

PDD Pre-Application Narrative & Supporting Information

Sundara

- I. **Introduction:** Sundara (“Project”) is proposed on approximately 86.8 acres of land located along Folts Road in the Town of Corinth (Tax ID 88.-1-43, 88.-1-4.2). The property is owned by ANW Holdings, Inc. The Applicant respectfully seeks the Town of Corinth’s consideration of a Planned Development District (PDD) to facilitate the future development of a glamping resort use.

The proposed PDD is intended to establish a flexible zoning, land use, and design framework that responds to the unique characteristics of the property and provides a coordinated approach to the future development of the site. The Project has been conceptually organized to respond to existing site conditions, surrounding land uses, access, natural resources, open space and the property’s location along the Hudson River.

The proposed Sundara PDD allows for an orderly development pattern, preserves significant natural features and open space, and establishing the framework for the phased development of the property.



Figure 1: Tax parcels affected by PDD Application

- II. **Existing Zoning:** The parcels are located in the Rural Residential (RR) Zoning district. The description of the RR district that is found in chapter 89 of the Land Use Chapter is as follows: “It is the purpose of this land use district to preserve and enhance the rural and agricultural resources of the Town of Corinth. Areas in this land use district exhibit moderate to severe development constraints and lack public water and sewer.”

The proposed PDD is consistent with the intent of the Town’s PDD regulations. The town identifies usable open space, preservation of trees, streams, wetlands, and natural topography, efficient use of land and development that is consistent with the comprehensive plan as objectives of the PDD process.

- III. **Town Land Use Plans:** The proposed Sundara development has been designed to align with the Town of Corinth Comprehensive Plan Draft (August 2019) and the surrounding Rural Residential District by preserving the area’s rural character and natural resources while supporting tourism, outdoor recreation, and local economic development. Development areas and common facilities are concentrated towards the interior of the property, with generous setbacks and existing vegetation helping to minimize impacts on neighboring properties and maintain compatibility with the surrounding area.

The proposed development will maintain the sites’ existing natural character by working with the existing topography and forest cover and limiting unnecessary clearing and land disturbance. The glamping, camping, parking, associated amenities and support infrastructure areas will be integrated in the wooded setting, allowing the site’s natural features to remain an important part of the overall experience.

The project also supports the Town’s goals for expanding tourism and hospitality opportunities. Sundara will provide a nature-based lodging option that can attract visitors to Corinth and encourage guests to visit local businesses, restaurants, and other community destinations. This supports the Town’s efforts to strengthen local tourism and economic activity.

- IV. **Applicant’s Proposed PDD for a Eco-Tourism Community Resort Use:** The applicant proposes Sundara, a high-quality, ecologically sensitive wellness resort located on a scenic ±86.8-acre parcel in the Town of Corinth. Accessible via Folts Road and Spier Falls Road, the property features direct frontage along the Hudson River, offering guests a pristine gateway to the southern Adirondack region.

The resort’s conceptual design employs a low-impact, clustered layout that prioritizes conservation. Up to 25% of the site may be developed, while 75% will be preserved as open space.

The primary guest accommodations will consist of low-impact cabins located within the wooded portion of the property. The cabins will be integrated into the existing landscape to maintain the forest canopy and natural appearance of the site. Additional lodging may occur within a common lodge or short-term RV accommodations.

A guest services area shall provide check-in, administrative functions, guest amenities, and resort activities. A waterfront area along the Hudson River offers opportunities for water-related recreation. Lodging and permanent infrastructure will be located outside the 100-year floodplain.

The resort will include passive recreation areas and an internal network of recreation trails. These trails will provide non-motorized connections throughout the property and allow guests to experience the site's natural features.

Sundara will incorporate infrastructure intended to support the resort while limiting impacts to the surrounding area. This includes on-site solar energy panels and an on-site septic treatment area.

Parking will be provided in designated areas throughout the resort, with the final configuration to be refined based on operational needs. These areas will be visually buffered to maintain the character of the resort and support a quieter, pedestrian-focused environment.

