equipment shall be located in the rear yard.
- g. Parking between the building and intercampus drives in Subareas 1 is prohibited.

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2. Parking demand analysis. All new development and redevelopment shall be accompanied by a parking demand analysis. Such analysis shall be submitted to the Town Planning Board for review and approval and will include, at a minimum:
 - a. Analysis of existing parking conditions.
 - b. The anticipated number of parking spaces needed to accommodate the proposed use.
 - c. Rationale supporting the necessity for the requested number of parking spaces.
 - d. How the parking spaces are accommodated (on site, shared parking, shuttle, etc.).
 - e. Alternative accommodations to providing vehicular parking (bicycle parking, multimodal transportation, buses, etc.).
 - f. The typical peak-to-daily demand of the proposed use.
 - g. Analysis of parking demand of comparable uses.
3. Shared parking. Shared parking is encouraged to promote efficient use of land and resources by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:
 - a. Location. Shared off-street parking spaces shall be located no further than 2,000 feet from the buildings and uses they are intended to serve. This distance limitation may be waived by the Planning Board if adequate assurances are offered that shuttle service shall be operated between the shared lot and the principal use, and or bicycle and pedestrian accommodations are provided.

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- b. Shared parking agreement. A shared parking plan shall require a shared parking agreement, acceptable to the Planning Board, which shall include an agreement by the owners(s) of record of the parking area and of the applicant. A shared parking agreement shall be revocable by the parties to the agreement only if the off-street parking requirement is satisfied. The agreement shall specify that the shared spaces are not shared by a use that operates during the same time frame and would create a conflict. The agreement shall specify the time frame, number, and location of spaces to be shared.
 - c. Site plan. A site plan shall be submitted to indicate the location and number of spaces that are identified in the agreement.
 - 4. Landscaping and screening. Landscaped and buffer areas shall be devoted to landscaping and environmental improvement, which may include existing and new vegetation, berms, lighting, street furnishings, ornamental features, and pedestrian connectivity which are integrated with the vegetation.
 - a. A minimum landscaped setback of 20 feet is required along intercampus drives.
 - b. A minimum of one landscaped area, a minimum size of 162 square feet (approximately nine feet by 18 feet) shall be provided for every 25 parking spaces, developed as islands within the parking surface area.
 - c. Screening shall be required for any parking area where it abuts an area zoned or used residentially on the ground floor.
- (c) Loading. Loading spaces shall be located on the same lot, or on a directly adjoining lot in the same Subarea, as the building or structure to which they are accessory. No loading space shall be located between the building and intercampus drives.
 - 1. Required spaces. Loading spaces shall be provided in sufficient number and of sufficient size so that no loading and unloading operations infringe upon any required setback or buffer area.

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2. Design and maintenance. Every loading space shall be designed, constructed and maintained in accordance with the standards and requirements herein set forth:

a. Screening.

- i. Sufficient screening shall be provided along all lot lines abutting any residentially zoned or developed property to buffer the residential use from all operations, materials and vehicles within any loading space.
- ii. Loading areas accessory to commercial uses, shopping centers or planned business developments shall be so located and screened from public view.

b. Design standards.

- i. Each loading space shall have the following minimum dimensions, in feet:

Type	Width	Length	Height
Tractor-trailer	12	55	14
Other	12	35	14

- ii. Loading spaces shall be designed and arranged to provide access to intercampus driveways, service roads in a manner that shall create the least possible interference with traffic movement.
- iii. Every loading space shall be surfaced with an asphalt or portland cement binder pavement or similar material which provides an all-weather, durable and dustless surface and shall be graded and drained to dispose of surface water accumulation to an approved stormwater management area or conveyed to a stormwater drainage system connected to a public or private sewer system.

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- iv. Loading and unloading operations shall take place wholly within the site.
 - v. No part of a loading area shall be utilized for the open-air outdoor storage of materials, merchandise and equipment.
 - vi. When any part of a loading area is also utilized for refuse and trash disposal and storage purposes, all outdoor containers shall be closed and permanently stationed in an area that is easily accessible for pickup and removal and that satisfies the screening requirements of this chapter.
 - vii. Loading and unloading operations shall be designed so they minimize the number and width of driveways or accessways to their location.
- (2) Multimodal transportation. Access within the PDD will provide for the safe, convenient, and comfortable travel by foot, bicycle, transit, and vehicle. Such safety considerations have the capacity to increase pedestrian, bicyclist, and transit usage, which has a positive impact on the physical health of individuals, the environment, the economic vitality of the community, and it aids in creating a sense of place. The mode of transportation to access good and services, employment, entertainment, and recreation destinations is a choice, all of which have equal importance. The design of the PDD will strive to:
- (a) Routinely accommodate all travelers: drivers, transit users, pedestrians, bicyclists, older individuals, children, and people with disabilities through the accommodation of bicycle lanes, sidewalks, trails, crosswalks, benches, street trees and shelters for public transit users.
 - (b) Provide raised crosswalks and traffic calming features in strategic locations to ensure safety in high pedestrian areas.
 - (c) Provide handicapped accessibility features throughout the campus, such as audible cues, detectable warning surfaces, lower crosswalk buttons, and the like, to improve mobility and safety of all travelers.

