



# Kerilands

*a community for sustainable people*

NEVERSINK TOWN MEETING  
JULY 12, 2022

# Agenda

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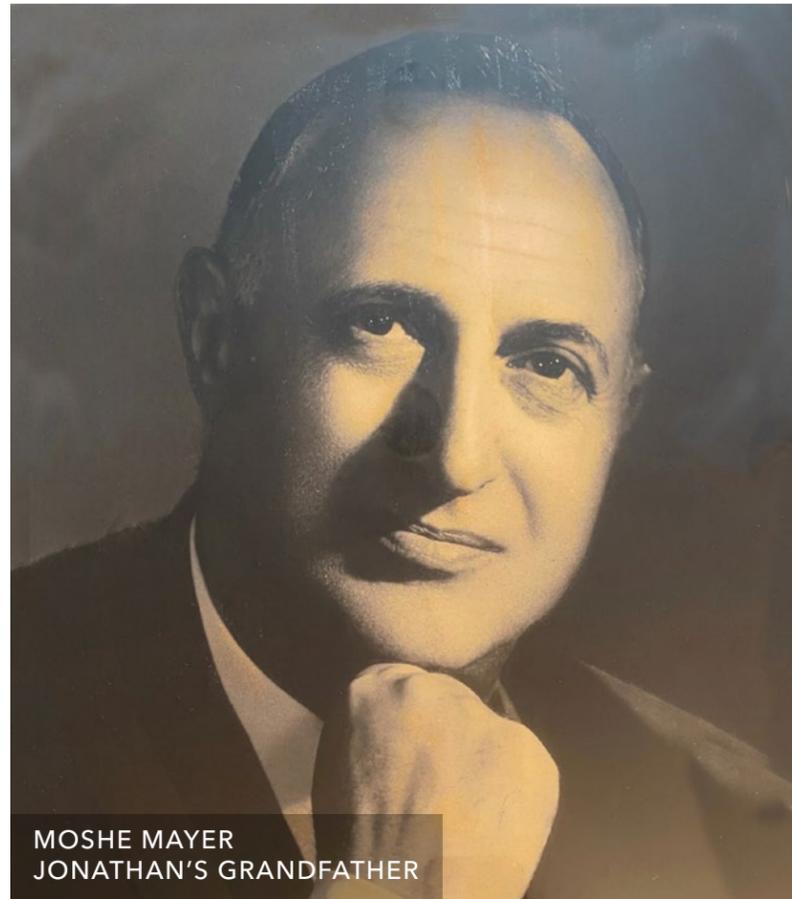
1. Introductions
2. Option A: Subdivision Plan
3. Option B: Conservation Resort
4. Plan Comparison

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# A Family Vision Continued

60 years ago Jonathan's grandfather envisioned a ski resort for the property, hoping to expand outdoor recreational opportunities for the Catskills.

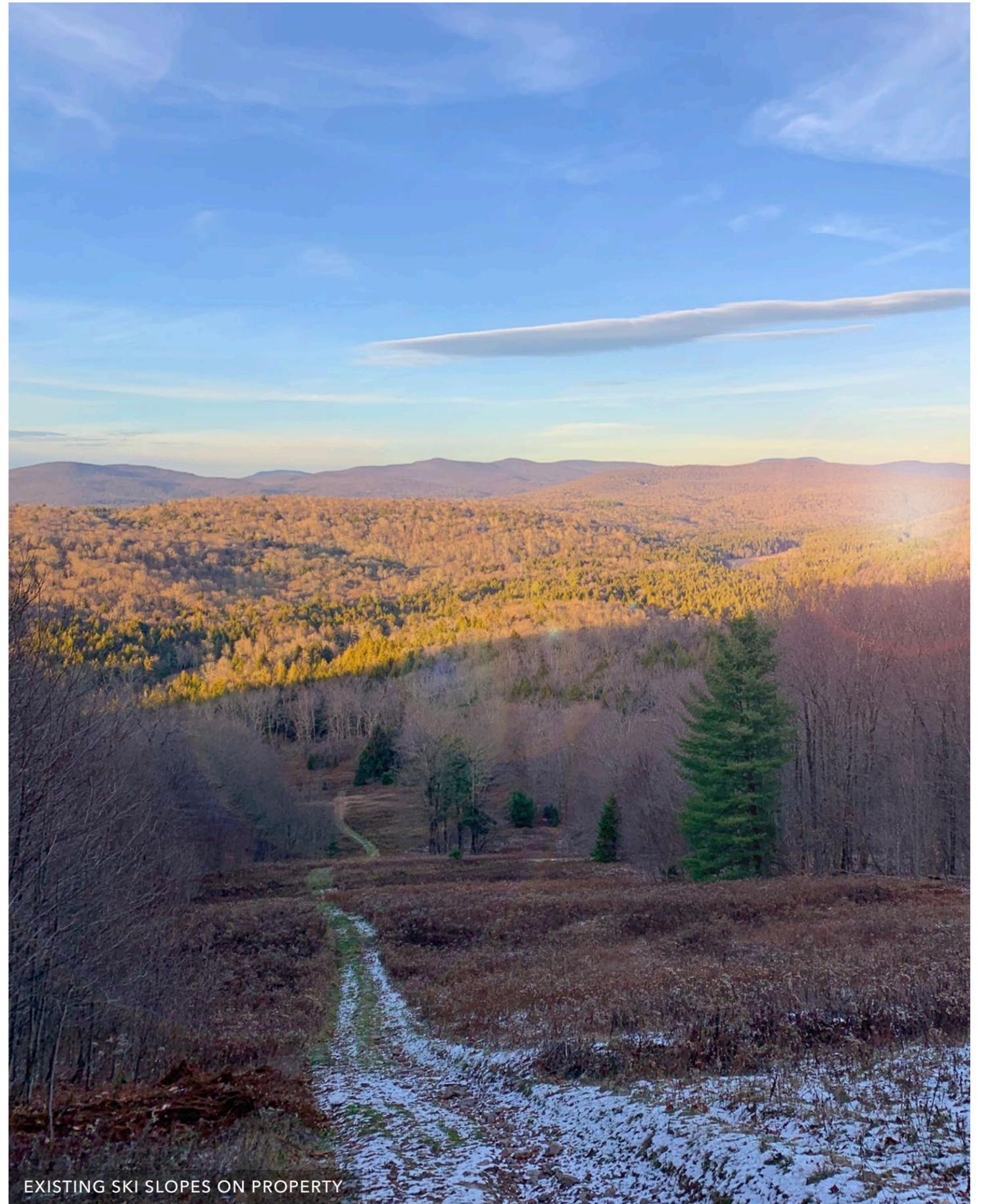
Today Jonathan is continuing that vision, bringing recreation and world-class outdoor activities to Kerilands in response to new trends in living.



