

AWOSTING RESERVE

Towns of Gardiner, Shawangunk and Wawarsing



CLUSTER SUBDIVISION APPLICATIONS AND SPECIAL PERMIT AND SITE PLAN APPLICATIONS



Awosting Reserve, LLC

December 2002

AWOSTING RESERVE

December 23, 2002

Supervisor Jack Hayes and Members of the
Town of Gardiner Town Board
Town of Gardiner
Town Hall
2340 44-55
Gardiner, New York 12525

Chairman Carmine Mele and Members of the
Town of Gardiner Planning Board
Town of Gardiner
Town Hall
2340 44-55
Gardiner, New York 12525

Chairman Kris Pederson and Members of
the Town of Shawangunk Planning Board
Town of Shawangunk
Town Hall
14 Central Avenue
Walkkill, New York 12589

**Re: Awosting Reserve
Applications for Cluster Development Approval (Gardiner & Shawangunk)
Applications for Special Permit and Site Plan Approval (Gardiner)**

Dear Members,

On behalf of Awosting Reserve, we are pleased to submit this Cluster Subdivision Plan for a 2,660 acre conservation community lying within the Towns of Gardiner, Shawangunk, and Wawarsing for your review and approval. The Cluster Plan is best understood by reviewing page CL19 which is tabbed on the roll of plans included as part of this submission.

The Awosting Reserve will be an environmentally sensitive community for families who wish to live simply with a conservation ethic. Its Adirondack-style cabins, cottages and retreats are carefully sited to allow residents and guests enjoyment of the Reserve's natural environment without intruding on the lifestyles of its neighbors or adversely impacting the biodiversity of the site. Awosting Reserve will be designed to honor the rural lifestyles and mountain values of its host towns. Our intent is to build a sustainable

community that cooperates with nature, blends into its natural hillside setting, creates local jobs, and generates positive tax benefits for Gardiner and Shawangunk.

We also hope to set a high standard for conservation planning and cluster development for our region.

The land plan for Awosting Reserve will protect over 1,500 acres of open space through a voluntary creation of permanent conservation easements or about 60% of the land holding. This open space will be managed by the non-profit Awosting land trust with all conservation easements held and monitored by a second independent land trust to be selected during these proceedings. The applicant is pleased to make a voluntary commitment that the open space designated will be protected in perpetuity for use in outdoor recreation and conservation education.

Awosting Reserve is a community focused on conservation, recreation, and education. These focal points will be clearly described to potential owners and residents to help establish a set of land management guidelines that compare favorably with our public/private land-owning neighbors in the Shawangunk Ridge Biodiversity Partnership. Conservation of important environmental resources will be promoted through strict covenants, conditions and restrictions permanently fixed to the land. For example, Awosting Reserve land owners will agree to imposed restrictions on:

- Architectural Design and Environmental Setbacks
- Building Site Clearing
- Building Materials
- Environmental Engineering
- Building Colors
- Roof Materials and Design
- Landscape Maintenance
- Water Management
- Energy Management
- Exterior Lighting
- Management of Pets

Our objective is to develop new models of community life adjacent to the Shawangunk Ridge to reverse the patterns of conventional development that are less compatible with the long term conservation of land and ecological diversity. Only through a cooperative effort with forward thinking civic leaders will environmentally sustainable communities like Awosting Reserve be possible.

Chaffin/Light Associates (CLA) is responsible for community design, development and management. Property owners will select their own architects and general contractors, who in turn will be required to review all plans with a Habitat Review Board. CLA has successfully demonstrated that conservation-based development works in cooperation

with the environmental and scientific communities in different regions of the country. We believe it will work here in New York state.

The environmental education of residents and their guests will be handled through the Awosting Trust, a non-profit organization dedicated to the art and science of land conservation. Modest cabins and restored farm structures for lectures, programs, and small scale events will be located near the community entry, open to residents, their guests and interested neighbors. The Nature Center located in the Awosting Center will be staffed by naturalists charged with monitoring the environmental health of Awosting Reserve and educating homeowners how to best build and live in harmony with nature. Outreach programs will bring school children and other groups into the community to show them the natural wonders of Shawangunk Ridge and the basics of how to understand and protect the natural environment. Great care will be given to ensure Awosting Reserve programs always complement and never directly compete with programs offered by Minnewaska State Park, the Mohonk Preserve, the Nature Conservancy, Open Space Institute, Friends of the Shawangunks and other environmental organizations active in the area.

To create a sense of community at Awosting Reserve, a rustic path system will link each residential cluster to the community recreational facilities, Awosting Center, and the Awosting Trust. A community swimming pool will reduce the need for individual pools. A fitness center will offer exercise programs, aerobic machines, and weight training. A Trail Club will support outdoor recreation in all seasons. Picnic areas with rustic shelters will be provided for community use. Racquet courts will be built near the village center. On the valley lands around and near Tillson Lake, a signature 18 hole golf course environmentally designed by noted golf course architect, Rees Jones, will strive to qualify for environmental certification by Audubon International. A smaller relocated version of the original beach area on Tillson Lake will provide swimming, boating and fishing access to Tillson Lake for Awosting Reserve homeowners and neighbors with existing lake access rights. On the uplands, the Adirondack design of Awosting Reserve will offer solitude to residents through careful location and landscape management of cabin, cottage and retreat sites.

Social opportunities will be focused at the Awosting Center, which will be the site of the Nature Center, the Fitness Center, Real Estate Administration building and Village Green. The Mountain Lodge will provide community members a family dining facility for a limited number of meals each week, reading room, library and post office.

A rural road system is proposed to be built by the developer and will be owned and maintained by the Awosting Reserve Homeowner's Association. The road design will meet pertinent American Association of State Highway and Transportation Officials (AASHTO) standards and provide for effective stormwater drainage. The applicant's desire is that the main collector road be built of tar & chip, but that the cul-de-sac roads