Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

<table>
<thead>
<tr>
<th>Name of Action or Project:</th>
<th>Proposed Adoption of Zoning Amendments to Create a new Town Core zoning district; Adoption of a Comprehensive Plan Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Location (describe, and attach a general location map):</td>
<td>Town of Hyde Park, Dutchess County, NY (see attached map)</td>
</tr>
<tr>
<td>Brief Description of Proposed Action (include purpose or need):</td>
<td>Consistent with the Vision of the Town Center set forth in the Planning &amp; Engineering Report for the Redevelopment of the Town Center (May 2018) and a supplemental memorandum that expresses the vision for the broader Town Center entitled “2018 Town Center Vision” the Town Board proposes the adoption of zoning amendments to create a new Town Core zoning district within which development will be regulated in accordance with Design and Development Standards that shall regulate subareas within the Town Core zoning district. The Standards establish allowable building types and the lot requirements applicable to same. The Town Core shall encompass an area that includes lands with frontage on Albany Post Road extending generally from Harvey Street to the north to Van Dam Road to the south. The Town Board will adopt the 2018 Town Center Vision as an amendment to the Comprehensive Plan.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Name of Applicant/Sponsor:</th>
<th>Town of Hyde Park Town Board</th>
</tr>
</thead>
<tbody>
<tr>
<td>Telephone:</td>
<td>845-229-5111</td>
</tr>
<tr>
<td>E-Mail:</td>
<td><a href="mailto:arohr@hydeparkny.us">arohr@hydeparkny.us</a></td>
</tr>
<tr>
<td>Address:</td>
<td>4383 Albany Post Road</td>
</tr>
<tr>
<td>City/PO:</td>
<td>Hyde Park</td>
</tr>
<tr>
<td>State:</td>
<td>NY</td>
</tr>
<tr>
<td>Zip Code:</td>
<td>12538</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact (if not same as sponsor; give name and title/role):</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Same</td>
<td>E-Mail:</td>
</tr>
</tbody>
</table>

| Address: |  |
| City/PO: | State: |
| Zip Code: | |

<table>
<thead>
<tr>
<th>Property Owner (if not same as sponsor):</th>
<th>Telephone:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not applicable</td>
<td>E-Mail:</td>
</tr>
</tbody>
</table>

| Address: |  |
| City/PO: | State: |
| Zip Code: | |
B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

<table>
<thead>
<tr>
<th>Government Entity</th>
<th>If Yes: Identify Agency and Approval(s) Required</th>
<th>Application Date (Actual or projected)</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. City Council, Town Board, or Village Board of Trustees</td>
<td>☑Yes ☐No</td>
<td>Hyde Park Town Board</td>
</tr>
<tr>
<td>b. City, Town or Village Planning Board or Commission</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>c. City, Town or Village Zoning Board of Appeals</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>d. Other local agencies</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>e. County agencies</td>
<td>☑Yes ☐No</td>
<td>Dutchess County GML Review</td>
</tr>
<tr>
<td>f. Regional agencies</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>g. State agencies</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>h. Federal agencies</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>i. Coastal Resources.</td>
<td>☑Yes ☐No</td>
<td>Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?</td>
</tr>
<tr>
<td>ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
<tr>
<td>iii. Is the project site within a Coastal Erosion Hazard Area?</td>
<td>☐Yes ☐No</td>
<td></td>
</tr>
</tbody>
</table>

C. Planning and Zoning

C.1. Planning and zoning actions.
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?
- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1.

C.2. Adopted land use plans.

a. Do any municipality-adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):
NYS Coastal Boundary: Estates District SASS

C. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☑Yes ☐No

If Yes, identify the plan(s):
C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance? □ Yes □ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
   Town Center Historic District; Neighborhood

b. Is the use permitted or allowed by a special or conditional use permit? Not Applicable □ Yes □ No

c. Is a zoning change requested as part of the proposed action? □ Yes □ No
   i. What is the proposed new zoning for the site? Town Core (TC) Zoning District

C.4. Existing community services.

a. In what school district is the project site located? Hyde Park Central School District

b. What police or other public protection forces serve the project site?
   Hyde Park Police; Dutchess County Sheriff’s Office; NYS Police Troop K

c. Which fire protection and emergency medical services serve the project site?
   Mobile Life Support; Hyde Park Fire and Water District; Hyde Park Fire Department and Roosevelt Fire District

d. What parks serve the project site?
   Pinewoods Park; Roosevelt Farm Lane Trail; Riverfront Park; FDR National Historic Site and Vanderbilt Mansion

