STARKDALE FARMS

Towns of Dover and Pawling, Dutchess County, NY

FULL ENVIRONMENTAL ASSESSMENT FORM - PART 1

July 2024

STARKDALE FARMS

Towns of Dover and Pawling, Dutchess County, NY

Full Environmental Assessment Form Part 1

Lead Agency (TBD)
Town of Dover Town Board
Dover Town Hall
126 East Duncan Hill Road
Dover Plains, NY 12522
(845) 832-6111

Prepared by:

BFJ Planning
115 Fifth Avenue
New York, NY 10003
Contact: Sarah K. Yackel, AICP, Principal
(212) 353-7375

In Association with:
3P Longevity, LLC
5401 S. Kirkman Rd., Suite 650
Orlando, FL 32819
Contact: Jonathan Leitersdorf

LMV Architects
181 Church Street Suite #200
Poughkeepsie, NY 12601
Contact: Michael McCormack

Keane & Beane, P.C.
445 Hamilton Avenue, Suite 1500
White Plains, NY 10601
Contact: Richard O'Rourke

Insite Engineering, Surveying & Landscape Architecture, P.C.
3 Garrett Place
Carmel, NY 10512
Contact: Adam Thyberg, RLA

Hart Howerton
10 East 40th Street
New York, NY 10016
Contact: Nicholas Baran

Ecological Solutions, LLC
121 Leon Stocker Drive
Stratton, VT 05360
Contact: Mike Nowicki

Table of Contents

1.0 INTRODUCTION: LOCATION, PURPOSE, AND DESCRIPTION OF PROPOSED ACTION

1.1 Introduction

Pursuant to the New York State Environment Quality Review Act (SEQR), the proposed action discussed in this Full Environmental Assessment Form (EAF) is:

1. Adoption of zoning text and map amendments by the Town of Dover Town Board to allow Starkdale Farms, a new community with village-like features, new housing, a resort, and commercial and recreational activities based on the principles of longevity.

2. Site plan and subdivision approval by the Town of Dover Planning Board for construction of the Starkdale Farms resort, hospitality uses, village center, single-family homes, multifamily homes, and recreational uses.

3. Adoption of zoning text and map amendments by the Town of Pawling Town Board to allow residential (single-family and multifamily) components of the Starkdale Farms project.

4. Site plan and subdivision approval from the Town of Pawling Planning Board for single-family and multifamily homes.

Additional required permits and approvals are listed in Section 1.4 below.

1.2 Project Location and Environmental Setting

The Starkdale Farms project is located in the southwest corner of the Town of Dover and the northern portion of the Town of Pawling, both located in Dutchess County, NY. Both towns are located in the southwest portion of Dutchess County and border the state of Connecticut (Litchfield and Fairfield Counties) to the west, Putnam County to the south, the Towns of Beekman and Union Vale to the east, and the Towns of Washington and Amenia to the north. Pawling is approximately 70 miles north of New York City, and Dover is approximately 10 miles north of Pawling (Figure 1).

The regional transportation network features Interstate-84, an approximately 30-minute drive south of Dover/Pawling, and the Taconic State Parkway (one of the main roads that connects New York City (NYC) to upstate NY), an approximately 25-minute drive to the east. Outside the regional roadways, the Towns are served by two state roads: NY-22 that runs north-south serving the communities located along the border of Connecticut, and NY-55 that connects the Village of Pawling to the northeastern portion of Dover and extends as far west as Poughkeepsie (Figure 2).

Figure 1: Regional Context

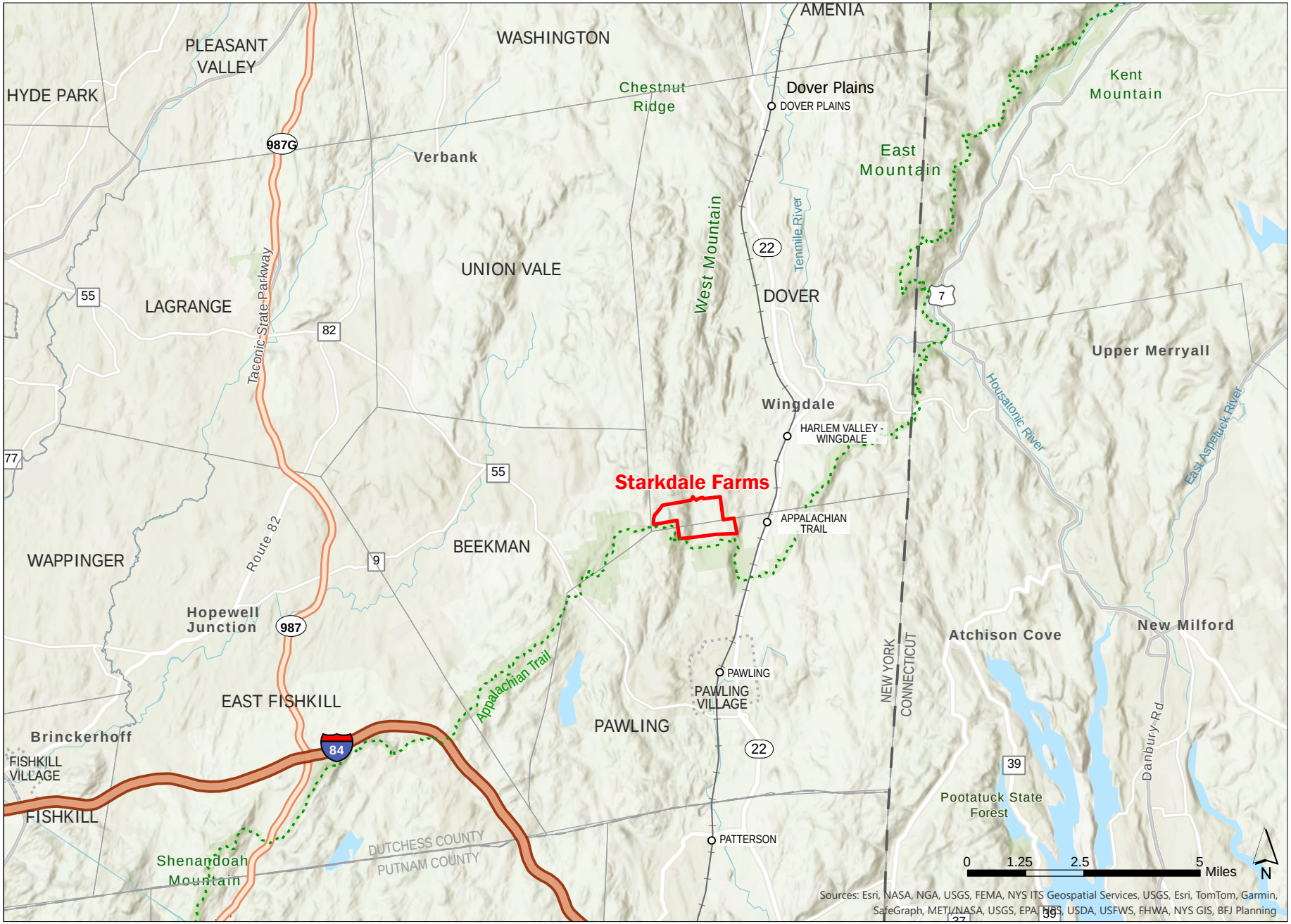


Figure 2: Local Context

The Metro-North Railroad Harlem Line to Wassaic features two stops in Dover: Harlem Valley – Wingdale station, which is in the hamlet of Wingdale, and the Dover Plains station (hamlet of Dover Plains). Trips to NYC (Grand Central Terminal) take approximately 1h 56m and 1h 46m, respectively, with five trips on weekdays before 9 AM (with trips approximately every two hours afterwards), and five trips from NYC in the evening peak hours. On weekends, trips are generally every two hours each way. The Town of Pawling features two stops on the same Metro-North line: Pawling station, located in the Village of Pawling, and Appalachian Trail station, located close to the Dover border. It is noted that the Appalachian Trail station is only active on the weekends, with a few trains serving this station to allow visitors to take the train from/to NYC.