MOSHE MAYER  
JONATHAN'S GRANDFATHER



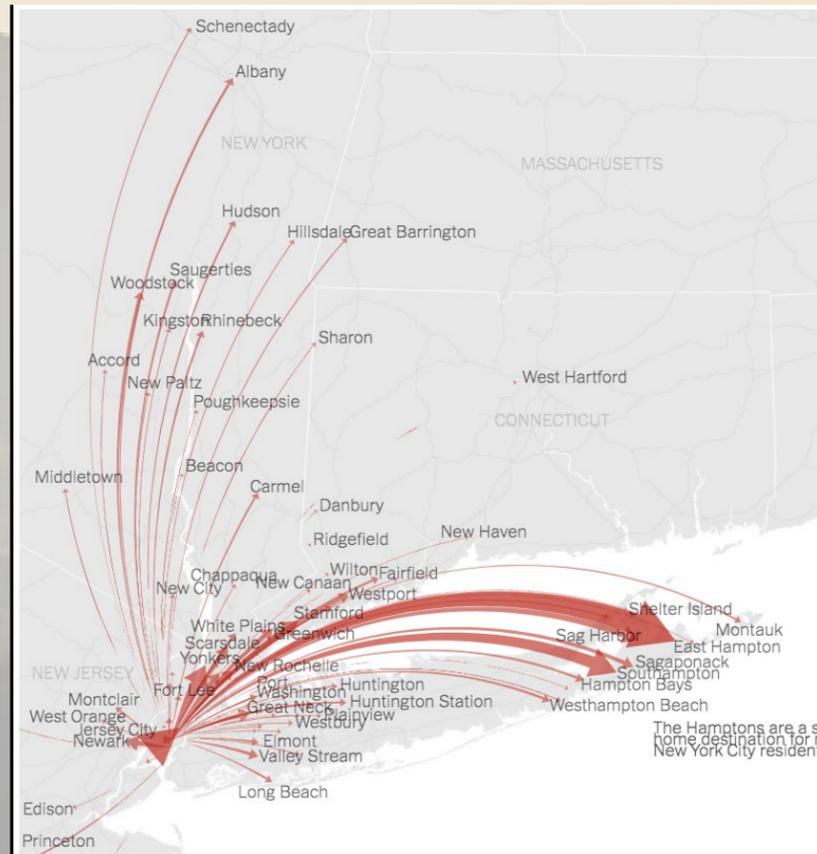
JONATHAN LEITERSDORF



EXISTING SKI SLOPES ON PROPERTY

# A New Category of Living

## New York City During COVID-19

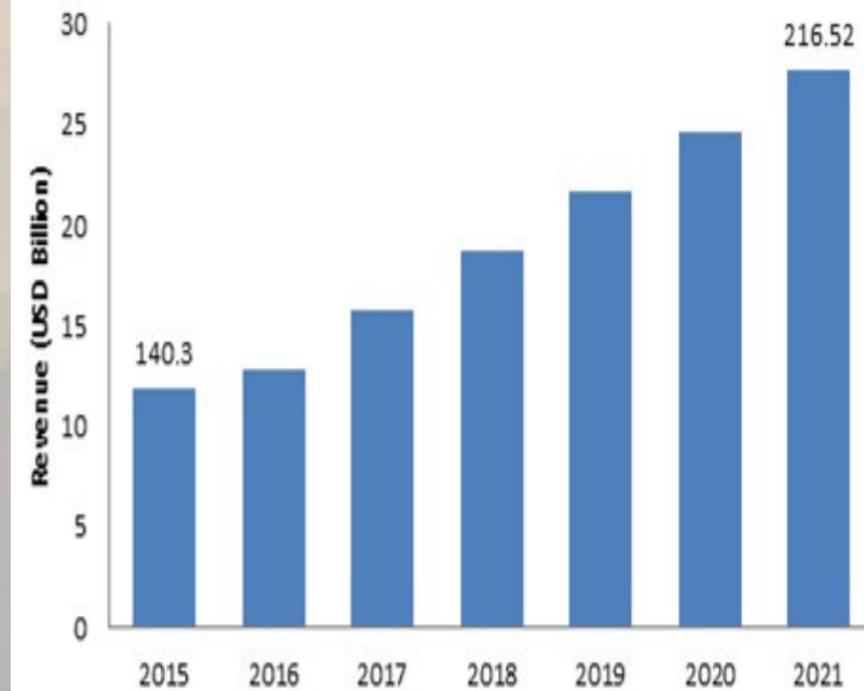


## Urban Exit

New Yorkers and urbanites are looking for a lifestyle that offsets city living

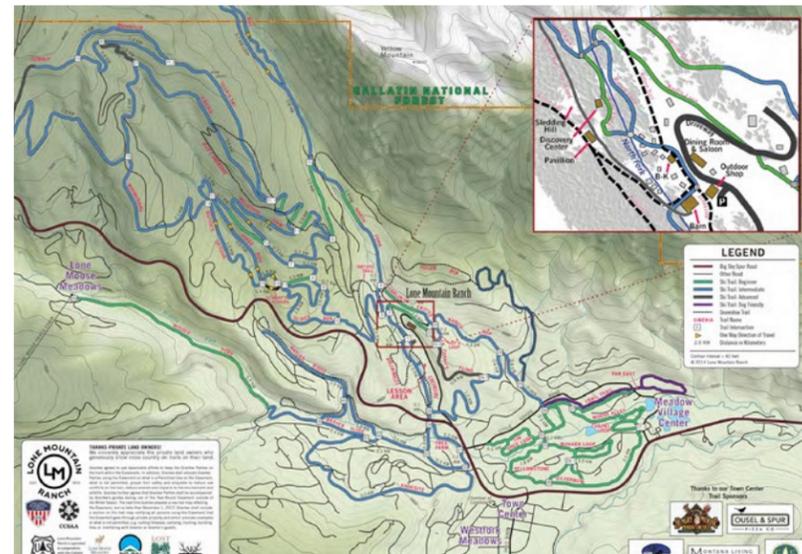
## Global Longevity Market

Global Longevity Market Revenue, 2015-2021



## Longevity Industry

The US is expected to have a leading share in the global market, which is estimated to reach USD \$21.36 Billion by 2024



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# Six Senses Ibiza

- Owned, developed, and designed by Jonathan.
- A resort and residential community.
- Capturing the magic of authentic Ibiza, pushing the boundaries of what it means to be well - for the mind, body and earth.





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## Global Partners

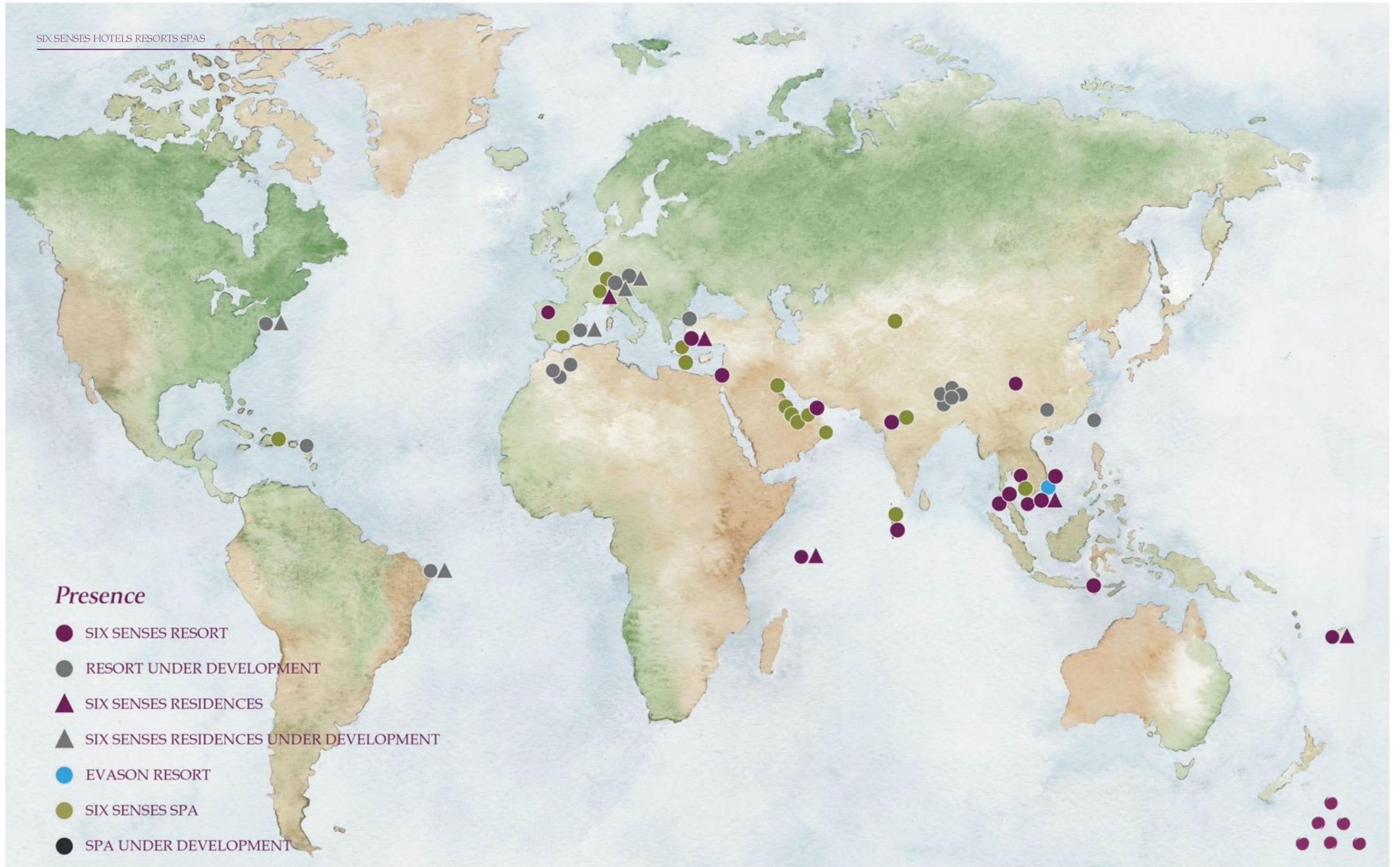
*Six Senses: Sustainable  
Operating Partner*

- Six Senses creates places that are in harmony with the local environment.
- Voted the world's Best Hotel Brand for three consecutive years, from 2017 to 2019.

# Six Senses Core Values

1. Local Sensitivity, Global Sensibility
2. Responsible and Caring
3. Crafted Experiences
4. Pioneering Wellness
5. Emotional Hospitality
6. Fun and Quirky





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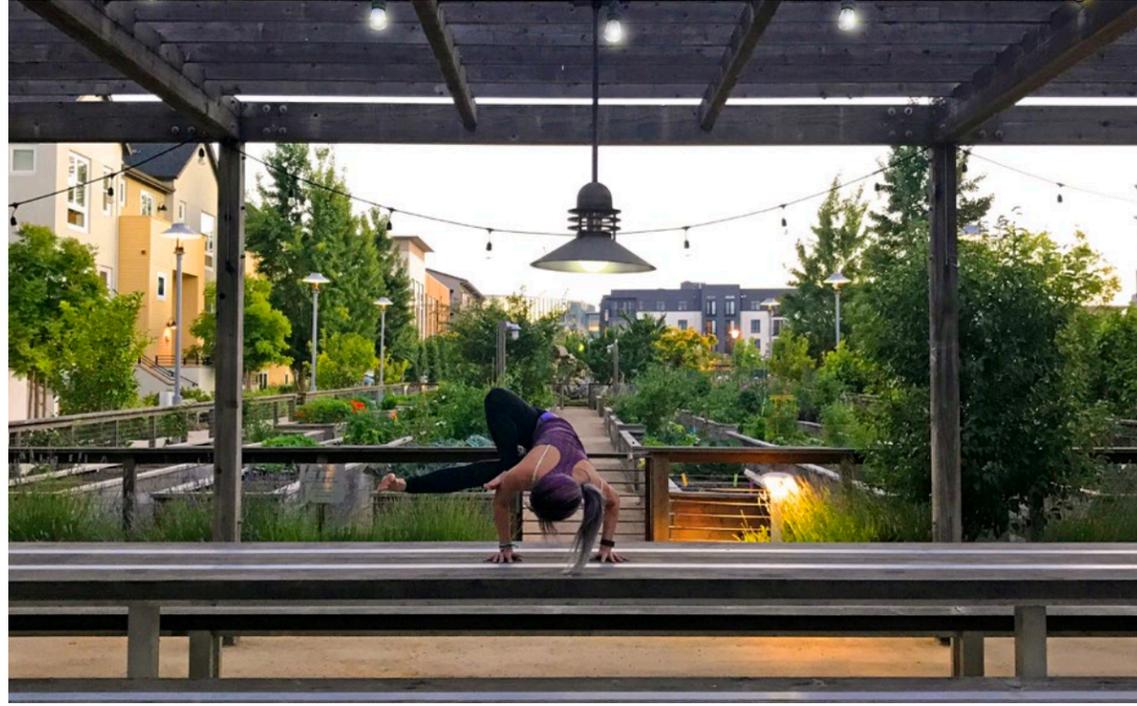
# Hart Howerton