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(3) Building Design Requirements.

(a) Residential Buildings.

1. Architectural Character.

- a. Residential structures in Subarea 1 and 2 shall be developed with similar massing and architectural vocabulary, such as roof style and overhang; front porches; exterior building materials; and patterns of windows and doors.
- b. Attached garages in Subarea 1 shall be constructed to project not more than 15 feet closer to the street than the front wall of the dwelling.
- c. Detached garages and sheds in Subarea 1 and 2 shall be located in the rear yard, and shall be designed with similar architectural style and materials vocabulary as the primary building on the same parcel.

2. Façade Composition.

- a. Appropriate building materials include brick; natural or synthetic stone; cementitious stucco; fiber cement panels; painted wood clapboard siding; vinyl siding; and real log and timber-frame homes and cabins.

(b) Nonresidential, Mixed-Use and Recreational Buildings.

- 1. Architectural Character. This section provides a framework for new development and redevelopment by establishing a minimum level of architectural quality, which positively contributes to the character of the PDD and enhances the public experience. No particular architectural style is mandated or prohibited; rather the architectural standards and guidelines are intended to promote harmony and help the district coalesce into a unified place. This section includes both mandatory standards and advisory guidelines. The advisory guidelines are intended to provide insight into some of the desired characteristics of the district, while the standards set the minimum requirements for architectural quality. The mandatory standards are applicable to building

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elements that are clearly visible from the street or any civic space.

- a. All primary buildings shall be constructed or clad with materials that are durable and of a quality that will retain its appearance over time.
- b. At least 25% of the exterior elevation building materials shall be textured brick or decorative stone.
- c. Not more than 50% of the exterior building wall surface shall be devoted to precast masonry (lintels, trim and cornices only); exterior insulation finish system (EIFS) with smooth or sand finish; metal unless it is part of an overall design theme; glazed, ground face or split-face concrete block (used as an accent trim, piers and foundation walls only); and glass block.
- d. The following architectural elements are encouraged in the design of buildings:
 - i. Covered porches, balconies or rooftop gardens.
 - ii. Rigid frame or fabric awnings.
 - iii. Covered entrances and arcades.
 - iv. Clearly defined, visible entrances which maintain the proportional scale of the building.
 - v. Articulation of wall surface materials and colors, i.e., large facades divided into modules to create smaller sections.
 - vi. Pop-outs and projections.
 - vii. Varying roof heights, styles and wall planes.

2. Building orientation.

- a. Buildings shall be parallel to the intercampus drive unless restricted by site features.

Winston Farm Planned Development District - DRAFT
Saugerties, NY

- b. Where a collection of similar buildings exist, the orientation may be around a center feature, such as an open space area, water feature, or civic area.
- 3. Façade Composition. It is likely that the buildings in the PDD will be constructed at a larger scale, both horizontally and vertically. Large structures can be monolithic, monotonous, and lacking in human scale. This can be avoided through principles of composition and proportion.
 - a. Each composition should be conceived as a whole assembled from composite parts, which in turn are wholes composed of smaller parts.
 - b. Each building mass and facade composition should have a strong focus or center. The focus need not be at the geometric center of the composition, and the composition need not be symmetrical.
 - c. Parts of the composition should be joined by transitional elements that both separate and link adjacent parts.
 - d. Some elements of the composition should be dominant, while others are subordinate. This establishes a hierarchy and is a defense against the monotony of simple repetition.
 - e. Building facades are encouraged to have horizontal transitions. A horizontal transition is an architectural element, such as a cornice, balcony, gallery or change in material, that creates a distinction between the first and second stories or between the second and third stories. Horizontal transitions are not required on residential buildings.
 - f. A roof line is an important architectural element. The choice of roof style, and the use of a cornice, parapet, and change in material, if applicable, aid in creating a distinction between the top of the building and the lower stories.
 - g. Vertical articulations are encouraged through variations in roof lines, window groupings, applied facade

**Winston Farm Planned Development District - DRAFT
Saugerties, NY**

elements such as piers or pilasters, bay windows and balconies, entrance stoops and porches, and subtle changes in materials and vertical planes that create shadow lines and textural differences.