The closest airport to the Project Site is Danbury Municipal Airport, which is approximately 25 miles from the Project Site. Stewart International Airport (SWF), which is approximately 40 miles away (50-minute drive) and Westchester County Airport (HPN), which is approximately 42 miles away (53-minute drive), are the next closest airports. La Guardia (LGA) and JFK Airports are approximately 70 and 75 miles away, respectively, or a 1.5 hour to 2-hour drive from the Towns of Dover and Pawling.

The Town of Dover is a rural municipality of approximately 56 square miles. Most of its land is preserved for agricultural purposes, open space and woodlands, while at the two opposite ends of the Town the hamlets of Dover Plains (to the north) and Wingdale (to the south) provide residential uses mixed with commercial activities. Dover's population is 8,415 according to the 2020 Census.

The Town of Pawling is approximately 36 square miles in size, featuring land use characteristics and a rural setting similar to Dover. The Town surrounds the Village of Pawling, located at the junction of NY-22 and NY-55 which has a more compact land use pattern as compared to the Town. There are eight hamlets in Pawling: Baker Corner, Holmes, Hurd Corners, Quaker Hill, West Pawling, Shorehaven, Whaley Lake and Woodinville. Pawling's existing land use is mostly residential with single-family homes being the predominant housing type. Parks, conservation lands and agricultural uses occupy over 27% of the Town territory. The Town of Pawling is home to 8,012 people according to the 2020 Census.

Project Site

The ±649.4-acre Starkdale Farms Project Site (or "Project Site") consists of four parcels that are currently used for a mix of agricultural uses (±131 acres) or open space/forest (±456.3 acres). The majority of the Project Site is in the Town of Dover (±432.2 acres) while the southern portion is located in the Town of Pawling (±219.2 acres). The Project Site is comprised of four tax parcels, one within the Town of Dover and three within the Town of Pawling. Table 1 and Figure 3 below provide the tax parcel information for the Project Site. located within Dover includes parcel #690892 as identified by the Town's Tax Maps (Figure 3). As shown in Table 1 and Figure 4, the Dover portion of the Project Site is zoned as Resource Conservation (RC) and Rural (RU), while the Pawling portion is zoned 2-Acre Residential (R-2).

Table 1: Project Site – Tax Parcels

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***	

The Project Site is comprised of an agricultural landscape of valley surrounded by forested ridges, which is typical of the Dover/Pawling area. The Project Site is defined by a central valley, flanking either side of West Dover Road, featuring a stream running north-south to the west of West Dover Road, which forms a pond and several wetland areas (see Appendix A: Environmental Constraints maps). As outlined in Table 2 below, the Project Site is comprised of ±59.5 acres of wetlands, ±12.9-acres of which is open water. Of this, ±37.3 acres (including ±7.4 acres of open water) are within the Town of Dover and ±22.2 acres (including ±5.5 acres of open water) are within the Town of Pawling. West Dover Road, which provides access through the Project Site, effectively divides the area in two parts: an eastern portion that is mostly forest and features the steepest slopes of the Project Site, and a western portion that is used for agricultural purposes with slopes rising to the northeast (see Appendix A). As shown in Table 2, the Project Site is comprised of ±288.9 acres of steep slopes, ±111.9-acres of slopes between 15% - 25% and ±177 acres of slopes of 25% and above. Of this, ±85.3 acres of slopes between 15% and 25% and ±126.6 acres of slopes of 25% and above are within the Town of Dover, while ±26.6 acres of slopes between 15% and 25% and ±50.4 acres of slopes of 25% and above are within the within the Town of Pawling. The Appalachian Trail runs east-west south of the Project Site's southern boundary.

Table 2: Environmental Constraints

Municipality	Wetlands	Steep Slopes	
		15% - 25%	25% +
Dover	±37.3 acres (7.4 acres open water)	±85.3 acres	±126.6 acres
Pawling	±22.2 acres (5.5 acres open water)	±26.6 acres	±50.4 acres
Total	***±59.5 acres (12.9 acres open water)***	***±111.9 acres***	***±177 acres***