Sundara Concept Map and Site Plan

The site was analyzed using survey data (Figure 2), online GIS resources, and aerial imagery. Figure 3 below represents the findings of this analysis, including key site features such as topography, slopes exceeding 15%, wetlands, streams and rivers, and existing buildings and structures. These existing conditions were evaluated and taken into consideration during the development of the concept plan.

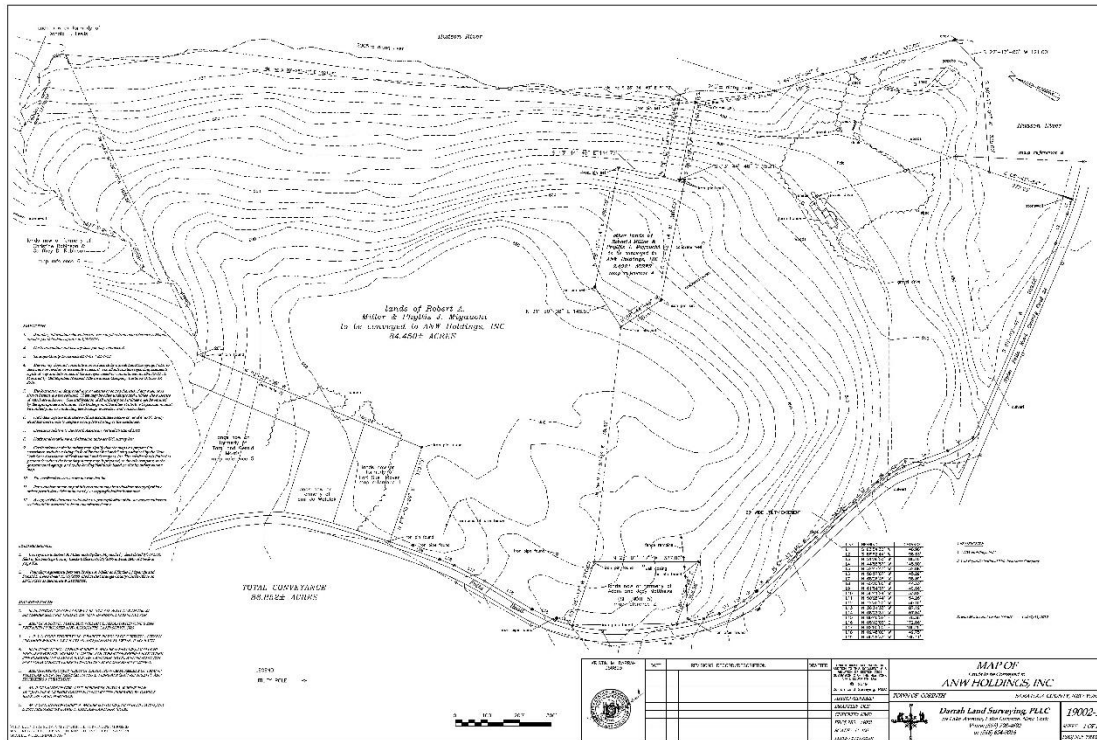


Figure 2: Survey Map of Lands to be Conveyed to ANW Holdings, INC

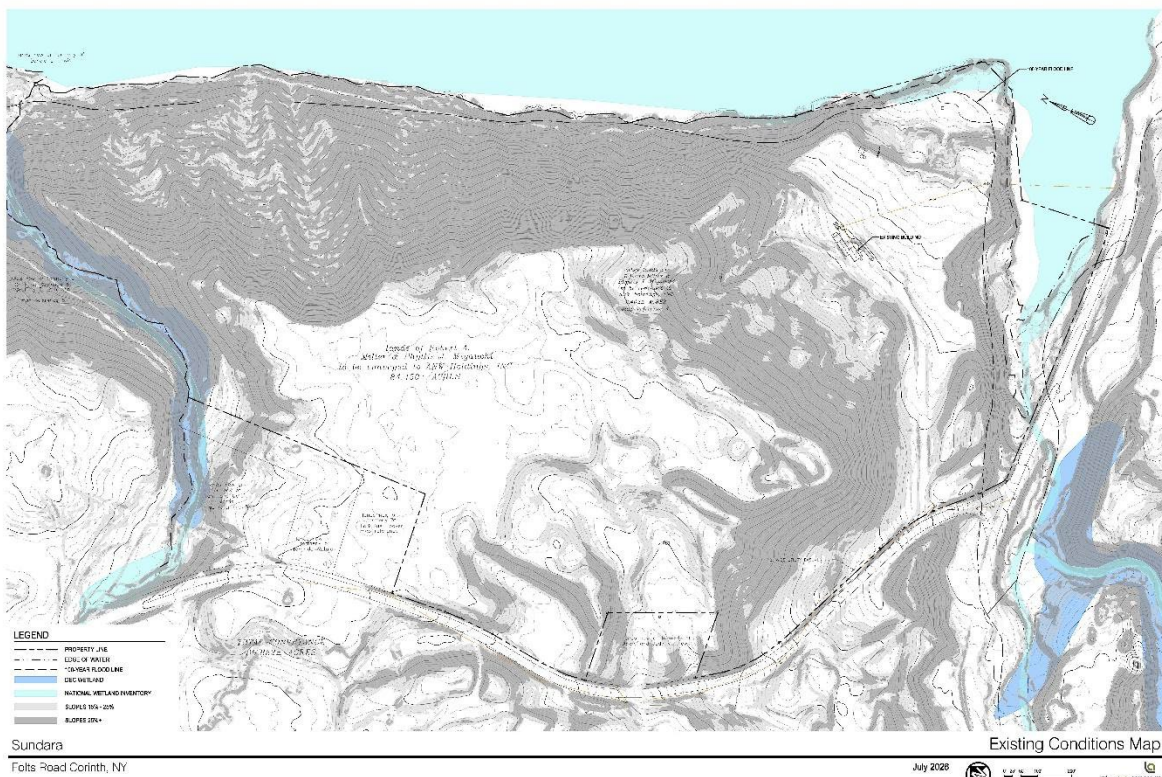


Figure 3: Existing Conditions Map

Figure 4: PDD Concept Plan





Figure 5: PDD Site Plan

A phasing plan was prepared in accordance with Section 89-20 (b)(2d) of the Town Land Use Chapter. The plan outlines the proposed development in three phases, as illustrated in Figure 6 below.