- i. The use of vertically oriented facade elements can break up long monolithic walls and divide the composition into one or more segments, each with a discernible left, middle and right. A balance of vertical and horizontal lines should be sought, with the balance tipped slightly to the vertical.
- ii. Changes in vertical planes are encouraged as part of a larger facade composition and should not be used to present a false image of individual buildings. Where separate buildings abut, the principal planes of the facades should be flush.

4. Windows and Transparency.

- a. Windows, doors and other openings (except at ground story commercial frontages) shall be square or vertical in proportion. Window frames shall be recessed at least three inches from the plane of masonry or stucco building facades;
- b. Windows may be ganged horizontally if each grouping is separated by a framing element at least seven inches wide. The width to height ratio of windows, doors and similar elements should typically be 1:2 or 2:3.
- c. Windows and doors may be of vinyl; steel; aluminum, including clear anodized or factory-finished colors; fiberglass; aluminum clad wood; painted wood; stained or natural (clear finish) wood.
- d. Glazing shall be clear or lightly tinted.
- e. If muntins are provided, they shall be of the true divided or simulated divided (applied to interior and exterior with spacer bar within the glazing) types.

**Winston Farm Planned Development District - DRAFT
Saugerties, NY**

- (4) Landscaping, buffers.
 - (a) Landscaping shall be considered a major integral part of the PDD design and as a unifying element that gives the district recognition, character and cohesion.
 - (b) Plant material will be used to define and help create a sense of entry into the district.
 - (c) A distinctive overall landscape plan shall be developed for the district that not only beautifies the district and defines vehicular and pedestrian circulation elements but also draws the district together as a single, definable place, while accommodating a diversity of uses.
 - (d) Each development or redevelopment proposal shall include a landscaping plan.
- (5) Lighting.
 - (a) No use shall produce a strong, dazzling light or reflection of a strong, dazzling light or glare that is visible from any point along a lot line.
 - (b) Pedestrian areas, plazas and walk lights shall not exceed 15 feet in height and should be designed to be harmonious with light fixtures on site.
 - (c) All light fixtures shall be concealed source fixtures except for pedestrian-oriented accent lights.
 - (d) Security lighting fixtures shall not project above the facade or roofline of any building and are to be shielded. Lighting shields shall be a color to complement the surface to which they are attached. Security lighting fixtures shall not be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations or other similar areas requiring security lighting.
 - (e) Service-area lighting shall be contained within the service yard boundary. No light spillover shall occur outside the service area; the light source shall not be visible from the street.
 - (f) Exterior wall-mounted floodlights shall be prohibited except for security lighting in enclosed service courtyards.

**Winston Farm Planned Development District - DRAFT
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- (6) Refuse locations.
 - (a) Screening of dumpster, refuse areas, and accessory open storage areas is required and shall be of sufficient height and density to screen the area from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. This provision shall apply to all dumpsters, including those used for the collection and storage of recyclable materials.
 - (b) All screening shall be maintained in such a manner as to present a neat and orderly appearance at all times.
 - (c) All refuse collection areas shall be in the side and rear of the buildings.
 - (d) All refuse collection areas shall be effectively designed to contain all refuse generated on site and deposited between collections. Deposited refuse should not be visible from outside the refuse enclosure.
 - (e) Refuse collection areas should be so located upon the lot as to provide clear and convenient access to refuse collection vehicles.
- (7) Mechanical and electrical equipment. Mechanical and electrical equipment includes heating, ventilation, and air-conditioning (HVAC) equipment and electrical generators.
 - (a) To the maximum extent practical, all roof-mounted and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from public view, measured from a point five feet above grade. Roof screens, when used, shall be coordinated with the building to maintain a unified appearance.
 - (b) Mechanical and electrical equipment shall be screened from public streets, alleys, paths, private streets and abutting lots to a minimum height of six feet. When solid screening is used, the materials shall be compatible with the building.

H. Lot, area, yard and bulk requirements.

- (1) Subarea 1: Residential Low Density:
 - (a) Lot area.