Source: InSite Engineering, P.C., 2024

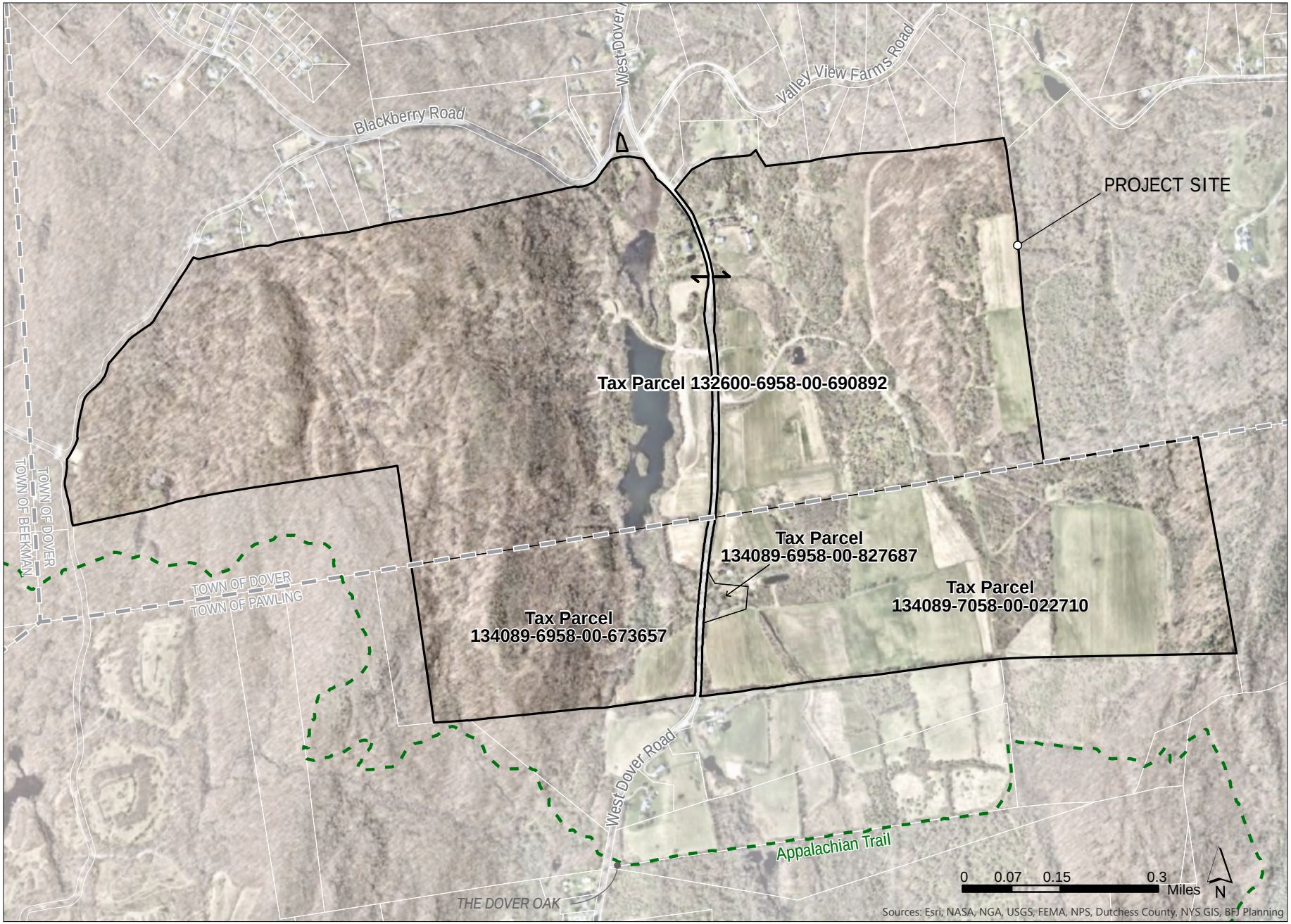


Figure 3: Project Site

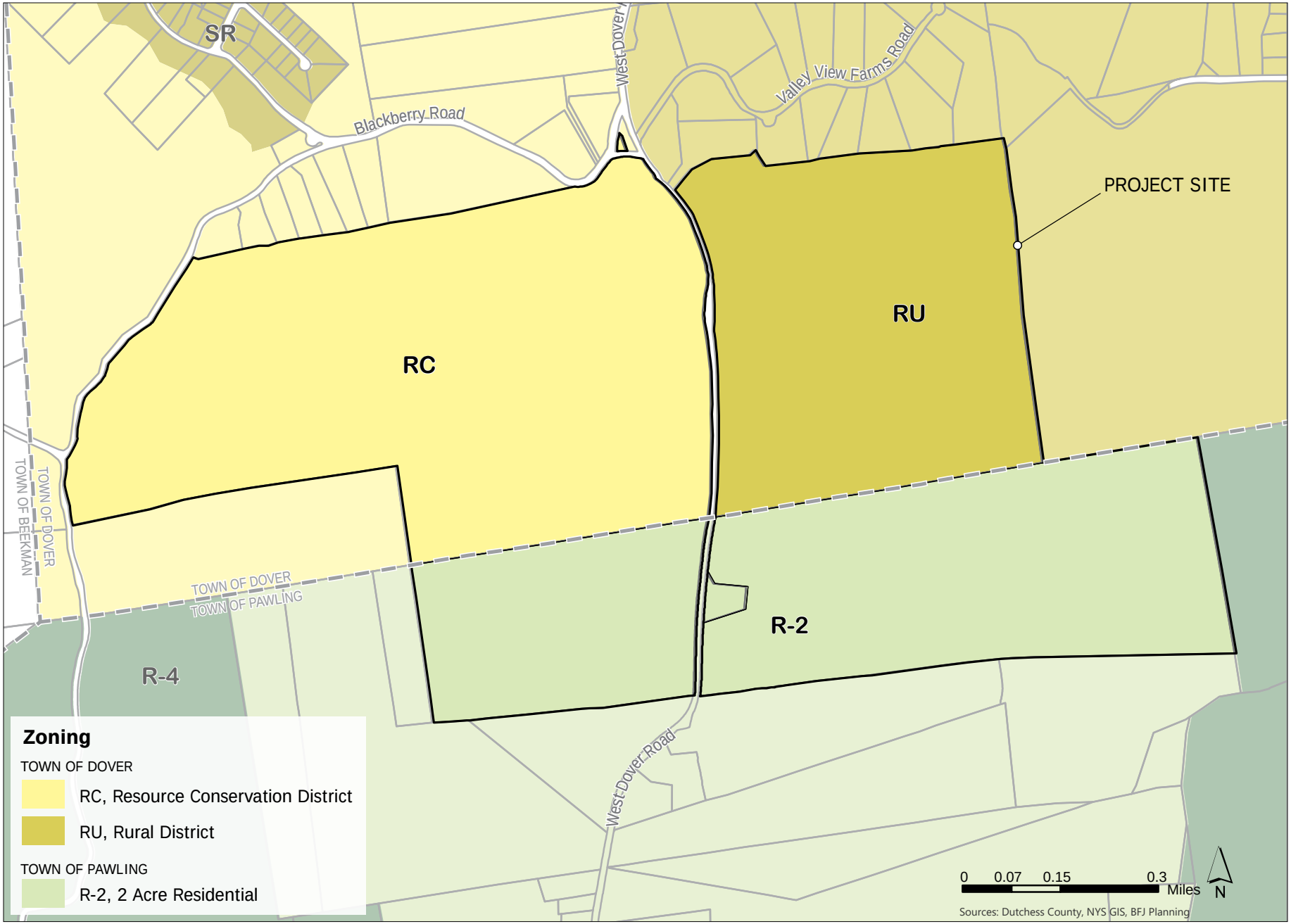


Figure 4: Zoning

1.3 Description of the Proposed Action

1.3.1 Zoning Approach

As noted above, the Dover portion of the Project site is zoned as Resource Conservation (RC) and Rural (RU), while the Pawling portion is zoned 2-Acre Residential (R-2).

Within Dover, permitted uses for both the RC and RU districts include single-family residences and agricultural uses. Special uses include two-family and multifamily residences, camps, country inns/conference centers, recreational businesses, health-care facilities, and clubs. Within the RU district, bed-and-breakfasts are special permit uses, while they are permitted as-of-right in the RC district. In addition, retail uses in connection with agricultural uses are permitted in the RU district but not in the RC district. Hotels/motels and restaurants are not permitted in either district.

Key bulk standards for the two districts are as follows:

	RU	**RC**
Minimum lot area	2 acres	5 acres
Minimum lot frontage	300 feet on a County Road, 250 feet on a Town road, 100 feet on a private road	400 feet on a County Road, 250 feet on a Town road, 100 feet on a private road
Maximum impervious coverage	10%	
Maximum building height	35 feet (measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof)	
Minimum front yard	60 feet on a County road, 40 feet on a Town/private road	
Minimum side yard	30 feet	
Minimum rear yard	50 feet	
Maximum building footprint of nonresidential structures (excluding agricultural)	6,000 square feet	4,000 square feet

Source: Town of Dover Zoning Regulations

Within Pawling, permitted uses in the R-2 district include single- and two-family residences as well as a range of farm-related uses. Special uses include accessory apartments, camps, clubs, educational institutions, hospitals, and golf courses.

The R-2 district has the following key bulk standards:

	R-2
Minimum lot area	2 acres
Minimum lot frontage	200 feet
Maximum building coverage	10%
Maximum building height	35 feet (measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof for flat roofs or to the mean height between eaves and ridge for gable, hip, and gambrel roofs)
Minimum front yard	60 feet
Minimum side yard	25 feet single, 60 feet combined
Minimum rear yard	60 feet

Source: Town of Pawling Zoning Regulations

The nature of the proposed project – with a range of residential and non-residential uses at varying scales, spread out over more than 600 acres and across two municipalities – makes a traditional zoning approach quite challenging. Instead, this project lends itself to a comprehensive, master-planned approach. Such an approach provides flexibility in use, area, and bulk standards to facilitate an integrated and planned development encompassing a large site with mixed uses that contribute to the community's economic well-being and quality-of-life.

Both Dover and Pawling have contemplated the use of planned development floating zones to provide flexibility and the application of sound, holistic planning principles to projects that integrate multiple components. In Pawling, §215-36 of the Town Code provides for a Planned Development District (PDD), applicable to properties of at least 150 acres that are within designated areas on the Zoning Map. The PDD district permits residential, commercial, light industrial, hospitality, office, and recreational uses, subject to specific density requirements based on use. Overall, the maximum permitted floor area ratio (FAR) is 0.25 and building coverage shall not exceed 15%.

While the Project Site is not located within an area designated on the Zoning Map for PDD, the proposed project meets the minimum acreage requirement and appears to meet the overall FAR and building coverage requirements as well. To facilitate the project, it is suggested that the Town of Pawling establish a new PDD district for the Project Site, which would permit the range of residential uses and related densities at the required densities.

