

July 17, 2024

Chairperson Ryan Courtien
and Members of the Town of Dover Planning Board
Dover Town Hall
126 East Duncan Hill Road
Dover Plains, New York 12522

RICHARD L. O'ROURKE
Senior Counsel
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Chairperson Aaron Cioppa
and Members of the Town of Pawling Planning Board
Pawling Town Hall
160 Charles Colman Boulevard
Pawling, New York 12564

Re: Starkdale Farms
623 West Dover Road
Dover Parcel ID No. 6958-00-690892
Pawling Parcel ID Nos. 6958-00-673657; 7058-00-022710; 6958-00-827687

Dear Chairpersons Courtien and Cioppa and
Dover and Pawling Planning Board Members:

On behalf of 3P Longevity, LLC (the "Applicant"), we are pleased to submit the enclosed preliminary application package to facilitate your initial review of the proposed Starkdale Farms project located upon premises at 623 West Dover Road in the Towns of Dover and Pawling.

Starkdale Farms is proposed as a community founded and maintained upon recognized principles of health, wellness, sustainability and longevity. It is comprised of distinct, yet interrelated, neighborhoods that include new housing, a resort and conference center, and commercial and recreational activities. Starkdale Farms is not a "closed community," but instead will be open to the public. Although the project includes residential components, its range of health, recreational and outdoor-access oriented facilities, amenities and programs will attract visitors to Dover and Pawling, create local jobs and boost economic development within both towns. These non-residential uses, as contemplated, include a resort/spa, cinema, general store, art galleries, restaurant, and programming for art, culinary, fitness, music and performance-related activities.

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Project Location

Starkdale Farms is to be sited on the parcels currently operated as Starkdale Farm in the southwest corner of the Town of Dover and the northern portion of the Town of Pawling. The Applicant is the contract vendee for the property currently owned by Starkdale Farms, Inc. The property has an address of 623 West Dover Road and is comprised of four tax parcels totaling 649.4 acres. Approximately 430.2 acres lies within the Town of Dover and approximately 219.2 acres is located in the Town of Pawling.

Municipality	Tax Parcel ID	Acreage	Zoning
Town of Dover	132600-6958-00-690892	±430.2	±269.6 acres in RC Zone ±160.6 acres in RU Zone
Town of Pawling	134089-6958-00-673657	±71.9	R-2
	134089-7058-00-022710	±145.2	R-2
	134089-6958-00-827687	±2.1	R-2
Total Acreage:		±649.4	

Zoning

Due to the unique nature of this multi-faceted development, legislative zoning amendments will be necessary. The range of proposed uses and varied scales of development across the 600-acre property calls for a zoning code structure providing for flexibility in use, area, bulk standards, and sensitivity to the environmental constraints of the land – most appropriately a comprehensive master plan. The Town of Pawling already has zoning regulations for a Planned Development District (PDD) applicable to properties of at least 150 acres that are within designated areas on the Zoning Map. It is suggested that the Town of Pawling establish a new PDD for this project site permitting a range of residential uses and densities. In turn, it is suggested that the Town of Dover similarly establish a planned unit development (PUD) district provision within its zoning regulations. Notably, the Town of Dover's 2022 Comprehensive Plan recommends the creation of an Economic Development (ED) floating zoning to accommodate a range of uses, including a PUD. The Town of Dover has not yet established the ED floating zone; however, the Starkdale Farms project is an ideal candidate for establishment of a PUD-type floating zone to accommodate new uses, holistically planned, that promote economic development, protection of natural resources and agricultural uses, and creation of new public recreational opportunities.

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Further refinement of project details are anticipated in response to this initial evaluation of its design by your respective Boards. Future application submissions will include Zoning Petitions to the Town Boards of Dover and Pawling seeking specific amendments to their respective Zoning Codes. We look forward to working collaboratively with each Town and their professional consultants to craft a zoning approach that works best for each municipality.

SEQRA

Starkdale Farms is classified as a Type I Action pursuant to the State Environmental Quality Review Act (SEQRA). At the outset, the Applicant acknowledges that an Environmental Impact Statement (EIS) will be prepared to review and analyze the potential environmental impacts of the project and develop appropriate and reasonable mitigation measures to address those impacts. Once a Lead Agency for the environmental review of the project is designated, a Scoping Outline will be prepared by the Starkdale Farms project team and submitted for review, revision and adoption. Enclosed in this submission is Part 1 of the Full Environmental Assessment Form (FEAF).

Application Submission Components

This submission is, as stated, preliminary in nature and there are details and questions still to be addressed. Due to the scope and multi-jurisdictional nature of this project, the Applicant submits that an initial review by your Boards will allow for analysis and input informing further project refinements. For this reason, we recognize that this preliminary submission is atypical and may not include all application submission requirements for a traditional site plan application. This is to be expected given the scale of the proposed development. Rather, this preliminary submission is intended to provide data and information about the project with a reasonable degree of specificity to allow an initial formal review to commence with your Boards and professional consultants, so that the project can be further refined to align with feedback from each municipality. We understand that escrow accounts for the payment of the Towns' professional review fees have been established by the Applicant and will be replenished, as required.

The Applicant and its project team look forward to the forthcoming productive and collaborative review of the Starkdale Farms project.

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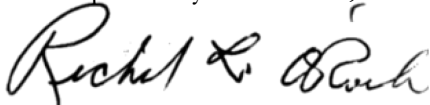
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Enclosed herein, please find the following:

1. Town of Dover Planning Board Site Plan Application, signed and dated July 15, 2024
2. Town of Pawling Planning Board Application for Site Plan, signed and dated July 15, 2024
3. Authorization Letter, dated July 17, 2024
4. Starkdale Farms Full Environmental Assessment Form Part 1, dated July 17, 2024
5. Starkdale Farms Illustrative Site Plan
6. Site Plan Set, six (6) sheets, dated July 17, 2024
7. Aerial Vicinity Map, Drawing AV-1, dated July 17, 2024
8. Constraints Map, six (6) sheets, dated July 17, 2024
9. ALTA Land Title Survey, three (3) sheets, last revised June 13, 2024
10. Water/Wastewater Flow Summary, dated July 17, 2024
11. Threatened and Endangered Species Report, by Ecological Solutions, LLC, dated July 17, 2024

Thank you for your time and consideration and we look forward to working with the Towns of Dover and Pawling in the review of Starkdale Farms.

Respectfully submitted,



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Senior Counsel

RLO/sb

Encl.

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