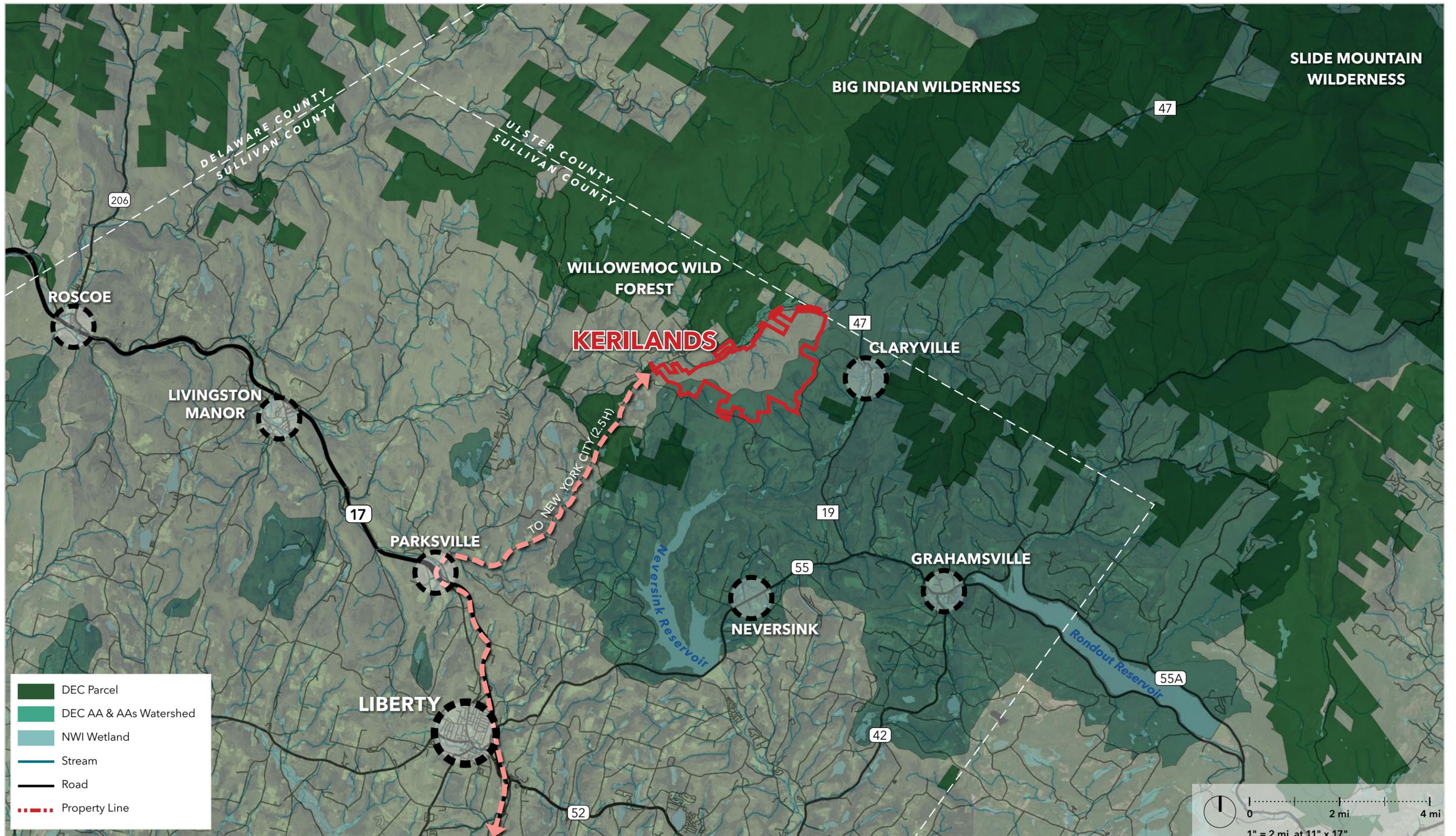
Designing Complete  
Environments



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# Designing for Healthy Living

