



PLANNING CONSULTANTS, INC.

September 5, 2023

Chairman Paul Thomas
Town of Clinton Planning Board and Members
1215 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 Lead Agency Circulation**

Dear Chairman Thomas and Members of the Planning Board:

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

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

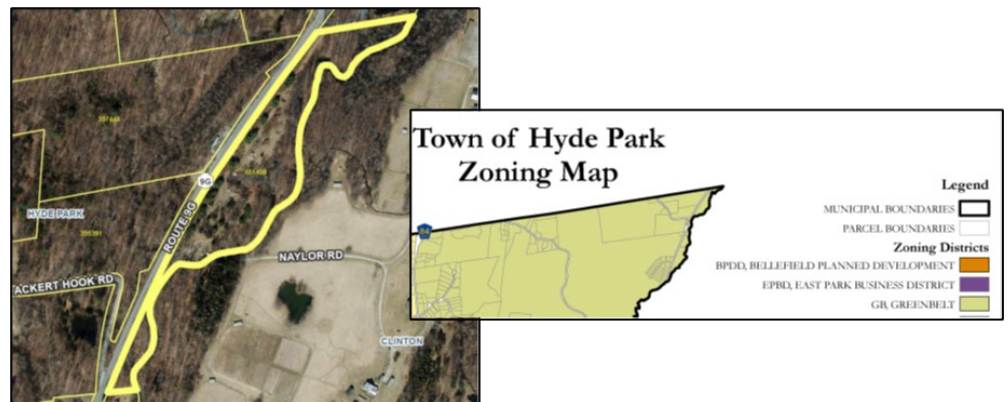
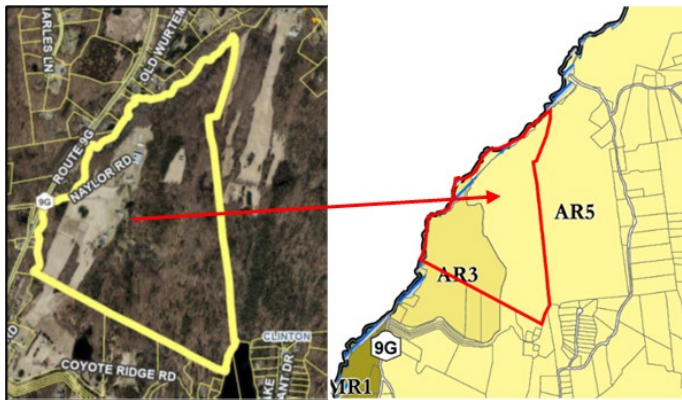
7. Site Plan Set prepared by The LRC Group dated September 5, 2023
 - a. Existing Conditions
 - b. Site Plan
 - c. Grading/Overall Drainage Plan
 - d. Traffic Circulation Plan
 - e. Lighting Plan prepared by G2J Design
 - f. Landscaping Plan prepared by Margie Ruddick Landscape

The following documents were previously submitted on May 2, 2023:

1. Cover Letter & Narrative
2. Site Plan or Special Permit application dated May 2, 2023
3. Letter of Authorization to represent Landowner dated April 30, 2023
4. Agricultural Data Statement and attachments
5. Recorded Deeds
6. Parcel Access Cards
7. Freshwater Wetland Permit Application dated May 2, 2023
8. Engineering Report prepared by LRC Survey and Engineering dated May 2, 2023
9. Photos
10. Environmental Assessment Form Part I dated May 2, 2023
 - a. Building Assessment Report prepared by Hudson Cultural Services dated March 2023 (an Exhibit of EAF).
 - b. Phase I Report prepared by Hudson Cultural Services dated March 2023 (an Exhibit of EAF).
 - c. Habitat Assessment Report prepared by Aspen Environmental dated December 2022 (an Exhibit of EAF).
11. Concept Plan prepared by Workshop dated April 28, 2023
12. Survey dated September 2, 2022
13. Site Plan Title/Zoning Sheet prepared by LRC Engineering and Surveying dated May 2, 2023
14. Site Plan Application Fee in the amount of \$500.00
15. Freshwater Wetland Permit Application Fee in the amount of \$450.00

If you recall, the Applicant is seeking to improve the subject property which consists of two parcels which are situated in the Town of Clinton and the Town of Hyde Park. The parcels are identified as Lot 591367 (Town of Clinton / 228.4 acres) and Lot 461408 (Town of Hyde Park / 8.2 acres) and collectively are approximately 236.6 acres.