**Winston Farm Planned Development District - DRAFT
Saugerties, NY**

- | | | |
|-----|------------------------------------|-----------|
| 1. | Min. lot area. | N/A |
| (b) | Setbacks. | |
| 1. | Min. front setback: | 30 feet |
| 2. | Min. side setback: | N/A |
| 3. | Min. rear setback: | N/A |
| (c) | Building Height. | |
| 1. | Min. building height: | 20 feet |
| 2. | Max. building height: | 6 stories |
| (d) | Building Area. | N/A |
| (4) | Subarea 4: Central Recreation: | |
| (a) | Lot area. | N/A |
| (b) | Setbacks. | |
| 1. | Min. front setback: | 20 feet |
| 2. | Min side setback: | 60 feet |
| 3. | Min rear setback: | 60 feet |
| (c) | Building Height. | |
| 1. | Min. building height: | 1 story |
| 2. | Max. building height: | 4 stories |
| (d) | Building Area. | N/A |
| (5) | Subarea 5: Tech and Business Park: | |
| (a) | Lot area. | |
| 1. | Min. lot area: | N/A |
| (b) | Setbacks. | |
| 1. | Min. front setback: | 30 feet |
| 2. | Min. side setback: | N/A |

**Winston Farm Planned Development District - DRAFT
Saugerties, NY**

3. Min. rear setback: N/A

(c) Building Height.

1. Min. building height: N/A
2. Max. building height: 5 stories

(d) Building Area. N/A

I. Accessory uses and structures: TBD

J. Green Space & Preservation Requirements: TBD

K. Signs: TBD

L. Personal Wireless Telecommunications: TBD

M. Planned Development District Procedures.

(1) In addition to the general definitions in Section 245-56 of the Town of Saugerties Zoning Code, the following shall apply to the PDD:

Agri manufacturing and research.

Intercampus drive.

Alternative energy sources.

(2) Development and redevelopment in the PD is subject to the requirements set forth in _____ of the Zoning Code.

(3) Modifications to the PDD and concept map shall be subject to _____.

**A LOCAL LAW ESTABLISHING THE WINSTON FARMS
PLANNED DEVELOPMENT DISTRICT**

Be it enacted by the Town Board of the Town of Saugerties as follows:

GENERAL ENABLING LEGISLATION

SECTION I – FINDINGS AND PURPOSE

- A. When coordinated with the municipal comprehensive plan, Planned Development Districts can be an effective tool for guiding development in ways that support community goals and priorities.
- B. Planned Development Districts provide a means by which different land uses within an area covered by a single development plan may be combined to achieve compatibility among such uses. Unattainable with traditional municipal zoning techniques, Planned Development Districts provide flexibility in the regulation of land use development in order to: (i) encourage innovation in land use variety and design, in the layout and type of new structures and in their integration with existing structures; (ii) enhance efficiency in the use of land, natural resources, energy, community services and utilities; (iii) encourage open space preservation and protection of natural resources, historic sites and structures; (iv) facilitate the provision of housing and improved residential environments; and (v) enhance the ability of municipalities to promote business and employment opportunities.
- C. Specifically, Planned Development Districts can:
 - (1) Provide a procedure which can relate the type, design and layout of residential and commercial development to the particular site, thereby encouraging preservation of the site's natural characteristics; and
 - (2) Encourage innovations in residential and commercial development so that the growing demands of the population may be met by greater variety in type, design, and layout of residential, commercial, and open space land uses.

SECTION II – PROCEDURE

- A. The procedure for processing a request for a Planned Development District ("PDD") shall follow the procedures described herein and not the procedures described in Zoning Law Article X entitled "Amendments."
- B. Application for the establishment of a PDD shall be prepared and filed with the Town Board and will thereafter be promptly transmitted to the Planning Board for its review and recommendation as to the adoption of the PDD. The application shall include the following:

- (1) A survey of the property to be included in the PDD, showing existing features of the property, including contours, buildings, streets, utility lines, easements, rights-of-way and existing land use.
 - (2) A site plan or a subdivision plat with contours, showing proposed building locations, lots and setbacks.
 - (3) Traffic circulation and access plan, showing parking areas and pedestrian walks.
 - (4) A description of the overall sequence and time schedule for the project.
- C. The Planning Board shall review the application along with any proposed local law and recommend whether the zoning should be changed to the proposed PDD and shall report its recommendation to the Town Board within 45 days of the referral. Failure of the Planning Board to make recommendations within 45 days shall be deemed an approval thereof.
- D. In recommending adoption of a PDD the Planning Board shall:
- (1) State its reasons for such recommendation, describing any conditions that it believes make the PDD advisable;
 - (2) Specifically set forth the manner in which, in its opinion, the PDD would be in harmony with the Comprehensive Plan and the PDD would be in furtherance of the purposes set forth in Zoning Law Article I.
 - (3) In recommending the rejection or revision of any proposed PDD, the Planning Board shall similarly state its reasons.
- E. The Town Board or Town Clerk shall refer the proposed Planned Development District to the County Planning Board if required by General Municipal Law § 239-m.
- F. The Town Board or Town Clerk shall provide a copy of the proposed Planned Development District to each of the municipalities adjoining the Town of Saugerties.
- G. The Town Board shall seek to act as Lead Agency under the State Environmental Quality Review Act for any proposed PDD and ensure that the requisite SEQRA process is completed prior to taking action to approve a PDD.
- H. Prior to any approval, the Town Board by resolution adopted at a regular or special meeting, shall fix the time and place of two public hearings on the proposed PDD, with public notice as provided by law, with at least 10 days' notice of each public hearing and with at least 15 days between each public hearing.
- I. The following is a list of factors for the Town Board to consider when reviewing a PDD:

- (1) Compatibility with the surrounding area;
 - (2) Need for the proposed development;
 - (3) Whether the proposed PDD meets the goals of the Town by providing inclusionary housing opportunities in the Town;
 - (4) Whether or not an exception from the zoning law requirements and limitations is warranted by virtue of design and amenities incorporated in the development plan;
 - (5) That the proposed change to the PDD district is in conformance with the general intent of the Comprehensive Plan;
 - (6) That the existing and proposed roads are suitable and adequate to carry anticipated traffic in and around the proposed PDD;
 - (7) That existing and proposed utility services are adequate for the proposed development;
 - (8) That the PDD makes it possible for the creation of a creative, innovative and efficient use of the property.
- J. The Town Board may then approve the Planned Development District, but such action shall have the effect only of granting permission for development of the specific proposed plan submitted to and approved by the Town Board and contained in a proposed local law. The PDD shall be adopted by a simple majority of the Town Board unless the Planning Board recommended denial of the PDD. In such a circumstance, the PDD must be approved by the Town Board by a majority plus one vote.
- K. Upon approval of a PDD, it shall be filed in the office of the Town Clerk and such approval shall be promptly transmitted to the Town Planning Board to allow the Town Planning Board to consider approval of the subdivision, site plan, special permit or other approvals normally granted by the Town Planning Board for the development contemplated therein.
- L. Upon approval of a PDD, the Local Law shall be filed with the Secretary of State in accordance with the Municipal Home Rule Law of the State of New York. A summary of the Local Law shall be published once in a newspaper of general circulation in the Town. In addition, a copy of the Local Law shall be posted on the Town Clerk's bulletin board and on the Town's website in accordance with Town Law. Affidavits of publication and posting shall be filed with the Town Clerk.

SECTION III - WINSTON FARMS PLANNED DEVELOPMENT DISTRICT

A. PURPOSE

INSERT PASSERO DRAFT HERE

MISCELLANEOUS MATTERS

SECTION IV - AMENDMENT TO ZONING MAP

The Town of Saugerties, New York Zoning Law and the Town of Saugerties Zoning Map be and the same are hereby amended by changing the following described area as set forth below from the existing zoning to a Planned Development District to be known and described as the “Winston Farms Planned Development District.”

SECTION V - BUILDING PERMITS/CERTIFICATE OF OCCUPANCY

Prior to construction within any phase, the Project Sponsor shall obtain a building permit from the Town of Saugerties Building Department (the “Building Department”).

A certificate of occupancy must be obtained from the Building Department prior to occupying all or any portion of any newly constructed building within the PDD. A certificate of occupancy will be granted by the Building Department for occupancy of the completed portion of any building as permitted by the New York State Fire Prevention and Building Code (the “Building Code”) and the provisions of this local law.

SECTION VI - PERFORMANCE BONDS

Prior to the issuance of a Building Permit for construction within the PDD, the Project Sponsor shall file a performance bond or letter of credit in an amount and for a duration required by the Town so as to guarantee completion of the infrastructure necessary to support the residential and commercial structures. The amount of which will be determined during the subdivision review process by the Planning Board in consultation with the Town Engineer and must be acceptable in form to Town’s Attorney.

SECTION VII – VIOLATIONS

Any violations of the provisions of this local law shall be deemed a violation of the Zoning Law, and the provisions hereof shall be enforceable pursuant to the enforcement provisions of the said Zoning Law. The Town may also seek any other remedies as allowed under law.

