

TO: Town of Gardiner Planning Board
FROM: James M. Freiband, Principal Planner
DATE: October 16, 2018

SUBJECT: Sequential Application History of Heartwood Application

1. At the request of the chairman I have compiled the sequential history of the application by reference to the previously published memoranda on this project. The dates of each precede the project status as of that date.
 - a) Oct 16, 2016 : At the request of the applicant, a pre-application meeting was held at Town Hall at 10:00AM this date to address applicant questions on a proposed specialty campground / lodging facility to be located on 140 acres site on Route 44/55 now in use as a tree nursery – agricultural use. The applicant is investigating the use of about 40 acres adjacent to Shawangunk Kill for a campground for 20 cabins and 20-50 camp tent sites on permanent platforms. The application would include a lobby; lodge; food and beverage facility and event barn. Access is from Route.
 - b) Mar 8, 2017: As requested I have reviewed the application for site plan approval and lodging special permit by the Taylor Family Partnership for a proposed specialty campground / lodging facility to be located on 140 acres site on Route 44/55 now in use as a tree nursery – agricultural use. This project was the subject of pre-application reviews in 2016 to consider how the various provisions of Chapter 200 (Travel Trailer and Tourist Camps, and 220-110 – RA District Lodging Special Permit might apply to this site. The application was reviewed and forwarded by the Building Inspector dated February 3, 2017. His review notes that this project does not constitute a Camp (Code Chapter 200).
 - c) April 14: 2017 . The application was reviewed and forwarded by the Building Inspector dated February 3, 2017 His review notes that this project is a lodging facility as *a use by special permit subject to site plan review by the Planning Board*. 220-10B RA District . Additionally a small portion of the site frontage is in the SPO District 220-14.1. A second application was discussed but has not been received for a Lot Line Revision to continue an ag district use on 80 cares +/- not in use for lodging. (2 Lots – 2 Lots)
 - d) May 12, 2017: At the April meeting, the Board discussed the procedures and schedule for processing this application. A competed site plan package dated May 1, 2017 was received together with the additional SEQR documentation requested, dated May 3 , 2017. This application was reviewed and forwarded by the Building Inspector dated February 3, 2017 His review notes that this project is a lodging facility as *a use by special permit subject to site plan review by the Planning Board*. 220-10B RA District . Additionally a small portion of the site frontage is in the SPO District 220-14.1. A second application was discussed but has not been received for a Lot Line Revision to continue an ag district use on 80 cares +/- not in use for lodging. (2 Lots – 2 Lots)
 - e) June 13, 2017: At the May meeting, the Board discussed the procedures and schedule for processing this application. A competed site plan package dated May 1,

2017 was received together with the additional SEQR documentation requested, dated May 3, 2017. This application was reviewed and forwarded by the Building Inspector dated February 3, 2017. Additionally a small portion of the site frontage is in the SPO District 220-14.1. A related LLR application was also received and addressed under New Business. At the May meeting the Board declared lead agency status and no objections have been received. to proceed with a coordinated SEQR process and notified all the listed agencies for this site. This Type I action is due to the agricultural district designation and a developed area greater than 2.5 acres..

- f) July 15 2017 : In June a related LLR application was also received and combined for consideration with the special permit and site plan.. At the May meeting the Board had declared lead agency status and no objections were received to proceed on a coordinated SEQR process. This Type I action is due to the agricultural district designation and a developed area greater than 2.5 acres.. U.C.P.B. review is required (220-62F). As discussed at the previously, a new complete application was provided for review together with a cover letter relating the agreement with Mr. Doyle to process its review as a preliminary evaluation. The application appears to be complete with the exception of the DEC Part 666 review.
- g) Sept 16, 2017: The application is before the Board for a continuation of the August public hearing. A brief review of the status of the application: at the May meeting, the Board received and accepted for public hearing a completed site plan package dated May 1, 2017. Additional SEQR documentation was received as requested, dated May 3, 2017. This application was reviewed and forwarded by the Building Inspector dated February 3, 2017. Additionally, a small portion of the site frontage is in the SPO District 220-14.1. In June a related LLR application was also received and combined for consideration with the special permit and site plan. In July the use determination of the Building Inspector's letter of February 3rd was affirmed by the ZBA
- h) Oct 13, 2017: The application is before the Board as a continuation of the August 2017 public hearing. A brief review of the status of the application: at the May meeting, the Board received and accepted for public hearing a completed site plan package dated May 1, 2017. Additional SEQR documentation was received as requested, dated May 3, 2017.
- i) Nov 14, 2017: No activity
- j) Dec 17, 2017: No activity
- k) Jan 16, 2018: Attorney review
- l) Feb 20, 2018: Board discussion of SEQR FEAF Part II
- m) Mar 20, 2018: Board discussion with Attorney on SEQR
- n) Apr 17, 2018: Review of Sterling Environmental Reports; FEAF Part III completion.
- o) May 15, 2018 Final review and decision on Negative Declaration. Applicant was directed to resubmit site plan and special permit documents consistent with the FEAF material.
- p) June, 2018: An updated parking plan and revisions to stream setbacks presented. Board discussion.
- q) July 11, 2018: : The application was identified as a Type I action at the initial presentation in February 2017 and thereafter the Board processed SEQR including two extended public hearings and many months of deliberations and specialized studies on issues raised by the public as part of the SEQR review status. At the May

2018 meeting the Board, after carefully parsing the FEAF Part II and related study reports approved the FEAF Part III and Negative Declaration. The Board published the 29 page resolution in the NYS Environmental Notice Bulletin.

- r) Aug 3, 2018: The application now before the Board for the required public hearing was reviewed for the July meeting. I noted a number of site features to be clarified or added. The applicant, by supplemental drawings and correspondence dated August 1, now has satisfactorily addressed all the July review issues. The Board should complete the public hearing and provide for 10 days for additional written comments as provided in bylaws. Referral to the U.C.P.B. is required. Given the revised parking, another referral to the Fire Commissioners is recommended as well.
- s) Sept 18; 2018: The application public hearing completed and comments processed .Additional Board site visit scheduled.