In Dover, the Town has not established a planned unit development provision within its zoning regulations. However, its 2022 Comprehensive Plan recommends creation of an Economic Development (ED) floating zone that would accommodate a range of uses, including a PUD. The floating zone would enable "flexibility for development, to obtain density bonuses, height extensions, setback reductions, etc., in exchange for meeting other requirements or goals the town desires, such as affordable housing, public infrastructure, open space conservation, protection of natural resources, projection of historical resources, etc."

As further noted in the 2022 Plan (p. 74):

> *The purpose of the Economic Development (ED) Floating Zone is to provide the Town an opportunity to consider new economic activity that may benefit the Town of Dover and its residents. The Floating Zone is created as a means of tailoring zoning regulation to the specific needs of a project plan and the unique characteristics of a site. A qualifying parcel, or assemblage of contiguous parcels under common ownership, would be required to meet certain dimensional requirements, including frontage on a State or County Road, and acreage. In addition, the proposed use shall not generate significant adverse noise, air quality, odor, or visual impacts, and shall be in keeping with the character of the Town of Dover. All development within the ED Floating Zone shall be subject to a site-specific Master Plan, the provisions of which would be identified in the Zoning Code. All project proposals would require a multistep review and approval process involving both the Town Board and Planning Board.*

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 that accommodating new uses, holistically planned, to support economic development, protection of natural resources and agricultural uses, and creation of new public recreational opportunities.

In conclusion, the Project Applicant intends to seek creation of a new PDD in the Town of Pawling to encompass that portion of the Project Site, and establishment of an ED floating zone for the Town of

Dover portion. These flexible zoning mechanisms, working in tandem within each municipality, will help to achieve a comprehensive planning approach that will facilitate a unified, functional project.

1.3.2 Proposed Project: Starkdale Farms

Project Description

Starkdale Farms will host multiple uses, including resort, hospitality, commercial, residential, and recreation, as part of a "community living" development promoting healthy living and sustainability. Starkdale Farms will be comprised of distinct, yet interrelated, neighborhoods with village-like features, new housing, a resort and conference center, and commercial and recreational activities. The residential portions of the project will include a mix of building types, with unit sizes ranging from 800 to 8,000 SF, and providing both rental and home-ownership options.

Starkdale Farms will include a wide range of facilities, amenities and programming that residents, visitors and locals may enjoy year-round. It is not a "closed community," but instead will be open to the public. In this regard, Starkdale Farms will further attract visitors to the Towns of Dover and Pawling, create local jobs and enhance economic development within these communities. Examples of programming to be offered include art, spirituality, culinary, fitness, music, design, and social activities. The development aims to achieve LEED certified status and pledges to adhere to sustainable operations (e.g. no use of plastic, grey water re-use, use of alternative energy sources).

Starkdale Farms is accessible from West Dover Road, which divides the Project Site east-west. The north entrance gateway (in the Town of Dover) will welcome residents and visitors with a village-style main street featuring commercial activities that currently do not exist in the area, such as a cinema, a general store, a green market, restaurants, art galleries, a co-working space, a concert venue/auditorium, an ice cream parlor and more[1]. An internal road will connect all areas of the Project Site. A new extensive public trail network will also traverse the Project Site and be designed for year-round, multi-use activities. An underpass is proposed to be built under West Dover Road for pedestrian use and thus enhance interior circulation within Starkdale Farms. A second entrance to the Project Site will be from the south border of Starkdale Farms and provide easy access to the recreational and sport facilities to be created along the road.

Starkdale Farms is comprised of 11 distinct neighborhoods (see Figure 5: Illustrative Site Plan[2]) spread across the Project Site. The Starkdale Farms neighborhoods, which are interconnected and seamlessly integrated with the surrounding natural and agricultural landscapes, include the following:

[1] The Applicant proposes to create a Retail-Mix Curation Committee made up of citizen representatives from the Towns of Dover and Pawling to help determine the desired mix of retail uses in Starkdale Farms.
[2] Additional Conceptual Site Plan drawings have been submitted under separate cover.

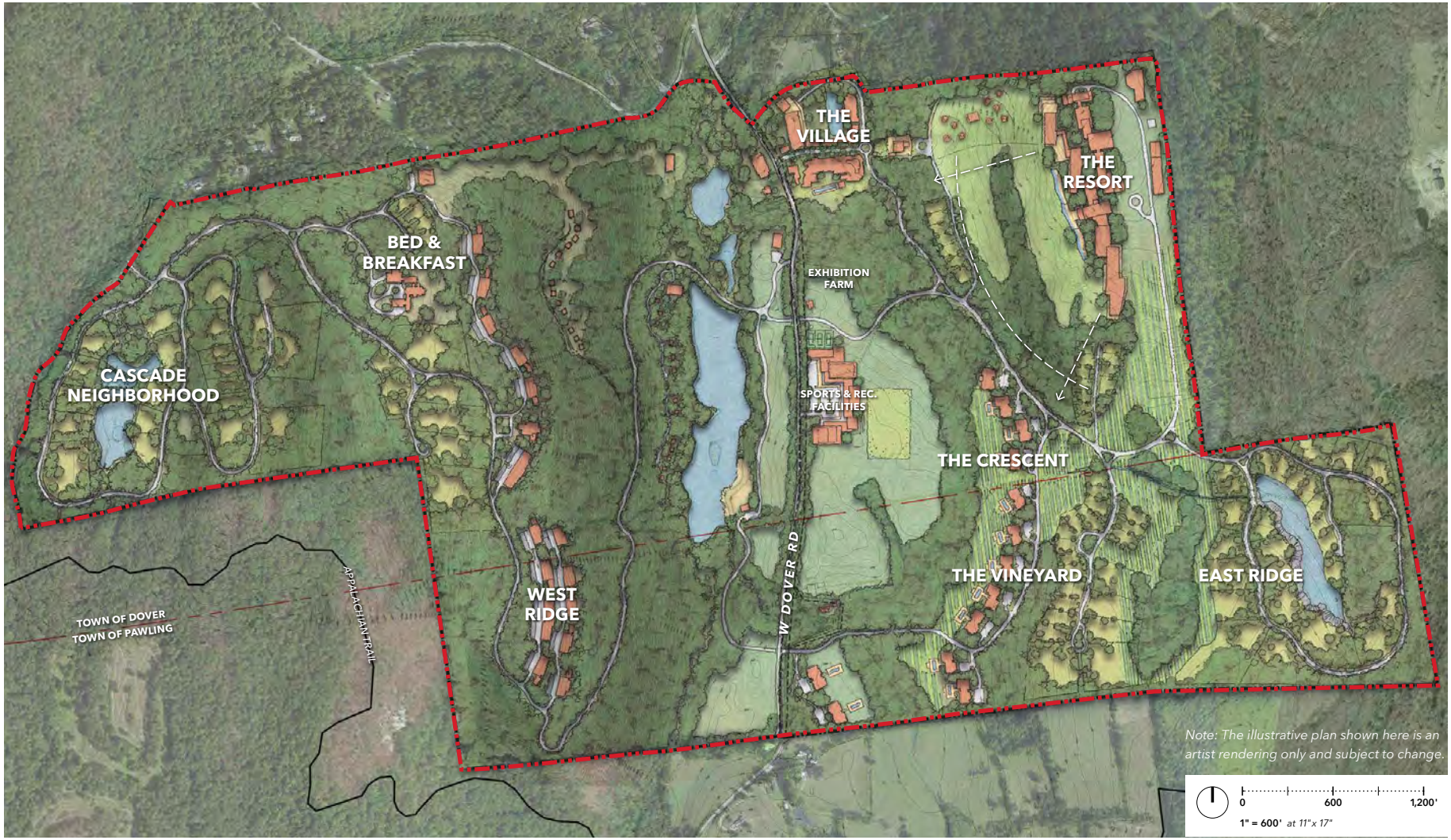


Figure 5: Illustrative Site Plan

A) The Resort

The resort will be sited in the northeast corner of the Project Site. It will offer wellness, beauty, fitness and longevity services for guests and Starkdale Farms residents. The resort is comprised of a 100-room, all-suite hotel, three restaurants (approximately 40,000 SF), a 100,000 SF "Wellness Hub" to include therapeutic thermal baths, gym, longevity clinic, dance studios, pool, sustainable fashion store and rooms to accommodate wellness treatments from all over the world (Japanese shiatsu, Thai massage, Swedish massage, beauty treatments, Turkish hamman, Russian bania, etc.), and a wine shop and outdoor farmer's market.