The project area within the Town of Clinton is located within the AR3 and AR5 Zoning Districts. The project area within the Town of Hyde Park is located within the GB (Greenbelt) zoning District.



The Property

The project area is currently being utilized as a Conference Center. In October of 2005, the previous landowners applied for and received a Special Use Permit and Site Plan Approval for a Conference Center/Dude Ranch as part of a horse farm business. On September 15, 2022, a Letter of Confirmation authored by the Town Zoning Enforcement Officer was issued regarding the Special Use Permit (included in this submission).

The existing property is predominantly improved fields and contains a stream, Crum Elbow Creek, and slopes generally from the west to the east. The site currently contains nineteen (19) structures (see attached table) which have historically been utilized for uses supporting the Conference center.

Access to the site is via an existing ingress/egress located on US Route 9G. The ingress/egress is situated on a separate parcel located in the Town of Hyde Park. The site is served by an on-site Sewage Disposal System (SDS) and Private Water Supply /Well (See attached Engineers Report).

The Applicant is seeking Special Permit Approval and Site Plan Approval to continue use of the site as a Conference Center. The Applicant is proposing improvements to the site which will include the construction of additional buildings, improvements/modifications to existing buildings, associated site improvements that generally include new internal vehicular access drives/paths, grading and landscaping modifications, development of a centralized wastewater treatment system for collection and treatment of sanitary sewer, development of an expanded potable water system, creation of an outdoor recreational wildlife observation area and associated parking (located on the parcel in the Town of Hyde Park), and construction of a secondary ingress / egress from NYS Route 9G (located on the parcel in the Town of Hyde Park).

The project details are more clearly defined on the attached SEQRA documents, drawings, and technical reports. The following is a summary of the technical components and approach to the engineering and design for the project:

Project Area

The site spans 236 acres and features rolling meadows, horse paddocks, thick woodland, walking trails, babbling creeks, and a thoughtful collection of structures. The property benefits from the restorative efforts of prior owners, Sherry and Stewart Kahn (owners from 1998-2016), who carefully renovated several structures on the site that date back to the eighteenth and nineteenth centuries and added several structures to support their vision of allowing others to enjoy their beautiful property. The Kahns successfully obtained a Special Use Permit (SUP) for use of the site as a Conference Center which allowed guests to come to the property to “enhance their physical, mental, emotional and spiritual well-being” as well as “eat well and have time to rest, relax and restore”.

Applicant's Purpose and Programming

The Applicant's purpose is to continue and enhance the original vision of the Kahns and to merge wellness and sustainability in order to promote personal health. The programs outlined in the original SUP will be honored, including "yoga, classes, teacher restoration and enrichment training, working with horses for self-awareness and/or corporate team building."

The programming will also offer agri-related studies which will enhance the existing farm operation, organic farming lessons, farm-to-table workshops, equine therapy, pilates, meditation, sleep management, spa treatments, biking, hiking and nature walks, art, 'making' (crafting objects), astronomy, and other "quiet" restorative retreats and experiences.

The property will operate year-round, embrace the changing seasons, and offer workshops, classes, events, seminars, and sessions that champion the different times of year and the beauty of the Hudson Valley. Programming activities and class schedules will be the directive for the Conference Center guest's scheduled duration of time spent at the facility.

Site / Buildings

To facilitate the programming offering and farming operation, the project is proposing additional structures to support these activities, positioning them in such a way that minimizes impact on the land while also enhancing the guest's experience and operational flow.