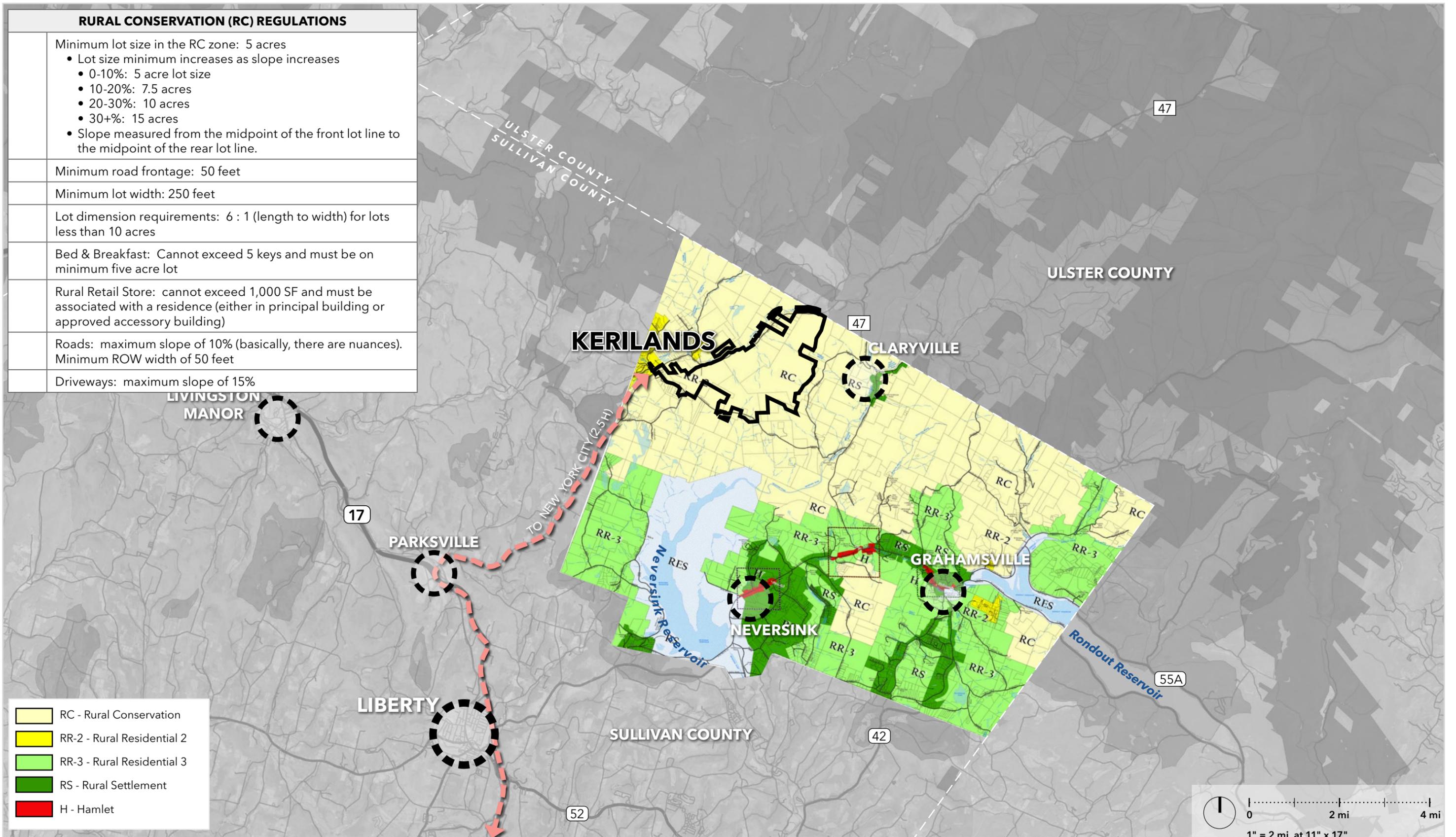




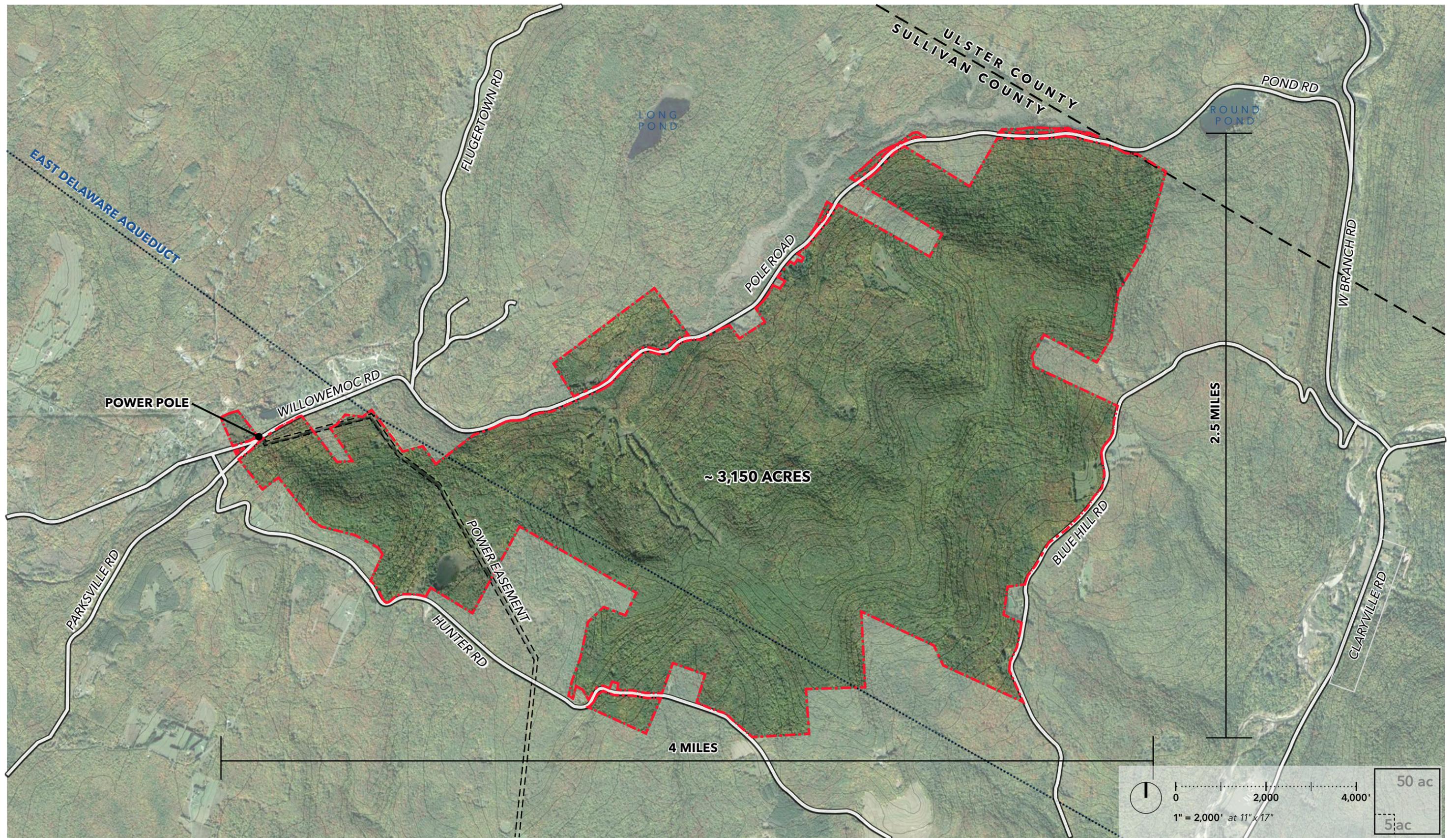
# Project Location

**RURAL CONSERVATION (RC) REGULATIONS**

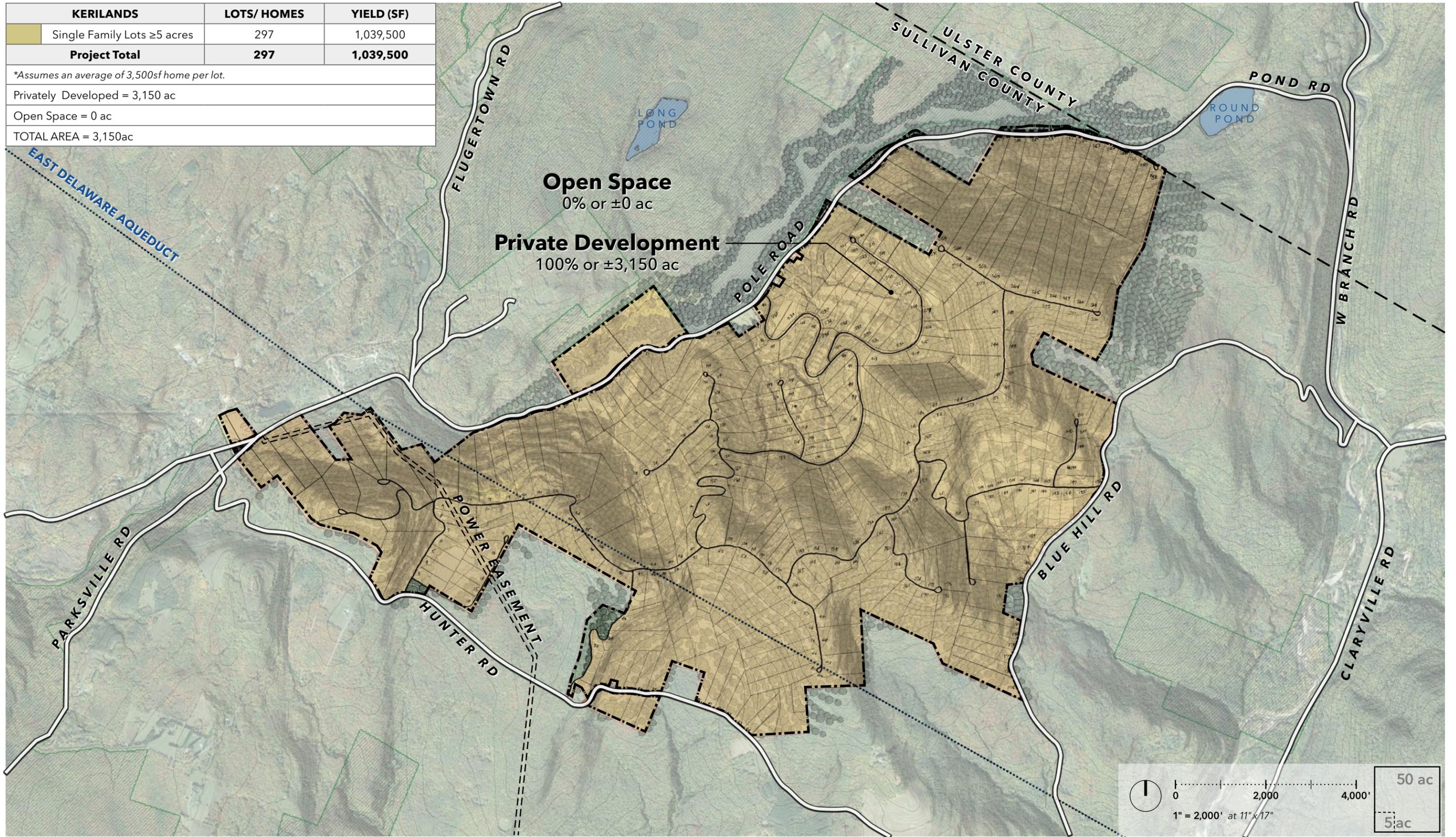
- Minimum lot size in the RC zone: 5 acres
  - Lot size minimum increases as slope increases
  - 0-10%: 5 acre lot size
  - 10-20%: 7.5 acres
  - 20-30%: 10 acres
  - 30+%: 15 acres
  - Slope measured from the midpoint of the front lot line to the midpoint of the rear lot line.
- Minimum road frontage: 50 feet
- Minimum lot width: 250 feet
- Lot dimension requirements: 6 : 1 (length to width) for lots less than 10 acres
- Bed & Breakfast: Cannot exceed 5 keys and must be on minimum five acre lot
- Rural Retail Store: cannot exceed 1,000 SF and must be associated with a residence (either in principal building or approved accessory building)
- Roads: maximum slope of 10% (basically, there are nuances). Minimum ROW width of 50 feet
- Driveways: maximum slope of 15%