SECTION VIII – CONFLICTS

In any instances where specific permitted uses, setbacks or dimensional requirements, development guidelines and/or review procedures specifically set forth in this PDD conflict with other general provisions or requirements of the Zoning Law or Subdivision Law, the particular provisions set forth herein shall take precedence. In all instances not specifically addressed in this PDD, the Zoning Law shall apply.

SECTION IX – SEVERABILITY

If any section or subsection, paragraph, clause, phrase or provision of this Local Law be adjudged invalid for any reason or shall be deleted or subsequently repealed, the same shall not affect the validity of this Local Law as a whole or any part or provision hereof other than the part to be adjudged to be invalid and/or deleted and/or subsequently repealed.

SECTION X – EFFECTIVE DATE

This Local Law shall take effect immediately upon filing with the Secretary of State in accordance with the Municipal Home Rule Law of the State of New York.

BE IT ENACTED THIS ____ DAY OF _____ 202__ BY THE TOWN BOARD OF THE TOWN OF SAUGERTIES, COUNTY OF ULSTER, STATE OF NEW YORK.

FRED COSTELLO, JR., SUPERVISOR
LEANNE THORNTON, COUNCILWOMAN
MIKE IVINO, COUNCILMAN
PEG NAU, COUNCILWOMAN
ZACHERY HORTON, COUNCILMAN

LISA STANLEY, TOWN CLERK
TOWN OF SAUGERTIES

APPENDIX A

PROPERTY DESCRIPTION

Consisting of Tax Map Numbers

INSERT

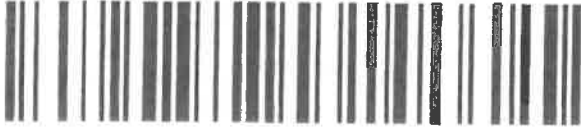
Legal Description to be inserted



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7018 / 53
INSTRUMENT #: 2022-3853

Receipt#: 2022015492
Clerk: RS
Rec Date: 03/02/2022 12:54:00 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 5
Rec'd Frm: GLASCO ABSTRACT INC

Party1: PARISI LOUIS
Party2: SAUGERTIES FARMS LLC
Town: SAUGERTIES TOWN

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 315.00

Transfer Tax
Transfer Tax - State 400.00

Sub Total: 400.00

Total: 715.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4134
Transfer Tax
Consideration: 100000.00

Transfer Tax - State 400.00

Total: 400.00

Record and Return To:

ERICA KF GUERIN ESQ
828 ROUTE 212
SAUGERTIES NY 12477

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S ENDORSEMENT, REQUIRED BY SECTION 316-a (5) & 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

4
5/18/89

THIS INDENTURE

Made this 24th day of February, Two Thousand Twenty Two

Between LOUIS PARISI and DAWN PARISI, his wife, both residing at P.O. Box 644, Saugerties, New York, parties of the first part,

and SAUGERTIES FARMS, LLC, with offices located at P.O. Box 683, Saugerties, New York, party of the second part,

GA1-2021-890-OR

Witnesseth, that the party of the first part, in consideration of ----- ONE D O L L A R ----- (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the Town of Saugerties, County of Ulster and State of New York, viz: 24 acres, more or less, described as Land, Veteran. Bounded north by Kimble, east by O'Bryon, south and west by land of Daley, against which the words, "Frank Miller" appear on the assessment rolls of the Town of Saugerties for the year 1928.

CS

ALSO, ALL THAT TRACT, PIECE OR PARCEL OF LAND, situated in the Town of Saugerties, County of Ulster and State of New York, viz: 16 acres to be laid out in the form of a parallelogram, as near as may be, across the northeast side of the 24 acres, more or less, bounded on the north by Kimble, east by the highway, south by lands of Crotty, west by Keenan (the whole of said 24 acre parcel, against which the name "Frank Miller" appears on the assessment roll of the Town of Saugerties for the year 1927) having been liable to sale for taxes. The above-described sixteen acre parcel being part of the lands first above described, and being included in the said first described parcel of land.

BEING a portion of the same premises as conveyed by Louis Parisi to Louis Parisi and Dawn Parisi, by deed dated August 17, 2020, and thereafter recorded in the Ulster County Clerk's Office on September 15, 2020, as instrument no. 2020-12837.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

STATE OF NEW YORK)
 : SS.:
COUNTY OF ULSTER)

On this 24th day of February, Two Thousand Twenty Two before me, the undersigned, a Notary Public in and for said State, personally appeared LOUIS PARISI and DAWN PARISI, personally known to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individual acted, executed the instrument.

