

September 27, 2023

Chairman Paul Thomas
Town of Clinton Planning Board and Members
121 Centre Rd.
Rhinebeck, NY 12572

**RE: 68 Naylor Rd., Town of Clinton /Parcel ID# 132400-6268-00-591367
and
2450 Route NY 9G, Town of Hyde Park/Parcel ID# 13200-6268-03-461408
Site Plan / Special Permit Application
Supplemental Information for Lead Agency Circulation and County Planning Circulation**

Chairman Thomas and Board Members:

As you know, on September 5, 2023, we provided the Town of Clinton Planning Board with the following documents for your review. Copies were also delivered to the Planning Board Engineer, Planning Board Planner, Planning Board Traffic Engineer, and Planning Board Attorney.

1. Cover Letter & Narrative
2. Letter of Confirmation prepared by Town of Clinton CEO dated September 15, 2022
3. Letter of Owner Authorization dated May 3, 2023
4. Memo re: Meeting with Town of Clinton Fire Chief dated July 31, 2023
5. Full Environmental Assessment Form prepared by KARC amended September 5, 2023 to include the following Appendices:
 - APP 'G' - Engineering Report prepared by the LRC Group amended September 5, 2023
 - APP 'H1' - Preliminary Traffic Information prepared by Creighton Manning, LLP
 - APP 'N' - Habitat & Aquatic Resources Assessment prepared by Aspen Environmental amended July 2023
 - APP 'P3' - Phase IB Report prepared by Hudson Valley Cultural Resources - August 2023
6. Master Plan prepared by Workshop amended August 24, 2023
7. Site Plan Set prepared by The LRC Group dated September 5, 2023
 - a. Existing Conditions
 - b. Site Plan
 - c. Grading/Overall Drainage Plan
 - d. Traffic Circulation Plan
 - e. Lighting Plan prepared by G2J Design
 - f. Landscaping Plan prepared by Margie Ruddick Landscape

KARC

PLANNING CONSULTANTS, INC.

After speaking with your consultants, we are aware that the review of the September 5, 2023 materials will be discussed at the October 3, 2023 Planning Board Meeting versus the September 19, 2023 meeting. As such, we are supplementing the September 5, 2023 submission with the following documents so that the Planning Board has a complete application suitable for distribution for SEQRA Lead Agency Circulation and for Circulation to the Dutchess County Department of Planning consistent with GML 239-m.

Enclosed please find nine (9) copies of the following Supplemental Information:

1. Site Plan / Special Permit Application amended September 26, 2023
2. Letter of No Effect prepared by OPRHP dated September 7, 2023
3. Master Plan with Renderings and Colored Elevations prepared by Workshop dated September 26, 2023
4. Lighting Plan with Photometrics prepared by G2J amended September 24, 2023
5. Landscape Plan & Details prepared by Margie Ruddick Landscape amended September 25, 2023

We look forward to discussing this matter at the next Planning Board meeting scheduled for October 3, 2023.

Thank you.

Sincerely,



Kelly Libolt, Agent for Applicant

Additional hard copies will be delivered to the following consultants:

- Town Planner, NPV
- Town Attorney, Shane Egan
- Town Engineer, CPL

cc: Town of Hyde Park Planning Board