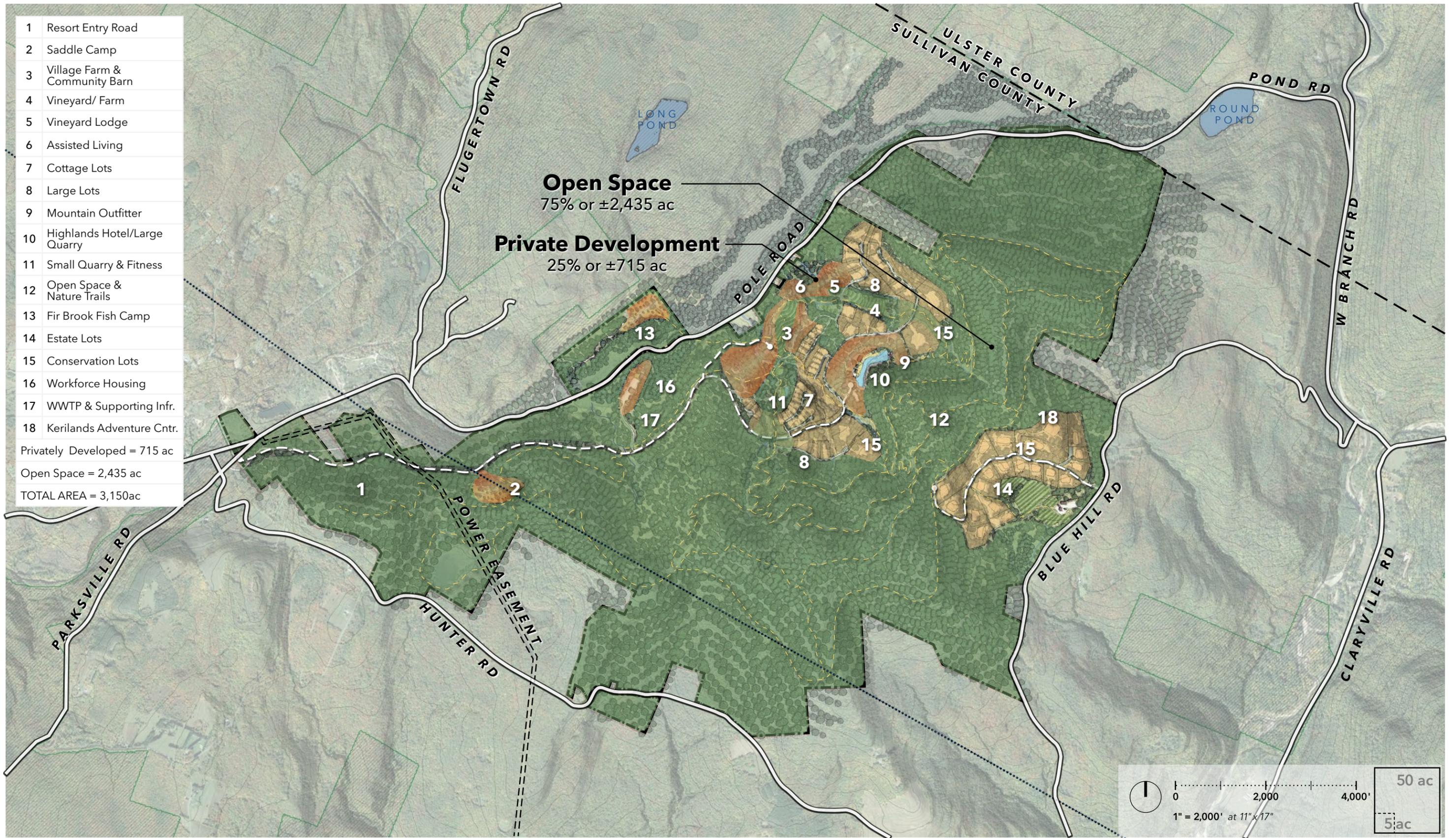
Existing Zoning | Rural Conservation (RC)



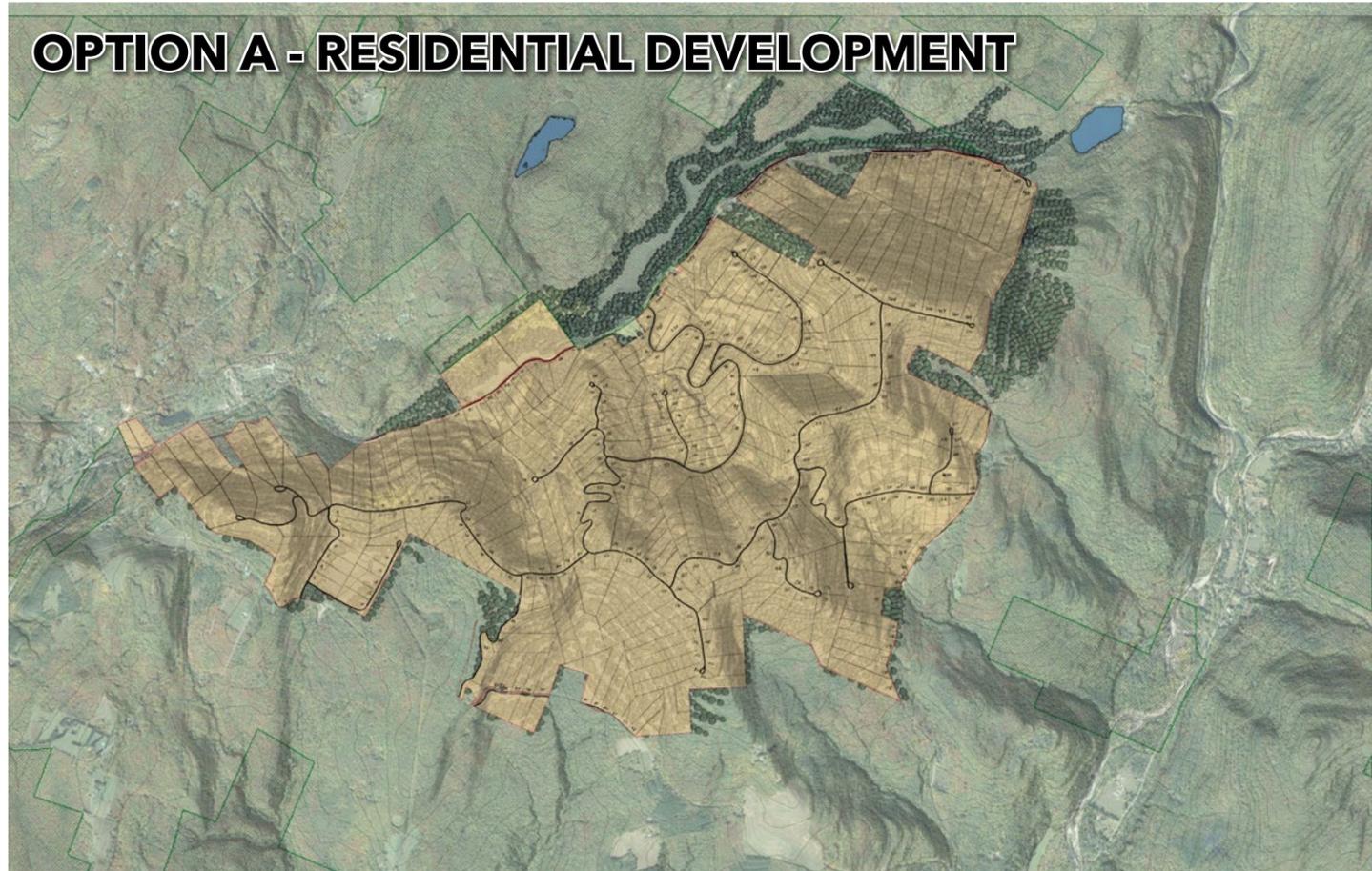
KERILANDS	LOTS/ HOMES	YIELD (SF)
Single Family Lots ≥5 acres	297	1,039,500
<b>Project Total</b>	<b>297</b>	<b>1,039,500</b>
*Assumes an average of 3,500sf home per lot.		
Privately Developed = 3,150 ac		
Open Space = 0 ac		
TOTAL AREA = 3,150ac		