The existing structures being re-utilized are the Stone House, Yoga Barn, Carriage House at Yoga Barn, Guest House, Millhouse, Arena, Greenhouse, Old Horse Barn, Shop Barn, Kelly Barn, Bunker/Pavilion, and some various farm sheds. New structures will include facilities for farm operations, dining, spa and wellness, recreation, lodging, plus necessary operational and employee facilities.

The site plan is designed with responsibility to the environment as a priority, highlighting sustainable strategies used in the site and building design and ongoing operation as part of the guest programming. The Applicant will be responsible stewards of the land, with plans to preserve and supplement native plantings, remove invasives, promote pollinators, and support natural habitats. The Applicant's goal is to build on existing cleared land, taking into consideration the proximity of buildings to one another, the vehicular paths, and natural features, including positioning additions to structures to maximize solar gain where solar panels are feasible. The buildings and systems will be fully designed and engineered to minimize the environmental impact both in how they are constructed and how they will operate for years to come. Where possible, existing structures will be repurposed and rehabilitated, respecting the era and intent of the original uses as much as possible. The property currently utilizes geothermal heating and cooling, solar generated power, and on-site well water supply, all of which we will

continue and improve upon. The project will have a strong recycling and composting program to minimize solid waste creation.

We are incorporating strategies such as landscape buffers including berms and plantings, a “dark sky” lighting approach, and respecting buffers to mitigate and minimize concerns for our potential impact on the surrounding community and environment.

Operation of the Property

As guests enter the property, they will be greeted at their car upon arrival, after which they will be directed to an environmentally sensitive parking area. Once a guest’s car is parked, they will traverse the property either by pedestrian footpaths or via employee driven electric golf carts or other property-owned vehicles.

Deliveries from outside vendors will be scheduled to minimize traffic disruptions and noise impacts. Deliveries will be made to a building located just inside the property to minimize the time and distance traveled by delivery vehicles onsite. Deliveries will be “broken down” and dispersed as necessary throughout the site by employees. The only exception to this will be for the equine activities, when horses and horse-related vehicles will need to travel to and from the Arena.

The Applicant will practice sustainable farming activities to ensure the land and animals are healthy. While the farming plan is developed, the Applicant intends to expand the current farming operation to include horses, chickens, bee keeping, and potentially other small-scale grazing animals. The fields and greenhouse(s) will be utilized to grow food that will be used in the dining facilities and for the animals on property, as well as the community.

The site will be staffed 24/7 for the comfort of guests and the community. The Applicant will utilize best practice fire and life safety plans and work closely with the local emergency response teams to ensure familiarity with the site. The Applicant has already coordinated with Dutchess County Department of Emergency Response and at the County’s recommendation, received a Town resolution to approve the re-naming of the internal road system so buildings can be better identified for emergency responders.

Utilizing a mix of existing buildings and new buildings, the operation will propose sixty-five (65) lodging accommodations. This, combined with guests who wish to come to the property for a program, but not stay overnight, may result in a total of approximately 240 guests onsite at any given time, fluctuating somewhat throughout the day. The project will employ approximately 150 employees, who will work in various shifts depending on the programming and time of day.

Each guest will be presented with the goals and purpose of the site, along with information related to site safety, sensitivity to the natural environment, and the project's sustainability efforts. Each employee will be required to complete training for these site guidelines and will include health and safety training.

Although the Conference Center will accommodate overnight guests, the hours of operation for Conference Center activities will be in compliance with the Town Code, currently 10am to 10pm Sunday through Thursday and 10am to 12midnight Friday through Saturday, except for setup and cleanup.