To the east of the hotel, a barn will be constructed to function as a conference center for up to 400 people and also include breakout rooms, a restaurant, a bar and meeting rooms. North of the barn will be a wine shop, with an adjoining open fire steakhouse and a local cheese shop. Down the hill to the west of the hotel, floating over the vineyard, a complex of nine (9) suites, called the "vine birds," will cater to wine lovers seeking a secluded romantic experience. A Farmers Market will be located next to the entry of the resort lobby and serve all-day dining as well as showcase artwork from local artists. Building heights in the Resort will generally range from 29.5 feet to 40 feet, with a taller signature barn structure of approximately 65 feet.

An annual set aside of 0.5% of resort sales is proposed to support a local fund managed jointly by the Applicant and the local community, to support worthy projects promoting sustainability. The fund would provide financial support to local nonprofits to implement those projects. The resort is located entirely within the Town of Dover.

B) The Village

The Village-style main street will serve as the north gateway to the development, with commercial and multifamily residential uses situated in a "village living" environment. The Village will include two multi-family residential buildings: 1) "The Governor's Mansion," to be located north of the main street, designed with a formal classic look and housing 40 condominium units; and 2) "The Pool Club," situated to the south of the main street, functioning as a rental multi-family building of 43 units constructed around an Olympic-sized pool (heated in the winter). The 80 residential units will consist of two-bedroom/two-bathroom apartment units, offering opportunities for "village living" for those who like to live within walking distance from a variety of retail and restaurants uses, and the co-working space (called "The Office"). The commercial portion of the Village will also include approximately 50,000 square feet of retail and a daycare facility of 5,000 square feet. Again, the commercial uses to be sited within the Village will be ascertained with guidance from a Retail-Mix Curation Committee. Building heights in the Village will generally range from 35 feet to 42 feet, with two taller buildings (the office building and one multifamily building) with heights up to approximately 52 and 70 feet, respectively. The Village is located entirely within the Town of Dover.

C) The Crescent

South of the Village center, the Project Site features a residential area called "The Crescent" with 13 multi-family buildings each with 22 multifamily units, for a total of 286 units. Ten of the Crescent buildings include a pool. The building type is a barn-style architecture (up to approximately 50 feet in height) to be

contextual with the existing farm fields. The Crescent is located within both the Towns of Dover and Pawling.

D) The Vineyard

South of the Crescent and the Resort, the development will include an area of 38 single-family homes with a maximum height of 35 feet called the Vineyard, with lot sizes that vary between 1/4 acre to 1 acre, scattered along the vines. The vineyard is to produce alcohol-free or light alcohol content wine. The Vineyard homes are located within both the Towns of Dover and Pawling.

E) East Ridge

Located in the southeast corner of the Project Site, the East Ridge neighborhood will feature large lots of 3-5 acres, with 27 single-family homes ranging in size from 5,000 – 8,000 SF up to 35 feet in height. The area is to be excavated to produce gravel for site works and then filled with water after excavation is completed, creating a swimming water feature for visitors to enjoy in the summer. The East Ridge is located within the Town of Pawling.

F) Winter Recreation Area

This area features a long hill dedicated to sledding in the winter. An ice-skating rink and other complimentary winter activities will be created at the bottom of the hill. The Winter Recreation Area is located within the Town of Dover.

G) Summer Recreation Area

South of the winter recreation area, there is an existing fishing pond that will have 12 “Fishing Huts” along the west side of the existing pond. This area is to be open for summer recreational activities and features a “sand box” beach area which would be located on the east side of the pond. This area will have a barn restaurant with live music, BBQ and sports games watching parties. To the west of the Fishing Huts, 20 “Tree Houses” are proposed to simulate “living in the wilderness.” Both the Fishing Huts and the Tree Houses will be operated as part of the resort hotel. Heights in this neighborhood will be limited to 35 feet. The Summer Recreation Area is located within the Town of Dover.

H) West Ridge

Continuing up the hill, to the west of the pond and the Tree Houses, the West Ridge neighborhood contains 12-14 buildings approximately 50 feet in height, with five (5) units per building (60 – 70 units). These buildings are to be situated on forested steep slopes facing sunrise, featuring an ultra-modern look complementing surrounding natural features through matching colors and green facades. The West Ridge area will include a communal pool to create a place for the residents to interact. A state-of-the-art recording studio is proposed as part of the clubhouse (approximately 35 feet in height) in this neighborhood to promote musicians to come and create music at Starkdale Farms. The West Ridge area is in both the Towns of Dover and Pawling.

I) Bed and Breakfast Area

On top of the hill, the Bed and Breakfast area includes three large barns of approximately 65 feet in height used as bed and breakfast accommodations and communal spaces. The barns will have five (5) large suites

that host 10 guests (50,000 square feet total), as well as event space (approximately 31 feet) for up to 150 people. The Bed and Breakfast Area is located within the Town of Dover.

J) The Cascades

This area on the far west end of the Project Site includes 35 large single-family homes of up to 35 feet in height located around a pond with water features. A network of roads and trails are proposed within this portion of Starkdale Farms to encourage visitors and residents to exercise year-round by bike, snowshoe, or on foot. The Cascades is located within the Town of Dover.

K) Sports and Recreational Facilities Area

Directly accessible from the southern Project Site entrance along West Dover Road, this portion of the Project Site will be devoted to new sports and recreational facilities, including a soccer field, a basketball court, baseball fields, tennis courts, paddle courts, and swimming pools. These facilities will be open to the community and local schools at certain times of the day. In addition, a classic car storage and maintenance facility of approximately 35 feet in height will be constructed along West Dover Road for the pleasure of car enthusiasts. Lastly, 10 pavilions (approximately 35 feet in height) will be sited along the trails and available for gatherings through a booking system managed by the resort. The Sports and Recreation Facilities Area is located within the Town of Dover.

L) Employee Housing

This area will be located within the Town of Dover, although the exact location is yet to be determined. The employee housing area will include 200-units of approximately 500-600 SF of employee housing for Starkdale Farms employees.

Table 3 below provides a preliminary program summary of the uses proposed for Starkdale Farms by neighborhood.