# Kerilands | Option A - Residential Development per RC Zoning

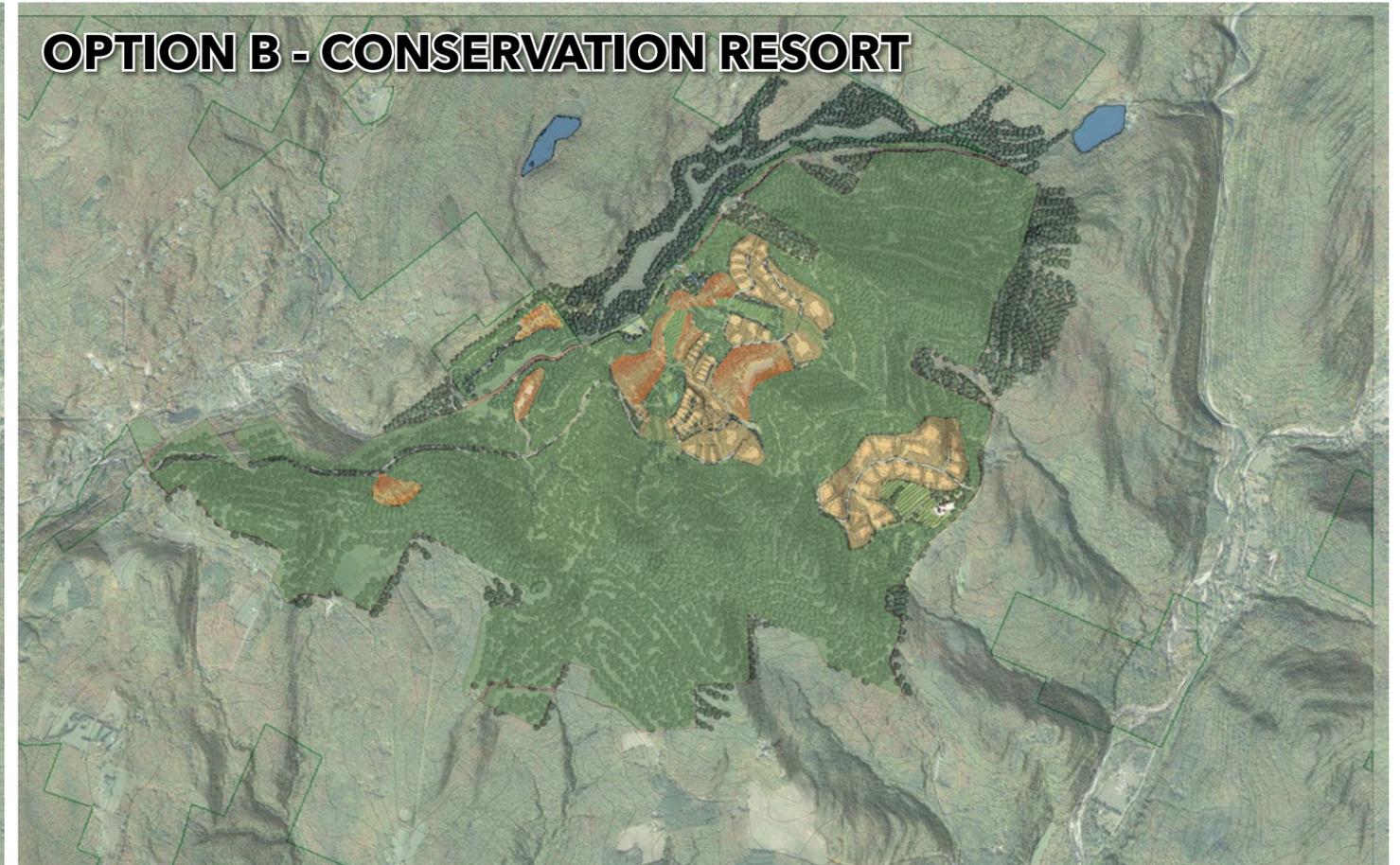


## OPTION A - RESIDENTIAL DEVELOPMENT

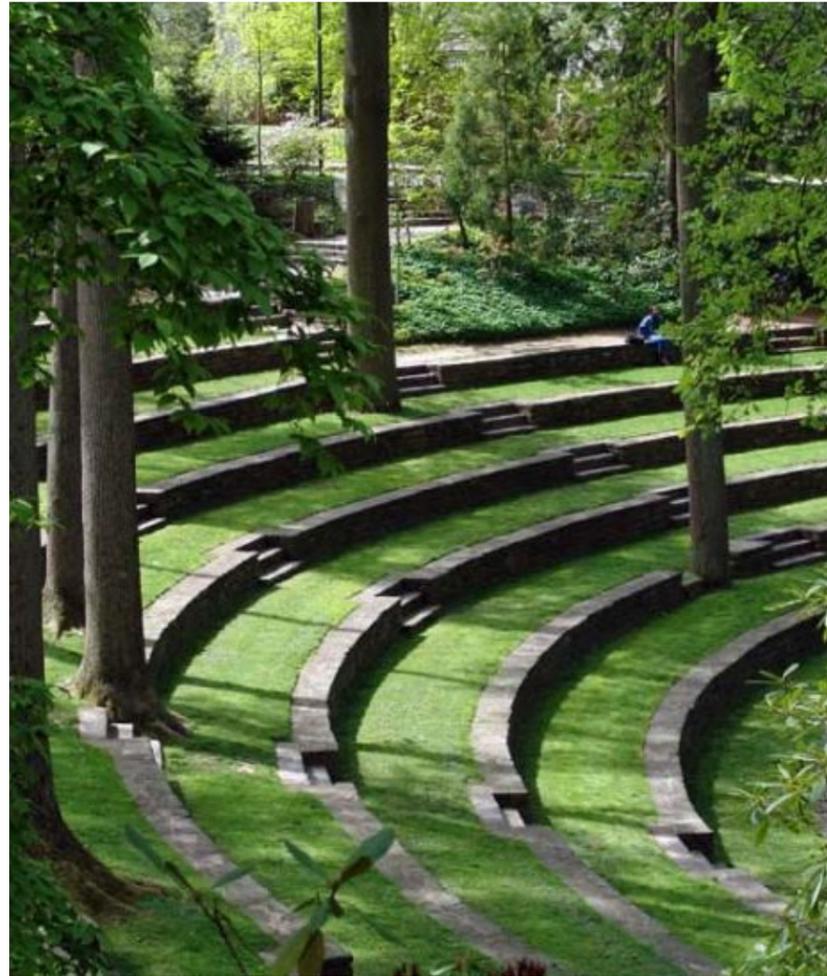


- Aligns with existing zoning.
- Maximizes development of the full property.
- Leverages a strong single family home market.

## OPTION B - CONSERVATION RESORT

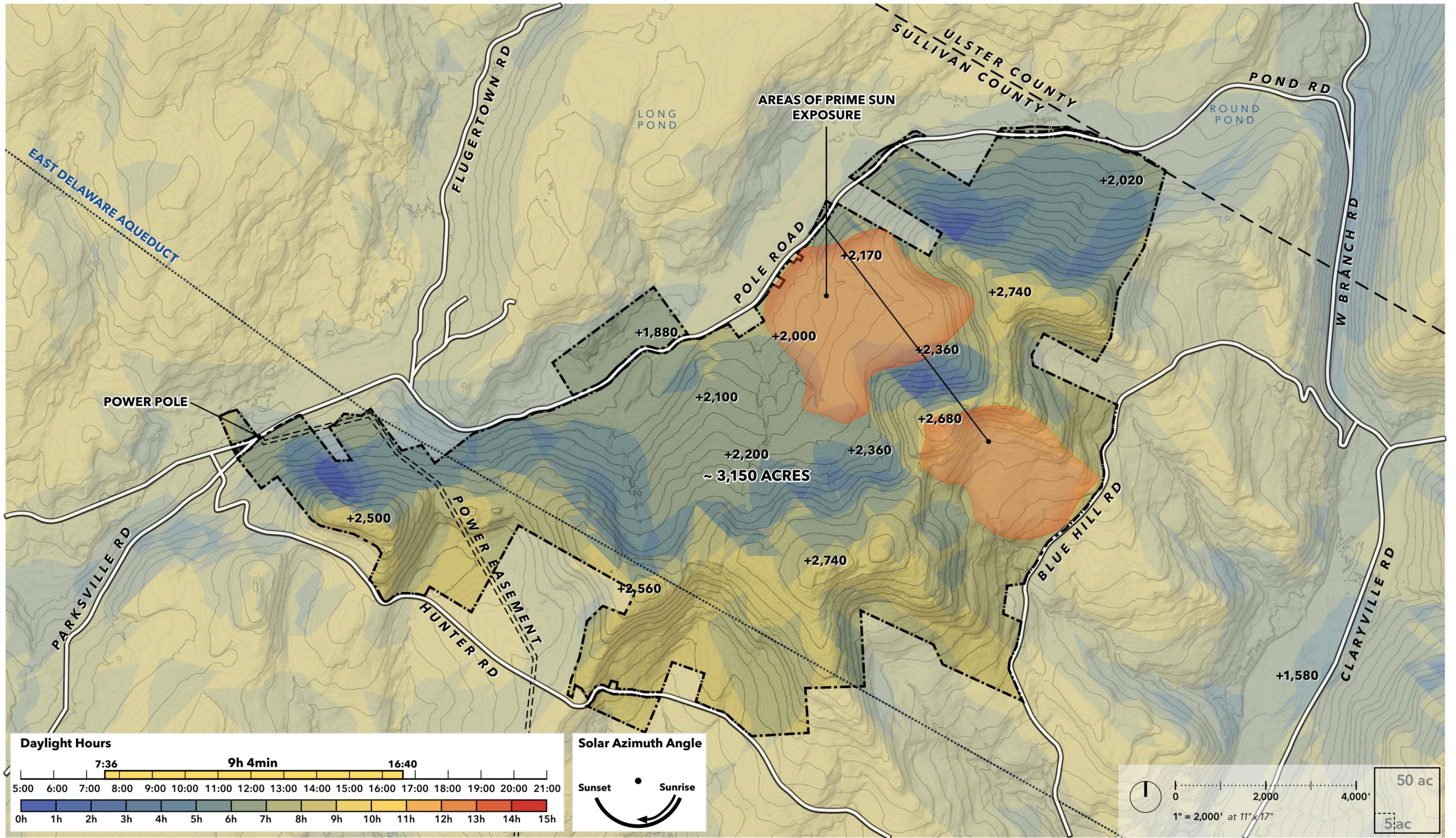


- Requires a zoning change.
- Clusters development to allow for open space and trails.
- Introduces wellness programs including hotels, recreation centers, and community facilities to support the 'Active Park' vision.