Any outdoor programs will be contained to specific areas, always more than 500 feet from any lot line that separates the property from a neighboring property. Typically, outdoor program areas will be in close proximity to a building, for servicing and attendee convenience reasons. The programs can be as small as 1-4 people for a personalized experience, to group programs with more participants most often happening simultaneously across the various venues on-site. The frequency of events will be daily as every program offered is viewed as "an event". A variety of programs will be calendared throughout the day, resulting in different guests being onsite for different programs happening simultaneously on different parts of the site. Some programs could be an hour long, others could last several hours, and some could be staggered for certain periods of time over the course of a few days. The nature and frequency of the programs may change with the seasons, level of guest interest, and level of desired community involvement.

The general nature of the programming will be geared towards "quiet", contemplative, restorative, retreat-like experiences. Some examples of possible outdoor events are: hammock meditation circle, silent group labyrinth walk, yoga class, hiking class, gardening class, farming class, equine therapy sessions, star gazing class, etc.

Guest lodging rooms will not contain kitchen facilities for cooking or dishwashing, per code. None of the guest units can or will be owned separately – all guest units will be owned by the Applicant.

Construction

Upon the successful approval from Town of Clinton for an amended Site Plan and Special Use Permit, the Applicant will begin the construction of the project as soon as possible, with an anticipated duration of approximately 18 months pending material and labor availability, and the receipt of all applicable local permits. All appropriate site safety and environmental planning / protection measures will be outlined as part of the construction plan. Building materials will be in keeping with the Town of Clinton's general character and the agrarian nature of our site, and we plan to utilize local fabricators, artisans, and sources as much as possible.

The site will be constructed in a single phase, pending final construction bidding. The final timeline for construction, currently anticipated at 18 months, will be in part determined by the final selected contractor and also the time of year the approvals are met and construction can physically begin.

Architecture

The architectural approach for the master plan of the wellness retreat development unites tradition and modernity in the heart of the Hudson River Valley. Embracing a hamlet style enriched with agrarian influences, the property is designed to seamlessly merge with the natural landscape while offering diverse wellness experiences. Structures include quaint cottages to rustic barns. The design ensures that the scale of buildings keeps with the traditional scale of country homes and farm buildings, while seamlessly incorporating amenities such as a spa, meditation areas, and fitness facilities. Sustainable design practices are woven into the site design using solar panels, geothermal systems, and eco-conscious construction practices. Drawing inspiration from the region's architectural heritage, the retreat's material palette pulls from the valley's soft tones with hints of historic red, which integrates the structures within the rural landscape. The project includes the design of private gardens, meadows, and blossoming fields as contributing to the overall wellness and agrarian theme.

Traffic Design

The trip generation for the site is based on the expected operations, focusing on the peak use for guests and employees. The Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, is the industry standard used for estimating trip generation for proposed land uses based on data collected at similar uses.

Upon review of the *Trip Generation Manual*, Creighton Manning, LLP ("CM") concluded that Land Use Code (LUC) 330 "Resort Hotel" best represented the proposed use. However, the approximate number of units proposed (65 units) is well below the lowest data cluster (375 units). LUC 310 "Hotel" has data closer to the proposed number of units but is more typical of a traditional hotel rather than the proposed conference center/retreat. Regardless, trips estimated using this land use are summarized in Table 2.

Table 2 – ITE Trip Generation Summary

Land Use	Independent Variable	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Hotel – LUC 310	65 Units	16	13	29	10	9	19

Table 3 – Site Specific Trip Generation Summary

Land Use	Independent Variable	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total
Six Senses	65 Units	11	24	35	23	29	52

Unique to this project is the number and type of amenities, many of which have more staff than a typical “hotel”. As such, IHG has prepared a preliminary staffing and guest matrix to estimate the number of trips generated through the week based on the anticipated operational experience and planned programming for the subject property.

The project Traffic Engineer is currently completing a Traffic Report which will follow the methodology approved by NYSDOT and the Town’s Traffic Consultant.