Table 3: Stakdale Farms Preliminary Program Summary						Total Single Family Residential Units:	100
						Total Multifamily Units:	454
						Total Hote, Rooms:	139
						Total Commercial Square Footage:	+/- 922,899 SF

Neighborhood	Category	Use	Area (SF)	# of Units	Building Height	Description	Municipality
Resort	Hospitality	Resort	221,028	100	35 feet	2 Hotel Buildings	Dover
		Resort (Auxiliary)	12,865	9	28 feet	"Vine bird" suites	
		Wellness	78,195	3	41 feet	Wellness Hub - treatment building, thermal baths	
		Rosebar (Longevity)	53,420	1	41 feet	Longevity services	
		Conference Hall	38,323	1	64.5 feet	Conference Hall (Event Building)	
		Market Building	163,433	1	45 feet	Farmers market, kitchen, restaurant, pool bar	
		Office	30,452	1	42 feet	Support offices	
		Conference Museum	17,564	1	29.5 feet	Museum Building	
	Commercial	Restaurant	35,900	4	35 feet	4 Restaurants totaling 35,900 SF	
		Retail	8,094	1	30 feet	Wine Shop	
			16,902	1	30 feet	Agora Building	
The Village	Commercial	Retail	40,380	20	35 feet	Retail spaces totaling 50,000 SF	Dover
		Arena	11,569	1	35 feet	Indoor gathering arena	
		Theater	14,917	1	40 feet	Theater	
		Service	1,076	1	35 feet	Daycare	
	Residential	Multifamily	86,812	40	59 feet	"Governor's Mansion" 2- Bedroom Condominiums	
			119,901	43	42 feet	"Pool Club" 2-Bedroom Rental Apartments	
			3,537	1	42 feet	Outdoor Pool	
	Professional	Office	4,305	1	51.7 feet	Coworking Space	
The Crescent	Residential	Multifamily	532,545	286	50 feet	(13) 22-unit Condominiums with Pools	Dover/Pawling
The Vineyard	Residential	Single Family	222,614	39	35 feet	0.25 to 3.0 acre Single Family Dwelling Lots	Dover/Pawling
East Ridge	Residential	Single Family	154,136	27	35 feet	0.5 to 5 acre Single Family Dwelling Lots	Pawling
Winter Recreation	Recreation	Winter Recreation			35 feet	Sledding Hill, Ice Skating Rink	Dover
Summer Recreation	Recreation	Summer Recreation		1	35 feet	"Sand box" Beach	Dover
	Commercial	Restaurant	TBD	1	35 feet	Barn Restaurant	
	Hospitality	Resort (Auxiliary)	17,500	15	35 feet	"Fishing Huts"	
			17,500	15	35 feet	"Tree Houses"	
West Ridge	Residential	Multifamily	168,606	85	42 feet	12-14 5 Unit Condominiums	Dover/ Pawling
		Clubhouse	3,000	1	33 feet	Amenity space for residents, including a recording studio	
		Pool		1	33 feet	Communal Pool (outdoor)	
Bed and Breakfast Area	Residential	Bed and Breakfast	25,311	5	65 feet	Large B&B Suites - JL Residence	Dover
	Hospitality	Bed and Breakfast	15,587	3	35 feet	Commercial Spaces (WorkBarn,Poolhouse,Greenhouse)	
		Event Space	7,352	1	31 feet	Event Space for up to 150 people (small conference hall)	
The Cascades	Residential	Single Family	199,806	35	35 feet	Large Single Family Dwelling Lots	Dover
Sports and Rec Area	Recreation	Active Recreation			35 feet	Sports fields /courts, Swimming Pools, Classic Car Storage Space	Dover
	Hospitality	Event Space	10,000	10	35 feet	Event Pavilions for Rent through the Resort	
Employee Housing	Residential	Multifamily	100,000	200	35 feet	Location TBD; 500-600 SF/units of Employee Housing	Dover

1.4 Required Permits and Approvals

Table 4 below identifies Involved and Interested Agencies and the approvals/reviews required for the Proposed Action.

Table 4: Involved and Interested Agencies – Required Permits and Approvals

Agency/Entity	Review, Permit/Approval Required
LOCAL APPROVALS	
Town of Dover Town Board	• Zoning Text and Map Amendments • SEQR Review
Town of Pawling Town Board	• Zoning Text and Map Amendments • SEQR Review
Town of Dover Planning Board	• Zoning Referral Report • Site Plan Review • Subdivision Review • Wetlands Permit • Erosion and Sediment Control Permit
Town of Pawling Planning Board	• Zoning Referral Report • Site Plan Review • Subdivision Review • Land Development Permit (steep slopes disturbance)
Town/Village of Pawling	• Joint Sewer District
Water company	• Letter of intent to service
Electricity company	• Letter of intent to service
COUNTY APPROVALS	
Dutchess County Water and Wastewater Authority	• Water supply extension/connection approval • Sewer extension/connection approval
Dutchess County Department of Public Works	• County road works permits (underpass)
Dutchess County Department of Planning and Development	• Section 239m review
Dutchess County Department of Soil and Water Conservation	• Stormwater permit
Dutchess County Department of Health	• Sanitary disposal certification • Food Service Establishment Permit • Pool Permit • Waterfront Permit (beach)
Dutchess County Department of Behavioral & Community Health	• Childcare facility permit
STATE APPROVALS	
NYS Office of Parks, Recreation and Historic Preservation (OPRHP)	• State Historic Preservation Office Review of Cultural Resources Consultation

Agency/Entity	Review, Permit/Approval Required
NYS Department of Environmental Conservation (NYSDEC)	• General Permit for Stormwater Discharges from Construction Activity (GP-02-01) • Freshwater Wetlands Permits • Stream Disturbance Permit • Incidental Take of Endangered / Threatened Species Permit • Dams and Impounded Structures Permit • Water Withdrawal Permit • Sewer SPDES permit (if WWTP option is chosen),
NYS Department of Health (NYSDOH)	• Swimming Pool and Bathing Beach approvals
New York State Office of Children and Family Services	• Childcare facility permit
FEDERAL APPROVALS	
US Army Corps of Engineers (USACE)	• Section 404 Clean Water Act Permit
US Department of the Interior (US DOI) – National Park Service (NPS)	• NPS consultation and approvals

2.0 FULL ENVIRONMENTAL ASSESSMENT FORM – PART 1

Part 1 of this Full Environmental Assessment Form (EAF) evaluates the potential for environmental impacts to be created by:

1. Adoption of zoning text and map amendments by the Town of Dover Town Board to allow Starkdale Farms, a new community with village-like features, new housing, a resort, and commercial and recreational activities based on the principles of longevity.

2. Site plan and subdivision approval by the Town of Dover Planning Board for construction of the Starkdale Farms resort, hospitality uses, village center, single-family homes, multifamily homes, and recreational uses.

3. Adoption of zoning text and map amendments by the Town of Pawling Town Board to allow residential (single-family and multifamily) components of the Starkdale Farms project.

4. Site plan and subdivision approval from the Town of Pawling Planning Board for single-family and multifamily homes

The New York State Department of Environmental Conservation EAF Mapper (http://www.dec.ny.gov/eafmapper/) was utilized in filling out the attachedd Full EAF and is attached to the end of the Full EAF. Please note that a number of the questions in the EAF Part 1 have been filled in "To Be Determined (TBD)" since the project plans are in the preliminary stages and will continue to evolve through the approavals process. The Applicant intends to prepare an Environmental Impact Statement on the project to be prepared pursuant to SEQR.