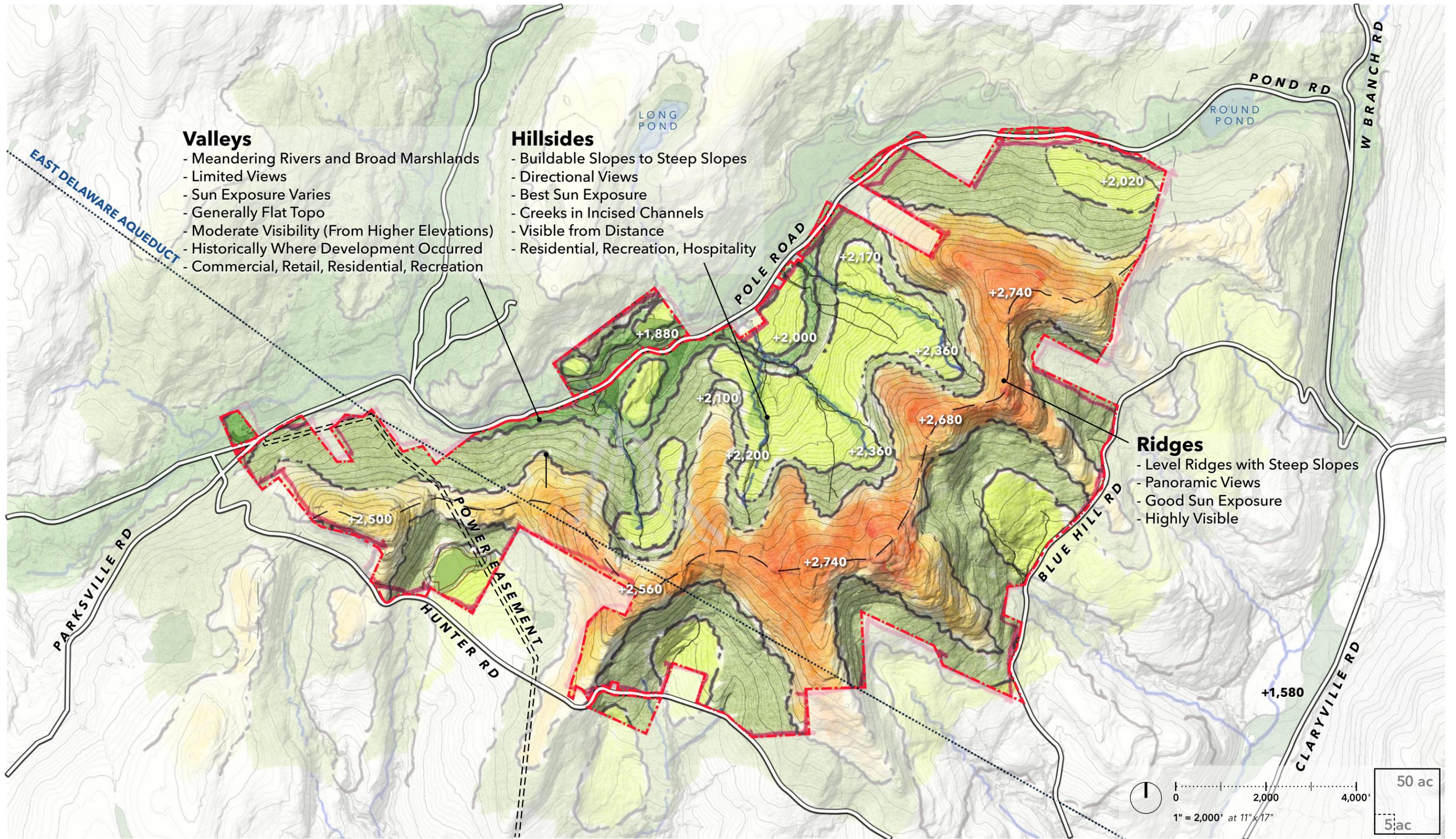
Active Park | Inclusive and Connected

HART HOWERTON



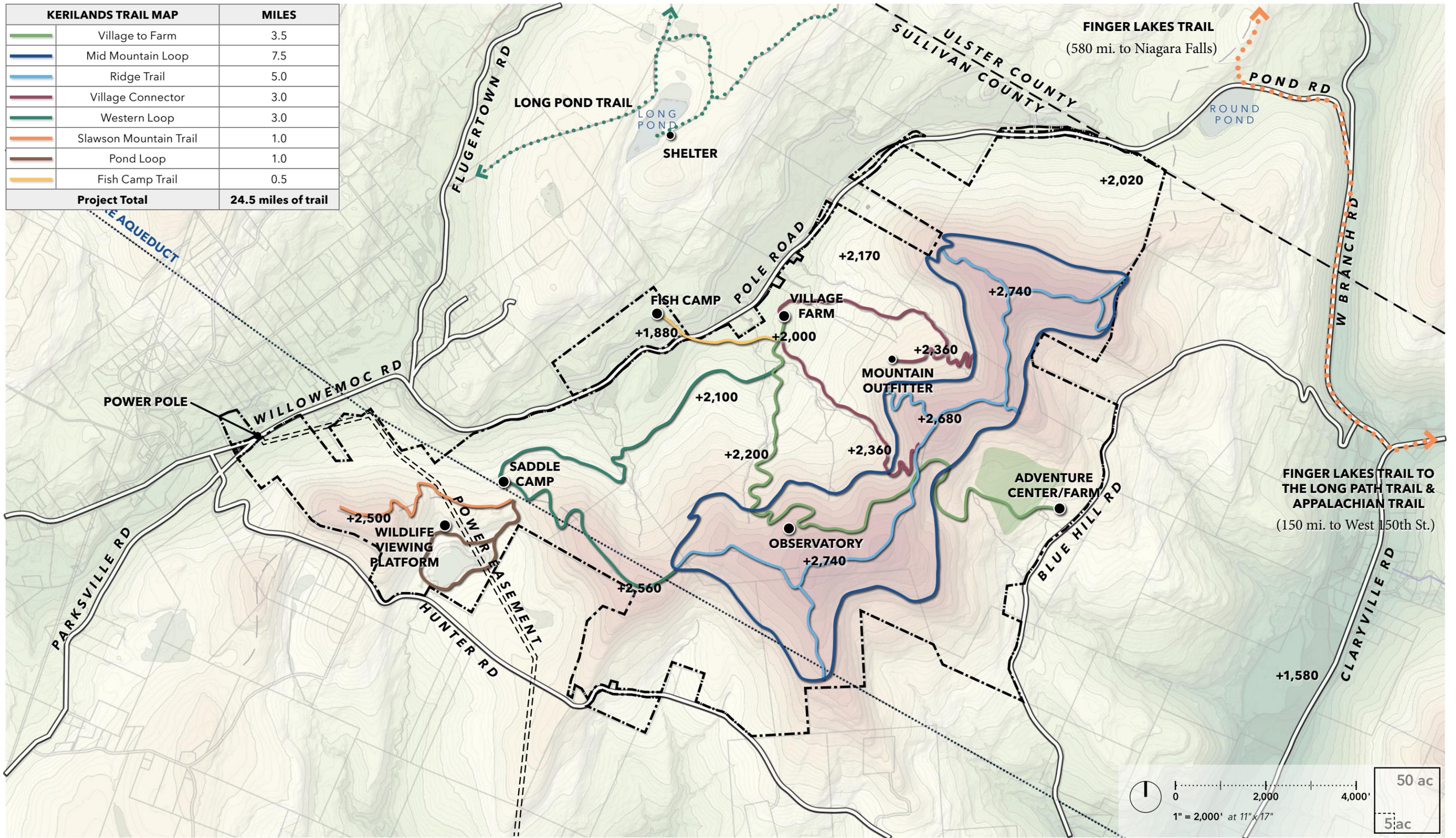
# Solar Study | Winter Solstice (December 21)

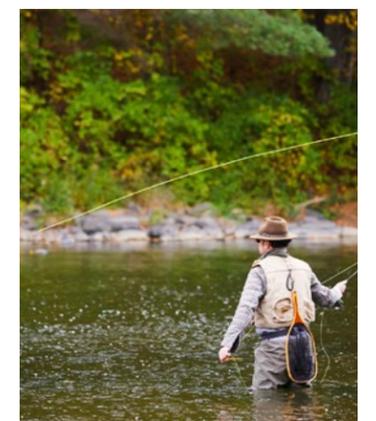




Physiography | From Compiled Site Analysis

KERILANDS TRAIL MAP		MILES
	Village to Farm	3.5
	Mid Mountain Loop	7.5
	Ridge Trail	5.0
	Village Connector	3.0
	Western Loop	3.0
	Slawson Mountain Trail	1.0
	Pond Loop	1.0
	Fish Camp Trail	0.5
<b>Project Total</b>		<b>24.5 miles of trail</b>