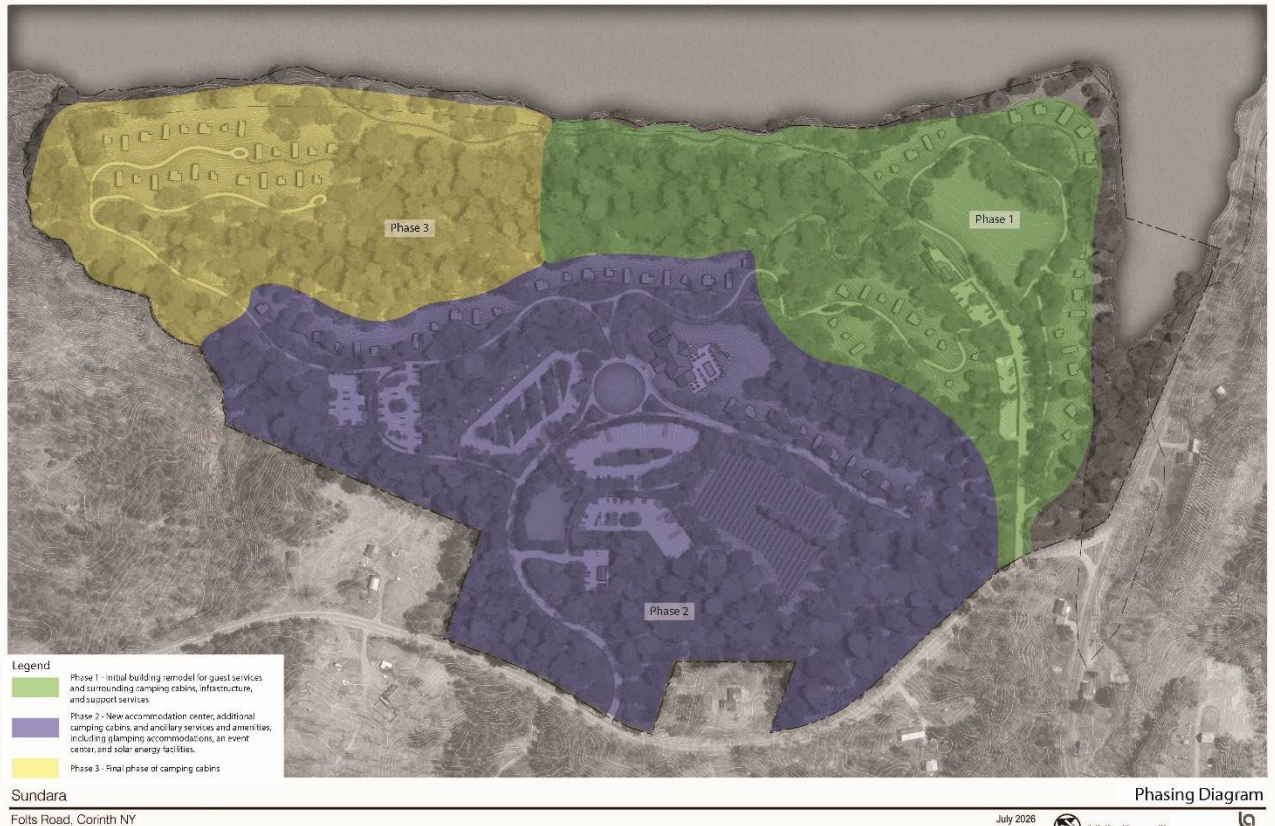


Figure 6: PDD Phasing Diagram

Proposed sanitary sewer and water utility infrastructure for Sundara is shown in Figure 7 below. The proposed utility lines and associated structures have been incorporated into the overall site design. Appendix 1 provides an engineering utility plan narrative regarding the proposed infrastructure.