JOHN J. GRECO
Notary Public, State of New York Notary Public
E. 1000 - 1007
County of Ulster
Commission Expires August 31, 2022

SECTION 17.2
BLOCK 2
LOT 15

TOWN OF SAUGERTIES, COUNTY OF ULSTER, STATE OF NEW YORK

Record and Return to:

ERICA K.F. GUERIN, ESQ.
828 Route 212
Saugerties, New York 12477



ULSTER COUNTY – STATE OF NEW YORK
NINA POSTUPACK, COUNTY CLERK
244 FAIR STREET, KINGSTON, NEW YORK 12401

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



BOOK/PAGE: 7024 / 207
INSTRUMENT #: 2022-4535

Receipt#: 2022018679
Clerk: JCAH
Rec Date: 03/11/2022 09:22:09 AM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: GLASCO ABSTRACT INC

Party1: MYER GLADYS M BY EXS
Party2: SAUGERTIES FARMS LLC
Town: SAUGERTIES TOWN
17.15-3-8

Recording:

Cover Page	5.00
Recording Fee	40.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 205.00

Transfer Tax
Transfer Tax - State 940.00

Sub Total: 940.00

Total: 1145.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 4327
Transfer Tax
Consideration: 235000.00

Transfer Tax - State 940.00

Total: 940.00

Record and Return To:

ERICA GUERIN ESQ
858 ROUTE 212
SAUGERTIES NY 12477

WARNING***

*** Information may be amended during the verification process, and may not be reflected on this cover page.

THIS PAGE CONSTITUTES THE CLERK'S
ENDORSEMENT, REQUIRED BY SECTION 316-a (5)
& 319 OF THE REAL PROPERTY LAW OF THE
STATE OF NEW YORK.

Nina Postupack
Nina Postupack
Ulster County Clerk

5
TN
4889

This Indenture

Made This 10th day of March, in the year, *Two Thousand Twenty-Two*;

Between,

DAVID M. MYER residing at 175 Peoples Road Saugerties NY 12477, DANNY K. MYER, residing at 60 Carol Ann's Way, Saugerties NY 12477 and DONNA L. HARRIS, residing at 8902 Rosewood Way, Jessup MD 20794, as Executors of the Last Will and Testament of Gladys M. Myer, deceased; -----Parties of the First Part,
and

SAUGERTIES FARMS LLC, a Limited Liability Company, organized under the laws of the State of New York, and having an address at PO Box 683, Saugerties NY 12477; -----
-----Party of the Second Part,

Witnesseth, that the party of the first part, by virtue of the power and authority to given in and by the Estates, Powers and Trusts law, Article 11, Section 11-1.1(5) B and (18), or any amendment thereof from time to time made, and in consideration of -----
- - -Two Hundred and Thirty-five Thousand & xx/100 DOLLARS - - -
(\$235,000.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, his distributees, heirs and assigns forever,

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, situate lying in being in the Town of Saugerties, County of Ulster and State of New York more described as follows:

"See Attached Schedule A"

Being the same premise as conveyed by Donald W. Myer and Gladys M. Myers to Gladys M. Myers dated March 21, 2011 recorded in the Ulster County Clerk's Office on April 5, 2011 in Instrument 2011-4788.

The said Gladys M. Myers, died, testate, a resident of the Ulster County, New York on February 21, 2021 and her last Will and Testament was duly admitted to probate by the Ulster County Surrogate Court, at which time David M. Myer, Danny K. Myer and Donna L Harris were appointed Executors of the estate of Gladys M. Myers.

✓ Glasco Abstract

Together with the appurtenances and also all the estate which the said Decedent had at the time of her decease in said premises, AND also the estate therein, which the parties of the first part had or have power to convey or dispose of, whether individually, or by virtue of said Estate or statute or otherwise.


To Have and To Hold, the premises herein granted unto the party of the second part, his distributees, heirs and assigns forever.

And the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been encumbered in any way whatever.

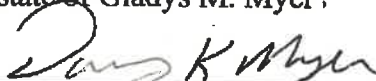
Subject to the trust fund provisions of section thirteen of the Lien Law.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.


In the Presence Of



David M. Myers, Executor of the
Estate of Gladys M. Myer :



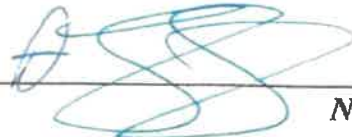
Danny K. Myers, Executor of the
Estate of Gladys M. Myer:



Donna L. Harris, Executor of the
Estate of Gladys M. Myer.