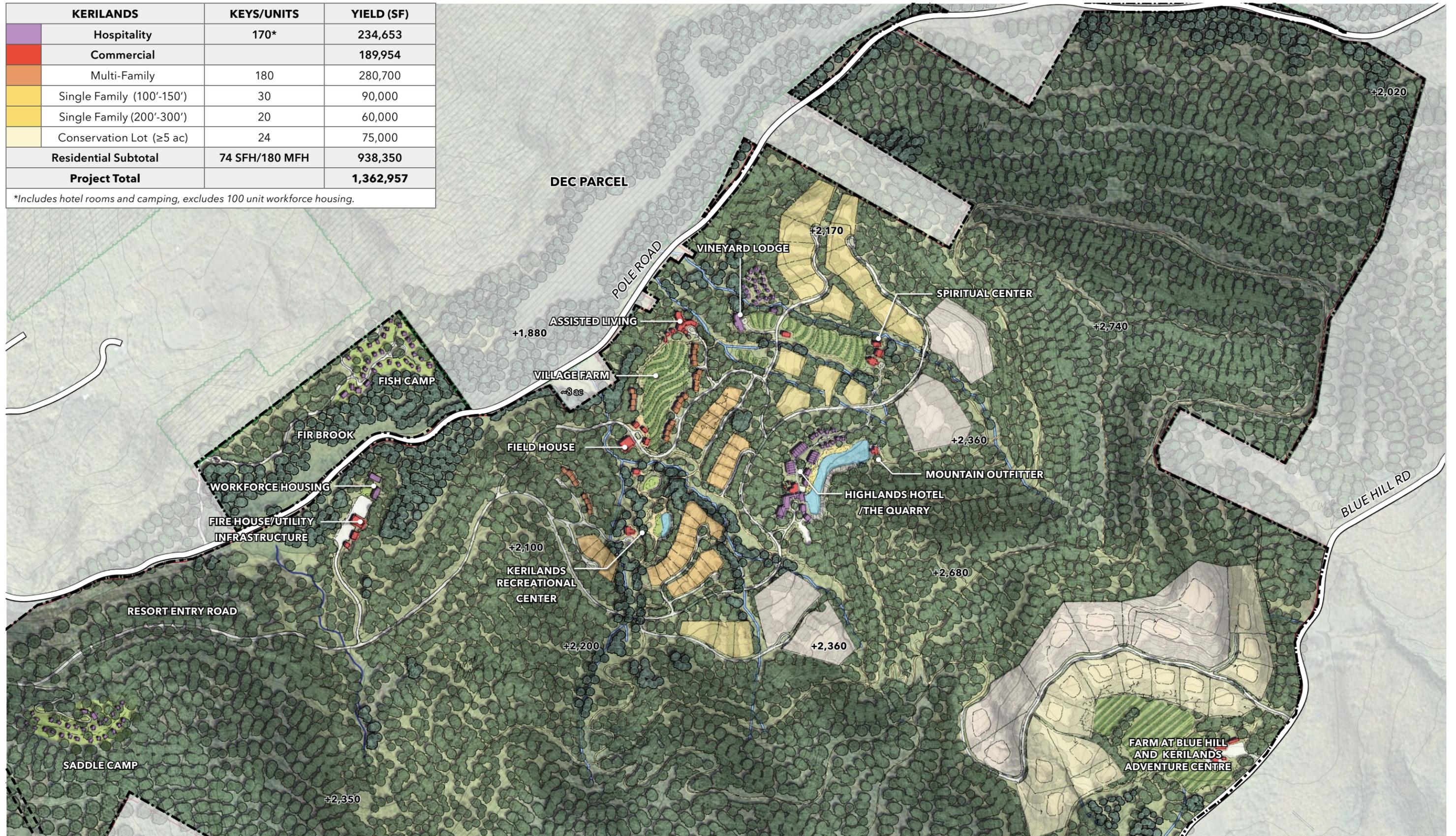




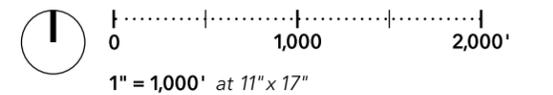
Active Park | Trail Network

KERILANDS	KEYS/UNITS	YIELD (SF)
Hospitality	170*	234,653
Commercial		189,954
Multi-Family	180	280,700
Single Family (100'-150')	30	90,000
Single Family (200'-300')	20	60,000
Conservation Lot (≥5 ac)	24	75,000
<b>Residential Subtotal</b>	<b>74 SFH/180 MFH</b>	<b>938,350</b>
<b>Project Total</b>		<b>1,362,957</b>

*\*Includes hotel rooms and camping, excludes 100 unit workforce housing.*



# Active Park | Program Mix





Commercial | Emphasizing Health, Wellness, Recreation and Community



SADDLE CAMP



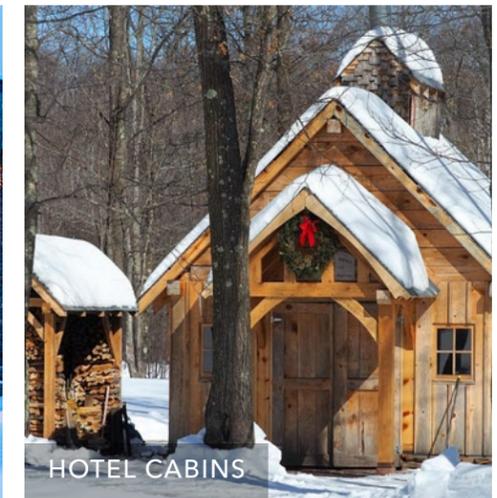
VINEYARD LODGE



FISH CAMP



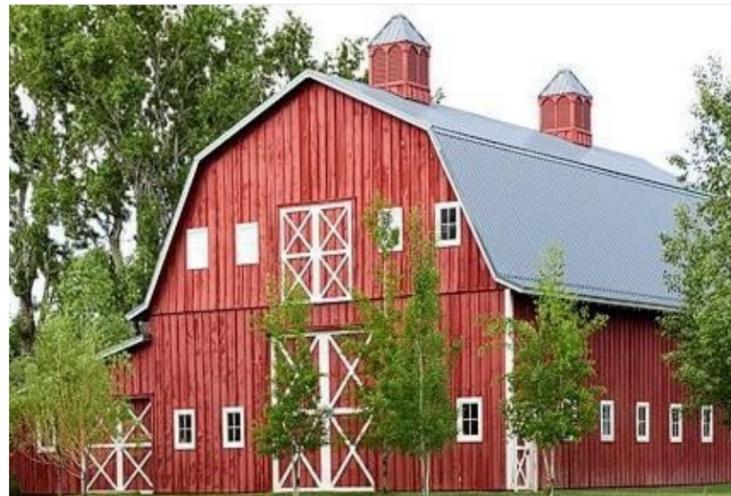
HIGHLANDS HOTEL



HOTEL CABINS



# Hospitality | A Range of Addresses



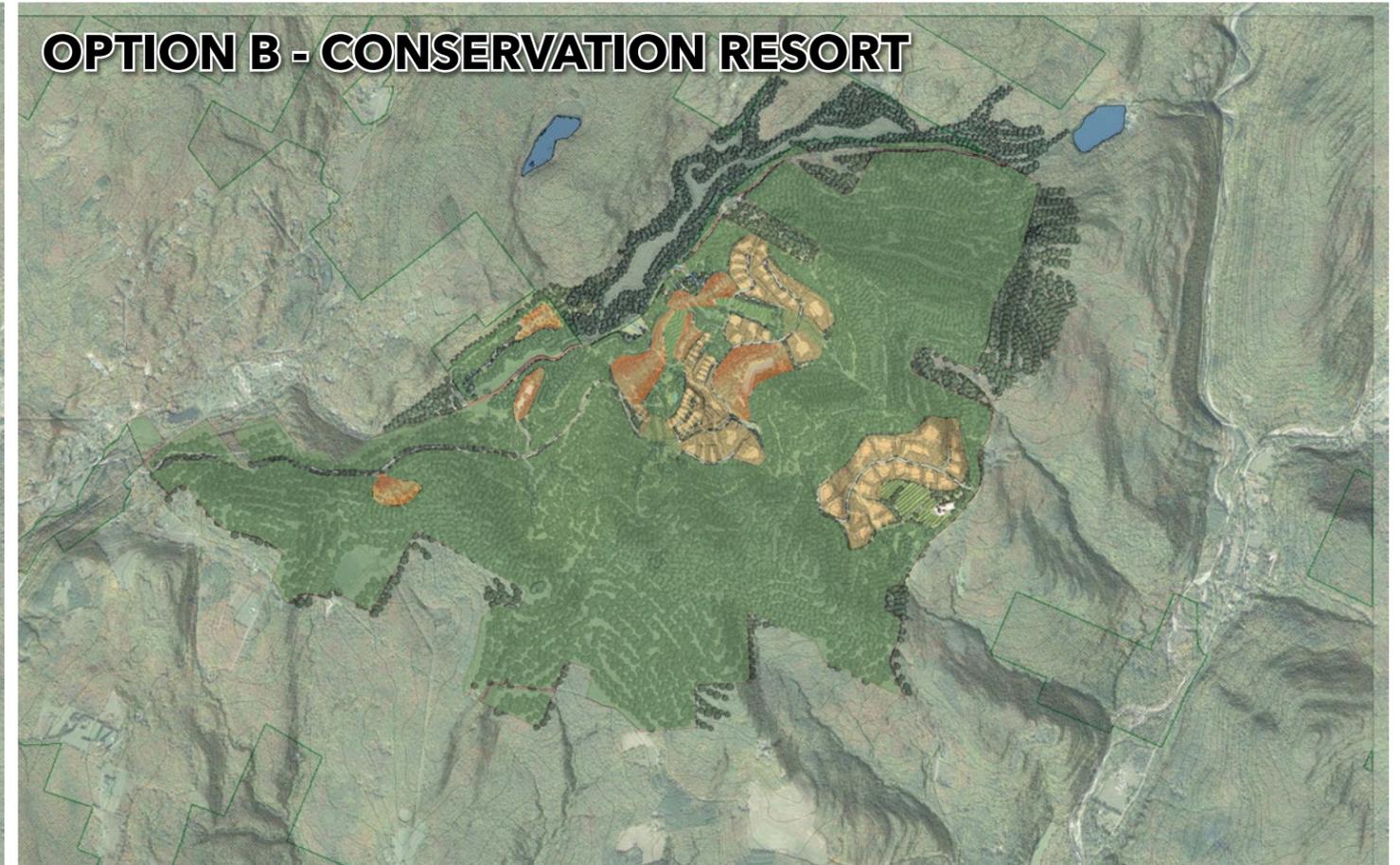
Residential | A Range of Home Types

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