Water

There are two (2) existing wells on the project site (Well-1/Well-2) which were installed on the property in 2008 for public drinking water supply. The wells are located adjacent to the existing Kelly Barn. Based on a previous engineering report prepared in 2011, the estimated yield from Well-1 was 93 gallons per minute (GPM) and the water quality analysis was acceptable in accordance with NYS Part 5 regulations. No test records are available for Well-2. Due to the time lapse since the initial testing and lack of information available for Well-2, the existing wells are currently being retested, including new 72-hour pumping tests and Part V water quality analysis for each well, to meet the NYS Department of Health (NYSDOH) and NYSDEC requirements for water withdrawal.

In addition to the proposed well upgrades, the existing water treatment system will be modified based on the results of the Part V analysis to provide potable water to the proposed development in compliance with current drinking water standards. The specific treatment requirements will be identified at the conclusion of the well testing, which is estimated to be completed in September 2023. An above-grade water storage tank will be installed to the southeast of the proposed new lodging structures of the site at a designated elevation to provide water to the site

via gravity. The existing wells will be equipped with new well pumps to deliver water through the treatment system to the established hydraulic grade line in the water storage tank. The water storage tank will be sized to provide up to one (1) day of storage for the proposed development under average daily demand conditions. Automated controls will be installed to operate the well pumps based on the water level in the water storage tank.

Water distribution system piping will be installed below the projected frost line (Approx. 4'-6" deep) from the water storage tank to the various buildings and facilities on the project site. Valves will be provided at select locations to provide flexibility in the operation and maintenance of the system. Individual water services will be installed from the proposed water mains to each building.

The anticipated permits and approvals associated with the proposed water system include, but are not limited to the following:

- Dutchess County Department of Behavioral & Community Health (DC DBCH) – Plan Approval
- New York State Department of Health - Plan Approval
- New York State Department of Environmental Conservation – Water Withdrawal Permit

Wastewater

Wastewater generated by the proposed development will be collected via a gravity sewer collection system and conveyed to a new wastewater treatment facility that will be located on the west side of the property. A packaged wastewater treatment system will be designed in accordance with the NYSDEC Division of Water "Design Standards for Intermediate Sized Wastewater Treatment Systems," dated March 5, 2014. Following treatment, the effluent is proposed for discharge to the existing Crum Elbow Creek which extends along the west side of the property. The section of Crum Elbow Creek located adjacent to the proposed wastewater treatment plant has a classification of A(T) per NYSDEC Regulation 862-13. A State Pollution Discharge Elimination System (SPDES) permit will be required from NYSDEC for discharge to the stream. Coordination with NYSDEC is ongoing to obtain the preliminary SPDES permit limits to assist with selection and design of the proposed treatment system.

The proposed sewer collection system will consist of buried gravity piping, manholes, and sanitary laterals from each building. It is expected that the existing Equine Arena will continue to be served by the existing septic system, thereby minimizing ground disturbance. The balance of the existing septic systems on the property will be decommissioned per the NYSDEC requirements.

The anticipated permits and approvals associated with the proposed wastewater system include, but are not limited to the following:

- NYSDEC – SPDES Permit, Plan Approval, Septic System Decommissioning

Archaeological/Historical Assessment

The proposed concept plan for the project includes retaining the buildings on the property. Based on the review of the buildings, the research of the Crapser family and the overall understanding of the Crapser's in the history of the Towns of Clinton and Hyde Park, the Applicant's Historical Consultant has concluded that the Old Stone Farm does not meet the Criteria for inclusion in the National Register (see attached Report).

The environmental conditions present within the Old Stone Farm Project Parcel indicated that the parcel is sensitive for precontact and historical cultural resources. Therefore, a Phase 1B Archaeological Field Reconnaissance Survey was undertaken within the locations of the proposed development that have not been previously disturbed by modern (recent) changes to the property and are generally level, and well drained.

In August of 2023, Hudson Cultural Services completed a Phase 1B Archaeological Field Reconnaissance Survey of the Old Stone Farm Project in the Towns of Clinton and Hyde Park, Dutchess County New York (attached).