STATE OF NEW YORK :
COUNTY OF Ulster : SS.:

On this 10 day of MARCH, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **David M. Myer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

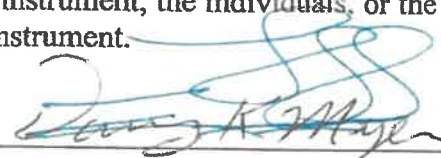

Notary Public

TIMOTHY MURPHY
Notary Public, State of New York
Registration No. 02MU4515594
County of Ulster
Commission Expires August 31, 2022

STATE OF NEW YORK :
COUNTY OF Ulster : SS.:

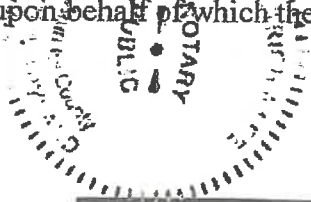
On this 10 day of MARCH, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **Danny K. Myer**, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.

TIMOTHY MURPHY
Notary Public, State of New York
Registration No. 02MU4515594
County of Ulster
Commission Expires August 31, 2022


Notary Public

STATE OF Maryland :
COUNTY OF Howard : SS.:

On this 17 day of February, in the year, **Two Thousand Two**, before me the undersigned, a Notary Public in and for said State, personally appeared **Donna L. Harris** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they duly executed the same in their capacity, and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.




Notary Public

Record and Return to:

Erica Guerin, Esq. 858 Route 212, Saugerties NY 12477

SCHEDULE A Description

Title Number: GAI-2021-991

All that certain lot, piece or parcel of land situate, lying and being in the Town of Saugerties, County of Ulster and State of New York, and being more particularly bounded and described as follows:

Beginning on the northerly line of a public road known as New York State Route 212, being at the southwesterly corner of lands now or formerly of Schaffer and the southeasterly corner of the herein described parcel of land; thence, following said New York State Route 212, S78° 04' 20" W 603.33' (feet) to the intersection of a public road known as Old New York State Route 212; thence, following said Old New York State Route 212, the following eight (8) courses:

1. N43° 58' 31" E 70.56' (feet);
2. N38° 48' 26" E 129.36' (feet);
3. N48° 53' 28" E 45.42' (feet);
4. N67° 46' 37" E 34.64' (feet);
5. N80° 28' 34" E 52.17' (feet);
6. N86° 28' 10" E 50.51' (feet);
7. S88° 52' 55" E 54.34' (feet);
8. N87° 24' 43" E 169.43' (feet) to the northwesterly corner of aforesaid lands of Schaffer;

Thence, following said lands of Schaffer and the approximate centerline of an intermittent stream, the following three (3) courses:

1. S37° 11' 23" E 50.21' (feet);
2. S40° 02' 46" E 47.01' (feet);
3. S32° 55' 40" E 14.54' (feet) to the place of beginning.

The above described parcel of land includes a house parcel on the northerly line of aforesaid Old New York State Route 212; said house parcel is more particularly bounded and described as follows:

Beginning on the northerly line of a public road known as Old New York State Route 212, being the southerly corner of lands now or formerly of Saugerties Farms LLC, and the southeasterly corner of the herein described parcel of land; thence, following said Old New York State Route 212, the following five (5) courses:

1. S87° 24' 43" W 139.20' (feet);
2. N88° 52' 55" W 54.76' (feet);
3. S86° 28' 10" W 55.16' (feet);
4. S80° 28' 34" W 60.35' (feet);
5. S67° 46' 37" W 44.43' (feet) to an easterly corner of lands now or formerly of Shafran;

Thence, following said lands of Shafran, the following five (5) courses:

1. N65° 13' 16" W 102.36' (feet);
2. N46° 16' 56" W 70.82' (feet);
3. N54° 49' 26" W 56.16' (feet) to a large tree stump remains;
4. Partially along a stone wall, N63° 48' 44" E 231.64' (feet);
5. N76° 21' 44" E 156.79' (feet) to the westerly bounds of aforesaid lands of Saugerties Farms LLC;

Thence, following said lands of Saugerties Farms LLC, the following three (3) courses:

1. S04° 43' 29" E 36.36' (feet);
2. S44° 00' 22" E 147.57' (feet) to the approximate centerline of an intermittent stream;
3. Following the approximate centerline of said intermittent stream, S40° 45' 14" E 113.02' (feet) to the place of beginning.

All bearings in reference to North per New York State East Coordinate Datum.