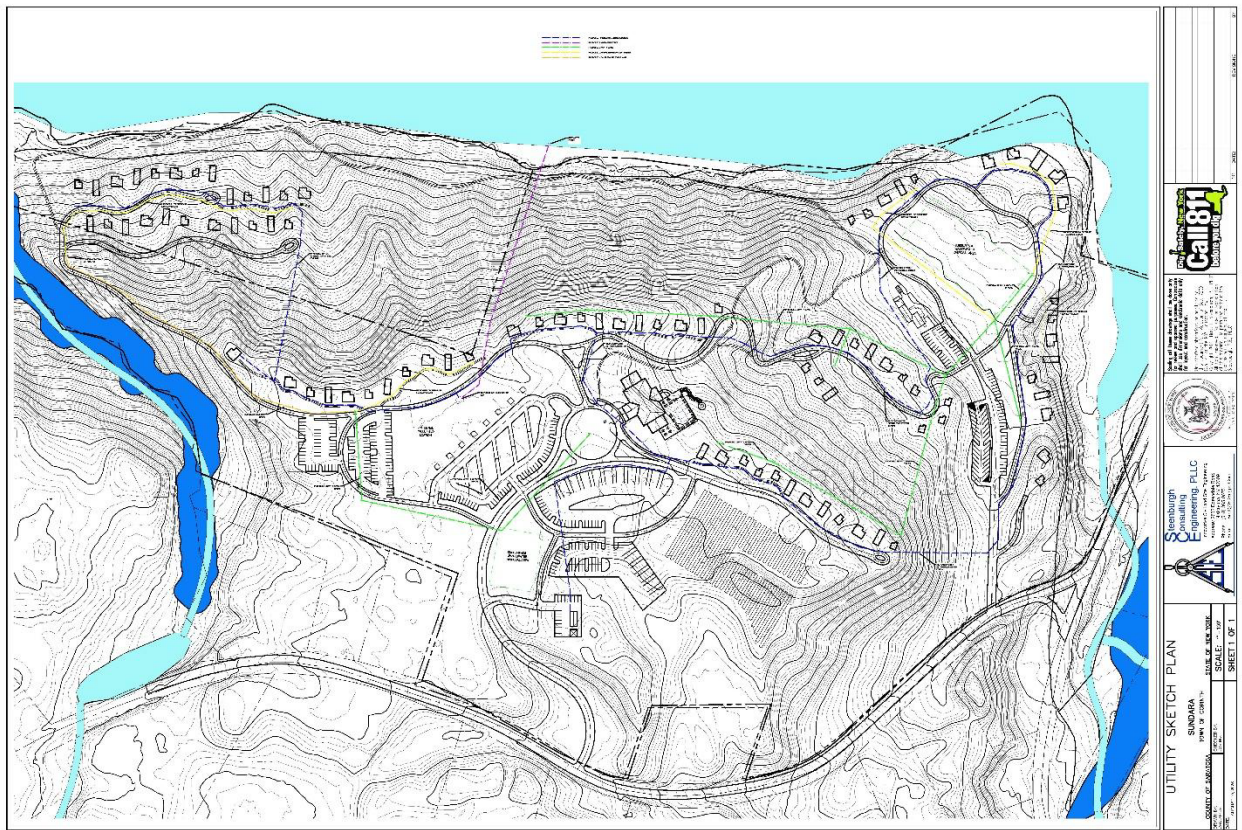


Figure 7: Utility Sketch Plan

Appendix 1

Utility Narrative

Sanitary Sewer:

The parcel has been evaluated for the feasibility of on-site waste water treatment systems (OWTS). Soil tests performed on the site including deep hole tests and percolation tests identified loamy fine sand soils with high percolation rates conducive for on-site subsurface wastewater treatment systems.

It is proposed to utilize several on-site subsurface wastewater treatment systems during the development of the PDD. The systems will be situated in each pod of development and phased in as the development advances.

The system which will include all the OWTS will likely exceed 10,000 gallons per day peak flow. Therefore, it will require a NYSDEC Individual SPDES permit for discharges to groundwater. Therefore, all systems will be constructed in accordance with the NYSDEC Design Standards for Intermediate Sized Wastewater Treatments Systems. The NYSDEC standards typically require a more wholistic review of larger projects, including more stringent requirements like resting beds or increased replacement areas and greater groundwater separation than NYDOH requirements.

Water:

There are several options and various iterations for the proposed potable and fire protection water on the parcel.

Potable water is currently being reviewed from two sources. The first source would be a series wells on the parcel. A wellfield area would be identified meeting all the required setbacks from any OWTS. A centralized water treatment plant will be constructed in accordance with all NYSDOH requirements. Treatment will be provided based on water chemistry but at a minimum will require chlorination and filtration. The use of a small pump station or standpipe will be utilized to provide operating pressure to the system. Given the topographic relief on the parcel and depending the well location, minimal pressurization may be required.

The second source for potable water would be from the Hudson River. Raw water would be pumped to a treatment plant where the water would be treated in accordance with all NYSDOH requirements. The treatment plant would then distribute the water through the system using pumps and gravity to achieve the necessary operating pressure. A standpipe can also be utilized to achieve the necessary operating pressures.

Fire protection water will be provided to meet the local fire code official's requirements. There are several options to provide fire protection to the site as follows:

- Dry Hydrants located at strategic locations around the development to allow pump trucks to extract water from the Hudson River.
- A stand pipe connected to the well field where potable water can be used for fire protection.
- A stand pipe that fills directly from the Hudson River where raw water can be used for fire protection.
- Fire pumps on either the well system or Hudson River
- Any combination of the above

As stated, the applicant will work closely with the local fire code official to determine their requirements.

Storm Sewer:

All storm water produced on the parcel will be managed in accordance with the most current edition New York State Storm Water Design Manual. It is anticipated that the system will utilize the highly permeable in situ soils on the parcel to provide infiltration to achieve runoff reduction requirements and water quality requirements prior to attenuated discharge into the Hudson River.