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 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Starkdale Farms		
Project Location (describe, and attach a general location map): ±649.4 acres to the east and west of West Dover Road (623 West Dover Rd) within the Towns of Dover and Pawling, Dutchess County, NY (see Figure 1)		
Brief Description of Proposed Action (include purpose or need): See attached EAF narrative for a detailed project description.		
Name of Applicant/Sponsor: 3P Longevity, LLC	Telephone: 407-351-6006 E-Mail: sheetland@marcent.us	
Address: 5401 S. Kirkman Rd., Suite 650		
City/PO: Orlando	State: FL	Zip Code: 32819
Project Contact (if not same as sponsor; give name and title/role): Steven C. Heetland, CPA, CEO, CFO (The Marcent Group/Keriland Inc)	Telephone: 407-351-6006 E-Mail: sheetland@marcent.us	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Starkdale Farms, Inc. c/o Erwin J. Shustak, Esq.	Telephone: (619) 696-9500 E-Mail:	
Address: 404 West "A" Street, Suite 2300		
City/PO: San Diego	State: CA	Zip Code: 92101

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.) See Section 1.4 of attached EAF Narrative for detailed list of approvals

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	Town of Dover Town Board - Adoption of zoning text and map amendments; Town of Pawling Town Board - Adoption of Zoning text amendments	October 2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Dover PB - site plan, subdivision approvals, wetlands permit, erosion and sediment control permit, zoning referral; Pawling PB - site plan, subdivision, land development permit, zoning referral	July 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	Town/Village of Pawling - joint sewer district	TBD
e. County agencies ☑Yes ☐No	DPW - County road works permit; Planning & Development - Section 239m review; Soil & Water Conservation - Stormwater permit; DOH - sanitary cert, food service permit, pool permit, waterfront permit; Behavioral & Comm. Health - Chilcare facility permit	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	SHPO - Consultation; DEC - General Permit 9GP-02-01), freshwater wetlands permit, stream disturbance permit, incidental take permit, dams & impounded structure permit, water withdraw permit; DOH - swimming pool and bathing beach approvals; Children & Family Services - childcare facility permit; Sewer SPDES permit (if WWTP chosen)	TBD
h. Federal agencies ☑Yes ☐No	USACE - Section 404 permit; USDOI, NPS - consultation	TBD

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐Yes ☑No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑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? ☐Yes ☑No

- **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? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑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?) ☑Yes ☐No

If Yes, identify the plan(s):

Federal Recreation Land:Federal Land - the Project Site is located north of the Appalachian Trail.

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? ☑Yes ☐No

If Yes, identify the plan(s):

Dutchess County Agricultural and Farmland Protection Plan (2015)

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Resource Conservation (RC) and Rural (RU) for the portion in Dover; 2-Acre Residential (R-2) for the portion in Pawling

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? Dover - Planned Unit Development approach; Pawling - applicationo f PDD provisions.

C.4. Existing community services.

a. In what school district is the project site located? Pawling Central School District

b. What police or other public protection forces serve the project site?
Dutchess County Sheriff's Office, New York State Police

c. Which fire protection and emergency medical services serve the project site?
Town of Dover Fire Department; Town of Pawling Fire Department

d. What parks serve the project site?
Appalachian Trail, West Mountain State Forest, Pawling Nature Preserve, Pawling Recreational and Lakeside 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)? Mixed use with a significant residential component, a resort and recreational facilities.

b. a. Total acreage of the site of the proposed action? 649.4± acres
b. Total acreage to be physically disturbed? 320.0± acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 649.4± acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ 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? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential subdivision with a mix of housing types and commercial and recreational uses
ii. Is a cluster/conservation layout proposed? ☑ Yes ☐ No
iii. Number of lots proposed? 100
iv. Minimum and maximum proposed lot sizes? Minimum 0.25 acres Maximum 5 acres

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 3 month 2027 year
- Anticipated completion date of final phase 3 month 3033 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Phase 1 includes substantial construction of the roads and infrastructure, the resort hotel, the bed & breakfast, resort wellness and spa, Village retail, Village condos, Banquet Hall, and sports complex. Phase 2 includes substantial completion of of the Crescent condos, West Ridge condos, and single-family homes.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				80
At completion of all phases	100			454

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 207

ii. Dimensions (in feet) of largest proposed structure: 65' height; TBD width; and TBD length

iii. Approximate extent of building space to be heated or cooled: +/- 922,899 SF 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? ☑ Yes ☐ No

If Yes,

i. Purpose of the impoundment: Stormwater Management, creation of a recreational pond.

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☑ Surface water streams ☑ Other specify: Stormwater runoff.

iii. If other than water, identify the type of impounded/contained liquids and their source.
N/A

iv. Approximate size of the proposed impoundment. Volume: TBD million gallons; surface area: TBD acres

v. Dimensions of the proposed dam or impounding structure: TBD height; TBD length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):
Earth Fill

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☑ Yes ☐ No

If Yes:

i .What is the purpose of the excavation or dredging? Dredging to increase pond depth for swimming

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): TBD
- Over what duration of time? TBD

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
TBD

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. TBD

v. What is the total area to be dredged or excavated? TBD acres

vi. What is the maximum area to be worked at any one time? TBD acres

vii. What would be the maximum depth of excavation or dredging? TBD feet

viii. Will the excavation require blasting? ☐ Yes ☑ No

ix. Summarize site reclamation goals and plan:

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? ☑ Yes ☐ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): State Regulated Freshwater Wetlands ID: DP-33, Class: 2, Size (Acres): 84.4; Rivers/Streams: 825-50.3 (Burton Brook), Classification: C

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:
Dredging for increased depth. Import of sand to create a beach in one location along the edge of the existing pond.

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☑ Yes ☐ No
If Yes, describe: Dredging of pond to increase depth for swimming, fishing, etc.

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

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: 135,000 gpd average daily flow / 270,000 gpd Maximum Daily Flow 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:
- Does the existing public water supply have capacity to serve the proposal? ☐ 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:
- 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: Starkdale Farms
- Date application submitted or anticipated: July 2025
- Proposed source(s) of supply for new district: Ground water - Drilled Wells

v. If a public water supply will not be used, describe plans to provide water supply for the project:
Private Public Water Supply System

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: 135,000 gpd adf / 270,000 gpd adf 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: Sewer Option 1: Connection to Pawling Joint Sewer District

- Name of wastewater treatment plant to be used: Pawling Joint Sewer District Wastewater Treatment Plant
- Name of district: Pawling Joint Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? TBD ☑ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☑ No
- Is expansion of the district needed? ☑ Yes ☐ No

- Do existing sewer lines serve the project site? ☐ Yes ☑ No
- Will a line extension within an existing district be necessary to serve the project? ☑ Yes ☐ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: TBD

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes: Sewer Option 2: New on site WWTP.
- Applicant/sponsor for new district: Starkdale Farms
- Date application submitted or anticipated: July 2025
- What is the receiving water for the wastewater discharge? TBD

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):

TBD

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

TBD

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? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 43.0+- acres (impervious surface)

_____ Square feet or 649.4 acres (parcel size)

ii. Describe types of new point sources. Proposed buildings, roads, parking, etc.

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)?

On-site stormwater management facilties.

- If to surface waters, identify receiving water bodies or wetlands:
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ 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? ☐ Yes ☑ 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? ☐ Yes ☑ 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) ☐ Yes ☑ 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_2O)
- _____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 Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

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? ☑Yes ☐No

TBD - pending Traffic Impact Study to be prepared as part of Draft EIS

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☑Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Creation of new private roads and construction of an underpass of West Dover Road

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☑No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

TBD

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

New York State Electric & Gas

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7am - 8pm
- Saturday: none
- Sunday: none
- Holidays: none

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical construction noise, limited by the Noise Ordinance of the Town of Dover and Town of Pawling (7:00 am - 8:00 pm)

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☑ Yes ☐ No

Describe: Tree removal

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

TBD

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Tree removal

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

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? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

TBD

ii. Will the proposed action use Integrated Pest Management Practices? ☑ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation : TBD tons per TBD (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: paper products as well as comingled (metal and plastics) will be collected for recycling
- Operation: paper products as well as comingled (metal and plastics) will be collected for recycling

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Private carting
- Operation: Private carting

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 Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.6 ac+-	43.0 ac+-	+42.4 ac+-
• Forested	456.3 ac+-	266.0 ac	-190.3 ac+-
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0 ac	65 ac +-	+65 ac+-
• Agricultural (includes active orchards, field, greenhouse etc.)	131.1 ac +-	77.1 ac +-	-54.0 ac+-
• Surface water features (lakes, ponds, streams, rivers, etc.)	12.8 ac+-	16.7 ac +-	+3.9 ac+-
• Wetlands (freshwater or tidal)	46.6 ac+-	47.1 ac +-	+0.5
• Non-vegetated (bare rock, earth or fill)	0 ac	0 ac	-
• Other Describe: Stormwater Management Practices Lawn/Landscaping	0 ac 2 ac+-	18.0 ac+- 116.5 ac+-	+18.0 ac+- +114.5 ac+-

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

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? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☑ Yes ☐ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: 21 feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: Low Hazard Dam

iii. Provide date and summarize results of last inspection:

State ID 230-3740 (Starkdale Farm Dam). The Hazard description denotes the downstream hazard potential of a dam failure.

