



**CARVEL PROPERTY DEVELOPMENT**

**Pine Plains and Milan,  
Dutchess County, New York**

**APPENDIX 4.2 – AGRICULTURAL  
DATA STATEMENT  
TOWN OF PINE PLAINS (DISTRICT 21)**

**January 11, 2008**

**Prepared for:**

1133 Taconic, LLC  
1155 Avenue of the Americas  
New York, NY 10036  
&  
Landmark Land Company, Inc.  
2817 Crain Highway  
Upper Marlboro, MD 20774

**Prepared by:**

Matthew D. Rudikoff Associates, Inc.  
427 Main Street, Suite 201  
Beacon, NY 12508  
(845) 831-1182  
[www.rudikoff.com](http://www.rudikoff.com)

[This page is left blank intentionally.]

# **CARVEL PROPERTY DEVELOPMENT**

**Towns of Pine Plains and Milan, Dutchess County, New York**

## **AGRICULTURAL DATA STATEMENT TOWN OF PINE PLAINS (DISTRICT 21)**

**PREPARED FOR**

**1133 TACONIC, LLC  
1155 AVENUE OF THE AMERICAS  
NEW YORK, NEW YORK 10036-2711**

**and**

**LANDMARK LAND COMPANY, INC.  
2817 CRAIN HIGHWAY  
UPPER MARLBORO, MARYLAND 20773**

**PREPARED BY**

**MATTHEW D. RUDIKOFF ASSOCIATES, INC.  
BEACON BUILDING  
427 MAIN STREET • SUITE 201  
BEACON, NEW YORK 12508  
TEL (845) 831-1182 • FAX (845) 831-2696  
[www.rudikoff.com](http://www.rudikoff.com)**

**JUNE 28, 2005**

[This page is left blank intentionally.]

---

---

**APPENDIX 4.2**

---

**AGRICULTURAL DATA STATEMENT  
CARVEL PROPERTY DEVELOPMENT  
TOWN OF PINE PLAINS  
(AGRICULTURAL DISTRICT NO. 21)**

This Agricultural Data Statement is required by, and has been prepared in accordance with, Article 25AA of the Agriculture and Markets Law and with §283-a of New York State Town Law. The Town of Pine Plains will use the information in this statement as a guide in evaluating the impacts of the proposed development project on farm operations in Agricultural District No. 21 that are located within 500 feet of the project site boundary.

**Name of Owner:** 1133 Taconic, LLC.  
1155 Avenue of the Americas  
New York, NY 20774

**Name of Developer:** Landmark Land Company, Inc.  
2817 Crain Highway  
Upper Marlboro, MD 20773

**Phone Number:** (301) 574-3330

**Tax Parcel Grid Numbers:** *Refer to Appendix 3.1, Existing Tax Parcels.*

**Project Location:**

The project site is located at the northeastern border of Dutchess County, within the Towns of Pine Plains and Milan. The Taconic State Parkway passes through the western portion of the project in a north/south direction, Ferris Road/Woodward Hill Road crosses the northerly portion of the site and NYS Route 199 crosses the southerly portion of the site.

**Number of Total Acres Involved with Project:**

The Carvel Property Development is a 2,200(+/-) acre proposed golf, second home and pre-retirement community located partially within the Towns of Pine Plains and Milan, Dutchess County, New York, just south of the Columbia County boundary. Proportionally, the project site is comprised of approximately 1772(+/-) acres (80%) in the Town of Pine Plains and approximately 427(+/-) acres (20%) in Town of Milan.

---



---

### **Description of the Proposed Project:**

The Carvel Property Development is a master planned community complex incorporating recreational amenities, community facilities and a range of residential housing types, which will be designed, developed, and operated with sensitivity to environmental resources and in keeping with the character of the area and local community. The existing Carvel Golf Course will be redesigned and expanded into 27 holes and accompanied by new golf clubhouse facilities. Other amenities will include a Homeowner's Club Complex with Spa facilities, swimming, tennis, field sports, Barn Theater, Arts and Crafts building, Grill and General Store, a Fitness Center, and lakefront activity area complete with picnic areas; Homeowners' Club Sports Park with a Sales and Administration building, sports equipment buildings, variety of playing fields, tennis courts, BMX area, and campground; and extensive nature trails. A variety of housing configurations will be oriented to the various lifestyles with architectural themes compatible with the natural setting of the site and consistent with the character of the local communities. Included with the development will be all necessary infrastructure including an on-site central water and sewer system, drainage facilities and extensive natural resource conservation, protection and enhancement programs.

### **Is any portion of the subject site currently being farmed?**

No. There are five former farms on the project site; none have been in active operation since the 1970's and are in large part abandoned (the residential buildings of the former Hedge and Spruce farm are currently being used as a residences).

---

Article 25AA of the Agricultural and Markets Law defines "farm operations" as "the land and on-farm buildings, equipment, manure processing and handling facilities, and practices which contribute to the production, preparation and marketing of crops, livestock and livestock products as a commercial enterprise". As so defined, the following farm operations located within 500 feet of the boundary of the project site have been identified:

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▪ Dominick G. Calabro<br/>P.O. Box 547<br/>Pine Plains, NY 12567</li> <li>▪ Lucy J. Chang<br/>3 Turtle Cove Lane<br/>Kings Point, NY 11024</li> <li>▪ Jeffry Hoffman<br/>140 West End Avenue<br/>New York, NY 10023</li> </ul> | <ul style="list-style-type: none"> <li>▪ Peaceable Kingdom<br/>27 Jingle Lane<br/>Bedford, NY 10506</li> <li>▪ Robert Hedges<br/>RR #1, Box 313<br/>Pine Plains, NY 12567</li> <li>▪ Daniel Adams<br/>Ryan Road<br/>Pine Plains, NY 12567</li> </ul> |
|---|--|

***Refer to attached map, which shows the proposed project site relative to the location of the farm operations identified in this Agricultural Data Statement.***