



HEARTWOOD

FACT SHEET

Heartwood is a 70-room boutique lodging facility, farm and restaurant. It is being developed by Kristin and Phillip Rapoport, who until recently were homeowners in Gardiner. They sold their house to purchase a 141-acre former tree nursery on Route 44/55, adjacent to Tuthilltown Spirits.

This fact sheet provides answers to common questions that we have been asked about the project. You can reach Kristin and Phillip at community@heartwoodny.com. Please don't hesitate to get in touch!

Heartwood will be wellness oriented. Guests will stay in cabins and have access to a lobby building, a restaurant, a spa/pool, and an event space for programming such as yoga, meditation, and limited weddings for hotel guests only. The site design and architecture aim to connect guests to the natural environment. **Less than 4% of the land will be developed. More than 50% of the land will continue in agricultural use.**

The project plan is undergoing scrutiny by regulators at the state and local level, including the NY DEC, Board of Health, Gardiner Planning Board, Town Board, and Environmental Conservation Commission, Ulster County Planning Board, NY Department of Transportation, Gardiner Fire Department, and many others. Each of these agencies has been notified of the project and will participate in the review.



How are you addressing the potential ecological impacts of a lodging facility?

- Almost all of this 141 acre property was clear-cut over a decade ago by its prior owner for use as a tree farm (see photo above). The majority of this project will be sited on the already-cleared area with setbacks of 900-1200 ft. from neighbors. This project does not require cutting down any significant number of trees – **animal habitats will be preserved**. In fact, the site plan calls for a *net-increase* in the number of trees on the property.
- We are committed to using the best, environmentally responsible construction techniques available today. Our site engineer, Barry Medenbach, was the engineer for the construction of the Mohonk Preserve Visitors Center, Sam's Point Visitors Center, and other ecologically notable projects in the area.
- We are reviewing state of the art renewable energy solutions with the goal of making Heartwood a net-zero energy project
- In order to utilize passive cooling, 40 eco-cabins will be sited in the wooded portion of the property. These smaller, eco-cabins are setback an average of more than 300' from the Shawangunk Kill – more than double the DEC required setback of 150'. They will be constructed using elevated, wooden platforms built on helical piers, i.e., "ground screws", rather than using a traditional foundation. These ground screws minimize soil and root disturbance, reduce the need for heavy machinery, are made from recyclable materials, and allow for storm water runoff to reach the ground.

- To mitigate storm water runoff, the site plan calls for all buildings to collect rainwater, filter it, and recharge it into the ground. Heartwood also plans to utilize storm water in its landscaping.
- The Heartwood site has been physically surveyed and reviewed by a NY Department of Environmental Conservation (DEC) recommended biologist.
- All project lighting will be “dark sky” compliant to minimize light pollution.
- Heartwood’s hotel policy will be that guest “leave no trace”. Conservation will be encouraged throughout the property.

How does this project fit within the Gardiner Town Master Plan?

- According to estimates from the Mohonk Preserve, the Shawangunk Ridge receives over 500,000 visitors annually. As noted in the Gardiner Master Plan, “town policies should recognize and support Tourism as an important part of the local economy.”
- The Master Plan also seeks to “broaden the Town’s tax base in order to stabilize and limit the level of residential property taxes by encouraging the expansion and addition of revenue-producing land uses such as business and industry.” as well as “broaden employment choices for all workers and locate sources of employment near residential concentrations.”
- Unlike residential development, Heartwood will not add headcount to local schools
- The Route 44/55 corridor where Heartwood will be located has a number of popular and successful businesses in the vicinity in both directions. Heartwood is not seeking any zoning variances. The land is zoned “Rural Agricultural”, and according to the town Zoning Code, “Lodging Facility” is a permitted use.

What is the Anticipated Traffic Impact?

- Because the property is accessed from Route 44/55, a major thoroughfare, it is not anticipated to affect traffic patterns. According to the DOT, this stretch of Route 44/55 currently sees an annual average of 1,851 passing cars per day.
- Heartwood will operate a shuttle for guests to go to/from Minnewaska State Park and Mohonk Preserve. Shared transportation is environmentally friendly and can reduce the load on already-crowded parking lots
- Guests will be encouraged to enjoy Heartwood’s onsite restaurant as well as the neighboring Grist Mill restaurant, accessible by foot via the property. If guests choose to drink alcohol offsite, they will have access to Heartwood-provided transportation.

Should I be concerned about camp fires, cooking outside, and other camping-related activities?

- Heartwood is a lodging facility, not a campground. Heartwood will offer a hotel experience to guests, not a camping experience. Guest cabins will be fully conditioned with electricity, bathrooms, indoor propane fireplaces, internet, and housekeeping.
- The site plan encourages guests to congregate in the common areas in the center of the property, setback 900-1,000+ feet from any neighbors.
- **Quiet hours will be strictly enforced to avoid disturbing both neighbors and hotel guests.**
- Outdoor fires will be prohibited except for a small number of enclosed fire pits maintained by hotel staff, and far away from neighbors.
- There will be no outdoor, camping-style cooking. Guests will be encouraged to eat at the onsite restaurant or at other local establishments.
- Littering or public drunkenness will be grounds for removal from the hotel.

Our goal is to be responsible stewards of this remarkable piece of land. We look forward to working with the Town of Gardiner, reviewing agencies, and the public to make Heartwood an environmentally-sound contributor to the local community and economy. For more information on our project, including opportunities for agriculture or programming partnership, employment, or community engagement, please contact us at community@heartwoodny.com.

- Kristin, Phillip, and the Heartwood team