



May 9, 2024

Elizabeth Spinzia, Supervisor
Town of Rhinebeck
80 East Market Street
Rhinebeck, NY 12572

Re: Locust Hill
Tax ID: 6170-00-223336-0000
CPL#: 15925.00

Dear Supervisor Spinzia and Town Board Members:

CPL is submitting the enclosed materials on behalf of the applicants, Kearney Realty & Development Group Inc., and the Housing Partnership Development Corporation, in support of the SEQR review for the Locust Hill development (formerly known as The Hamlet at Rhinebeck & The Woods at Rhinebeck). Enclosed please find the following:

- Site Plan Set including Tree Survey, dated last revised 5/9/2024
- Preliminary Architectural Floor Plans, dated last revised 5/9/2024
- Example Architectural Building Elevations, dated last revised 5/19/2022
- Neighborhood Plan, dated 5/9/2024
- Full Environmental Assessment Form, Part 1, dated 5/9/2024
- Agricultural Data Statement, dated 5/9/2024
- Fiscal Impact Analysis, dated last revised 5/28/2022
- Traffic Impact Study , dated 8/2022
- Coastal Assessment Form, dated 3/9/2022
- Archaeological Site Investigation Phase 1A/1B, dated 4/2022
- OPRHP Clearance letter, dated 5/24/2022
- Willingness to Serve letter issued by the Village of Rhinebeck, dated 7/12/2023
- Preliminary Stormwater Design Calculations, dated 4/1/2024

Based on comments received from the Town and in coordination with the Village of Rhinebeck, the site layout has been revised to reflect conceptual plans for the area prepared by John Clark. Site plan modifications include reducing the footprint of the individual buildings while increasing the number of proposed buildings (6) to maintain an overall total of 80 dwelling units proposed in the development. Off-street parking areas have been reduced in size and relocated behind and between the buildings. Parallel parking along the site access road has been added to supplement off-street parking and provide the minimum necessary parking for the development. The site access road has been shifted to provide improved sight distance on Rhinecliff Road, avoid steep slopes, and to accommodate potential future connections to adjacent property located in the Village of Rhinebeck per the



Village Master Plan. A central green area has also been incorporated into the plans that includes a playground, benches, and landscaping. In addition, a stone dust footpath is now proposed that will be installed through the undeveloped portion of the property connecting to the existing sidewalk along the north side of Rhinecliff Road. This will provide a safe pedestrian route between the proposed development and the Village of Rhinebeck. These changes are intended to better conform to the Town Design Standards and allow the project to blend into the existing community character.

As requested, a survey of all trees located within the Town portion of the property has been performed. The survey was performed in accordance with Town standards to locate isolated trees six inches or more in diameter at breast height (DBH), all trees over 18 inches DBH and locally significant trees. The location of each tree is indicated on the Tree Plans within the enclosed plan set as well as a table detailing the diameter, species, and condition of each tree. The plans and table also indicate the existing trees that will be removed to allow construction of the proposed development.

An updated letter from the Village of Rhinebeck is enclosed. This letter indicates that the Village is willing to serve the project based on an analysis of the wastewater treatment system capacity performed by the Village's consulting engineer. The applicant and Village are currently in the process of finalizing the terms of a Water & Sewer agreement. The project will be served by the existing water main in Astor Drive. A water booster station may be necessary to provide the required flow and pressure to serve the development which will be at a higher elevation than the remainder of the Village system. The development will be served by a combination of gravity sewer lines and two sewage pump stations. One pump station will be necessary to collect and convey sewage from the south end of the project to the north end. A second pump station will collect sewage from the entire project, including flow from the first pump station and convey it via a force main to the inlet of the Village Wastewater treatment plant at the intersection of Astor Drive and Wells Manor Lane.

Stormwater runoff from the project will be treated and managed in accordance with the current NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activities. Runoff is proposed to be treated by a combination of bioretention filters, porous pavement and other green infrastructure practices to provide the required water quality and runoff reduction volumes. Peak stormwater runoff flow rates after construction of the project will be mitigated to match existing flow rates through the construction of a dry detention pond at the south end of the project site. This stormwater management practice will control the discharge of runoff from the site and will drain completely between storm events.

The Preliminary Stormwater Sizing Calculations/Hydrologic model results, Fiscal Impact Analysis, Traffic Impact Study, Archaeological Site Investigation, OPRHP clearance and Coastal Assessment were previously submitted to the Town and are not affected by the changes to the site plan. Electronic copies of the previous studies are included for reference,



hard copies can be provided upon request. An updated EAF form has been included to account for slight changes resulting from the plan modifications, but generally the form remains unchanged.

Based on recent discussions with the Town and the memo titled, "Procedure for Review and Approval of the Hamlet at Rhinebeck Workforce Housing Development within the Workforce Housing District", Steps 1-3 have been completed with respect to the Project. Step 4, "Initial review of application and designation of Lead Agency", a SEQRA lead agency circulation was distributed by the Town Board in August 2023. Responses were received from the NYSDEC, NYS Homes and Community Renewal, Dutchess County Department of Behavioral & Community Health, Dutchess County Department of Planning & Development, and the Village of Rhinebeck. None of the responses objected to the Town Board acting as SEQR Lead Agency. As a result, we respectfully request that the Town Board declare itself Lead Agency at the next Town Board meeting.

We look forward to discussing this project at the next available Town Board meeting. Should you have any questions or require additional information, please contact me at (845) 686—2306 or by e-mail at alearn@cplteam.com.

Very truly yours,

Andrew L. Learn, PE
Associate Principal

Enclosures

- C: File
Ken Kearney- Kearney Realty & Development
Jamie Smarr – Housing Partnership Development Corp.
Charles Martabano, Esq.
Mario Salpepi, RA- Coppola Associates
Jon Dahlgren – Tim Miller Associates
James Levy, AICP-Planning4Places
Larry Paggi, PE- Lawrence J. Paggi, PE, PC