The areas where prior disturbance could be confirmed either through visual markers (utilities) or other disturbance were eliminated from testing. Of the two hundred and forty-six (246) shovel tests planned in the project area of potential effects ("APE"), fifty (50) could not be excavated due to prior disturbance, steep slope or saturated soils. A total of one hundred and ninety-six (196) shovel tests were completed within the project APE. No cultural material was identified as a result of the field investigations.

Based on the information obtained from the on-site study, a thorough review of the existing body of archaeological data relevant to the project area was undertaken, and the probability of encountering prehistoric and/or historic cultural remains on the site was assessed. As no archaeological (historic or precontact) deposits were identified within the project area the Historical Consultant concluded that no additional cultural resources investigations were warranted for the proposed project site. The summary of the report has been submitted to the New York State Historical Preservation Office (SHPO) for their final acceptance.

Wetlands

All site aquatic resources have been identified and site wetlands have been properly delineated. Development will take into consideration not only all site wetlands, but wetland buffers; required

buffers vary among the Towns having site jurisdictions. Authorization for any wetland or wetland buffer area disturbance may be required and will be clearly delineated. The current project does not propose any impacts into any NYSDEC or ACOE wetlands. Depending on the final location of the proposed (second) ingress/egress, a NYSDEC Protection of Waters permit may be required.

Excepting the Blanding's turtle, the proposed project is not anticipated to have any significant adverse impact upon identified federal and state endangered, threatened and rare species or their critical habitat. Consultation with NYSDEC regarding Blanding's turtle protection is required and any recommendations of NYSDEC will be followed. Mitigation measures in the form of tree cutting restrictions for the protection of both the Indiana bat and Northern long eared bat will be coordinated and included on the project plans.

Stormwater

The proposed design is intended to maximize the use of infiltration and green infrastructure practices. A detailed SWPPP will be provided with a future submission and will include a full drainage model, soil tests, and all associated plans and calculations required for the proposed treatment areas. The SWPPP will meet the current NYSDEC requirements for water quality volume and runoff reduction volume. According to the preliminary stormwater calculations, approximately 33,000 cubic feet of Water Quality Volume (WQv) is required and approximately 9,000 cubic feet of Runoff Reduction Volume (RRv) is required. The proposed design provides 48,692 cubic feet of WQv and 18,577 cubic feet of RRv through the use of infiltration basins and grass swales, which will exceed the amount of infiltration required.

Landscaping

The design of the landscape will build on the agricultural history of the property and will promote the most diverse and resilient landscape possible. Farmed areas will include flower fields, vegetable gardens, and farmed forests. Existing forests and wetlands will be enhanced; lawns will be reduced, in favor of native meadows. The health of the forest will be paramount – climate-change-tolerant and pest-resistant species will be planted in communities to optimize their health. The landscape design will follow best practices such as sustainable storm-water management, chemical-free landscape management, integrated pest control, and minimal long-term irrigation, among others.

The following is a summary of the anticipated required approvals/permits:

Government Entity	Agency	Review/Approval
Town of Clinton	Planning Board	Site Plan
		Special Use Permit
		SEQRA Review
		SWPPP review
		Freshwater Wetland Permit
	Conservation Advisory Committee	Review
New York State	NYS DEC	Take Permit (possible); SWPPP/NOI
	NYS DOT	Highway Work Permit - Ingress/Egress
	NYS SHPO	SHPO Review
	NYS DOH	Water, Sanitary, Restaurant, Pool
Dutchess County	Department of Health	
	County Planning	GML 239M (review only)
Town of Hyde Park	Planning Board	Site Plan
		Floodplain Development Permit
		SWPPP Review

The package has been prepared so that it reflects the project and is intended for use for your SEQRA Designation and Lead Agency Circulation. We look forward to discussing this at the next Planning Board Workshop and Planning Board Meeting scheduled for September 19, 2023.

Sincerely,

Kelly Libolt, Agent for Applicant

cc: Town of Hyde Park Planning Board