_____

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? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

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? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

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? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures:_____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☑ No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

_____

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- 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? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 4.5'+ feet

b. Are there bedrock outcroppings on the project site? ☑ Yes ☐ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? <1 %

c. Predominant soil type(s) present on project site:

Chatfield-Hollis complex	17.8 %
Hollis-Chatfield-Rock outcrop compl	16.5 %
Stockbridge silt loam, 8 to 15 percen	13.8 %

d. What is the average depth to the water table on the project site? Average: 6'+ feet

e. Drainage status of project site soils:

☑ Well Drained:	85 % of site
☑ Moderately Well Drained:	4% % of site
☑ Poorly Drained	11 % of site

f. Approximate proportion of proposed action site with slopes:

☑ 0-10%:	30 % of site
☑ 10-15%:	25 % of site
☑ 15% or greater:	45 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ 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)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, 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? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 825-50.3 825-54.2 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) DP-33

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:

White-tailed deer	racoon	skunk
American toad	Beaver	bats
coyote	Eastern gray squirrel	snakes

n. Does the project site contain a designated significant natural community? ☑ Yes ☐ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): Red Maple-Hardwood Swamp , Floodplain Forest - see Threatened and Endangered Species Report, by Ecological Solutions, LLC, dated July 17, 2024

ii. Source(s) of description or evaluation:

iii. Extent of community/habitat:

- Currently: 458.0 , 548.1 acres
- Following completion of project as proposed: TBD acres
- Gain or loss (indicate + or -): TBD acres

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? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Leggett's Pinweed, Bog Turtle, Indiana Bat , Hidden Spike Moss

See Threatened and Endangered Species Report, by Ecological Solutions, LLC dated July 17, 2024

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? ☑ Yes ☐ No

If Yes:

i. Species and listing:

New England Cottontail

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☑ Yes ☐ No

If yes, give a brief description of how the proposed action may affect that use: West Mountain State Forest, which is located to the north-west of the Project Site, allows hunting and trapping during appropriate seasons.

E.3. Designated Public Resources On or Near Project Site

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? ☑ Yes ☐ No

If Yes, provide county plus district name/number: DUTC023

b. Are agricultural lands consisting of highly productive soils present? ☑ Yes ☐ No

i. If Yes: acreage(s) on project site? ~33.5 acres

ii. Source(s) of soil rating(s): 2024 NYS Agricultural Land Classification Master List for Dutchess County, USDA Soils Mapper

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name:

ii. Basis for designation:

iii. Designating agency and date:

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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

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? ☐ Yes ☑ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Appalachian Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): National Scenic Trail

iii. Distance between project and resource: 0.2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ 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.

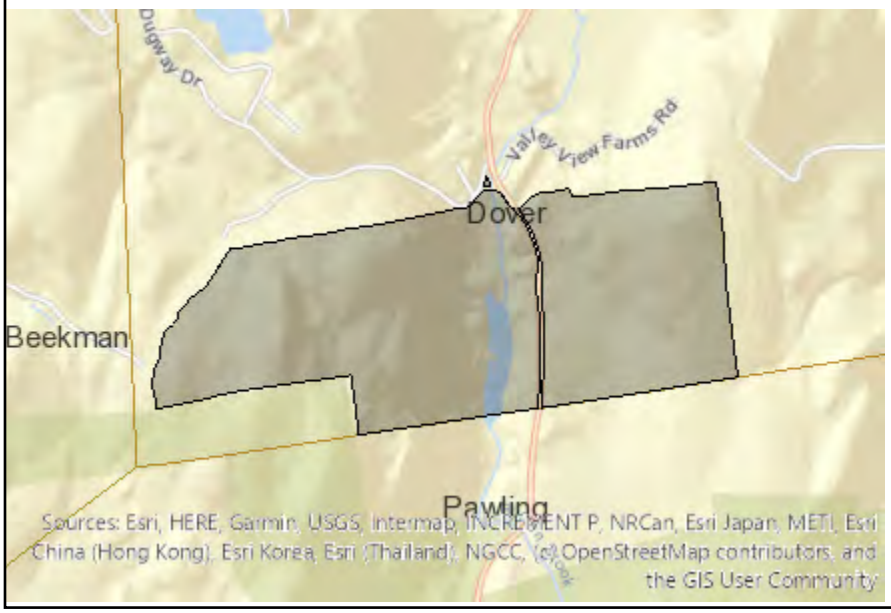
Applicant/Sponsor Name Sarah K. Yackel Date 7/16/2024

Signature Sarah K. Yackel Title Principal, BFJ Planning

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 18, 2024 8:50 AM



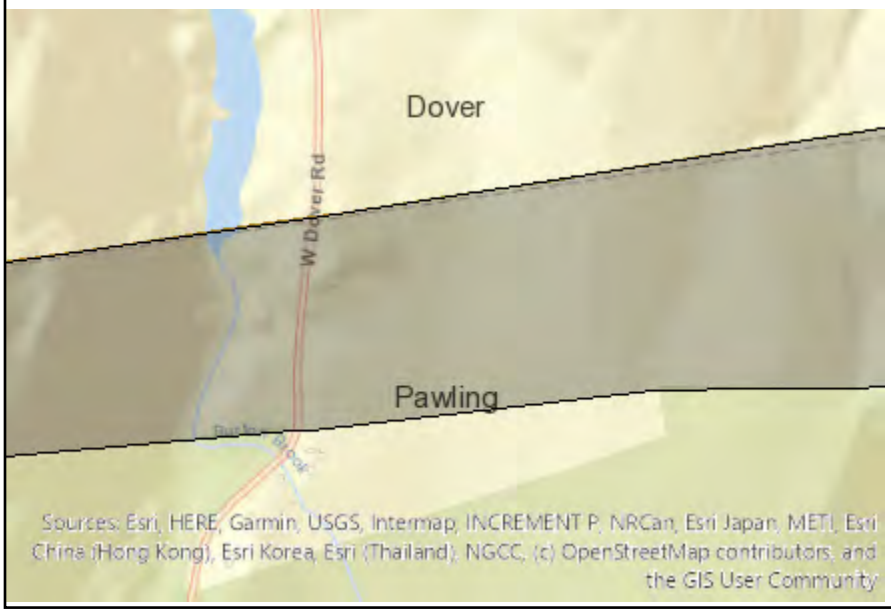
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Federal Recreation Land:Federal Land
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]	825-50.3
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):84.2
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	DP-33

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
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]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	458.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Leggett's Pinweed, Bog Turtle, Indiana Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	DUTC023
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

EAF Mapper Summary Report

Tuesday, June 18, 2024 8:58 AM



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Federal Recreation Land:Federal Land
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]	825-50.3, 825-54.2
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):84.2
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	DP-33

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Floodplain Forest, Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	548.1, 458.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Leggett's Pinweed, Hidden Spike Moss, Bog Turtle, Indiana Bat
E.2.p. [Rare Plants or Animals]	Yes
E.2.p. [Rare Plants or Animals - Name]	New England Cottontail
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	DUTC023
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]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Appendix A
Environmental Constraints Map

Submitted under separate cover