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? __________ acres
   b. Total acreage to be physically disturbed? __________ acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? __________ acres

c. Is the proposed action an expansion of an existing project or use? □ Yes □ No
   i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % __________ Units: __________

d. Is the proposed action a subdivision, or does it include a subdivision? □ Yes □ No
   i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
   ii. Is a cluster/conservation layout proposed? □ Yes □ No
   iii. Number of lots proposed?
   iv. Minimum and maximum proposed lot sizes? Minimum __________ Maximum __________

e. Will the proposed action be constructed in multiple phases? □ Yes □ No
   i. If No, anticipated period of construction: __________ months
   ii. If Yes:
      - Total number of phases anticipated
      - Anticipated commencement date of phase 1 (including demolition) __________ month __________ year
      - Anticipated completion date of final phase __________ month __________ year
      - Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

Page 3 of 13
f. Does the project include new residential uses? □ Yes □ No
   If Yes, show numbers of units proposed.
<table>
<thead>
<tr>
<th>One Family</th>
<th>Two Family</th>
<th>Three Family</th>
<th>Multiple Family (four or more)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Initial Phase</td>
<td></td>
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<td></td>
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<tr>
<td>At completion</td>
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<td></td>
<td></td>
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<tr>
<td>of all phases</td>
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</table>

g. Does the proposed action include new non-residential construction (including expansions)? □ Yes □ No
   If Yes,
   i. Total number of structures
   ii. Dimensions (in feet) of largest proposed structure: ______ height; ______ width; and ______ length
   iii. Approximate extent of building space to be heated or cooled: ______ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? □ Yes □ No
   If Yes,
   i. Purpose of the impoundment:
   ii. If a water impoundment, the principal source of the water: □ Ground water □ Surface water streams □ Other specify: ____________________________
   iii. If other than water, identify the type of impounded/contained liquids and their source.
   iv. Approximate size of the proposed impoundment. Volume: ______ million gallons; surface area: ______ acres
   v. Dimensions of the proposed dam or impounding structure: ______ height; ______ length
   vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? □ Yes □ No
   (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
   If Yes:
   i. What is the purpose of the excavation or dredging?
   ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
      - Volume (specify tons or cubic yards):
      - Over what duration of time?
   iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
   iv. Will there be onsite dewatering or processing of excavated materials? □ Yes □ No
      If yes, describe ________________________________
   v. What is the total area to be dredged or excavated? ______ acres
   vi. What is the maximum area to be worked at any one time? ______ acres
   vii. What would be the maximum depth of excavation or dredging? ______ feet
   viii. Will the excavation require blasting? □ Yes □ No
   ix. Summarize site reclamation goals and plan:

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? □ Yes □ No
   If Yes:
   i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): ________________________________
ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

---

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No

   If Yes, describe:

   iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No

   If Yes:
   - acres of aquatic vegetation proposed to be removed:  
   - expected acreage of aquatic vegetation remaining after project completion:  
   - purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):  
   - proposed method of plant removal:  
   - if chemical/herbicide treatment will be used, specify product(s):  

v. Describe any proposed reclamation/mitigation following disturbance:

---

c. Will the proposed action use, or create a new demand for water? ☐ Yes ☐ No

   If Yes:
   - Total anticipated water usage/demand per day:  gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☐ Yes ☐ No

   If Yes:
   - Name of district or service area:  
   - Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
   - Is the project site in the existing district? ☐ Yes ☐ No
   - Is expansion of the district needed? ☐ Yes ☐ No
   - Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☐ No

   If Yes:
   - Describe extensions or capacity expansions proposed to serve this project:

   - Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☐ No

   If, Yes:
   - Applicant/sponsor for new district:
   - Date application submitted or anticipated:
   - Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity:  gallons/minute.

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d. Will the proposed action generate liquid wastes? ☐ Yes ☐ No

   If Yes:
   - Total anticipated liquid waste generation per day:  gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):

---

iii. Will the proposed action use any existing public wastewater treatment facilities? ☐ Yes ☐ No

   If Yes:
   - Name of wastewater treatment plant to be used:
   - Name of district:
   - Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
   - Is the project site in the existing district? ☐ Yes ☐ No
   - Is expansion of the district needed? ☐ Yes ☐ No
- Do existing sewer lines serve the project site? 
  □ Yes □ No
- Will a line extension within an existing district be necessary to serve the project? 
  □ Yes □ No
  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project:

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? 
  □ Yes □ No
  If Yes:
  - Applicant/sponsor for new district:
  - Date application submitted or anticipated:
  - What is the receiving water for the wastewater discharge?

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste:

<p>| | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>i. How much impervious surface will the project create in relation to total size of project parcel?</td>
<td></td>
</tr>
<tr>
<td>□□□ Square feet or □□□ acres (impervious surface)</td>
<td></td>
</tr>
<tr>
<td>□□□ Square feet or □□□ acres (parcel size)</td>
<td></td>
</tr>
<tr>
<td>ii. Describe types of new point sources.</td>
<td></td>
</tr>
<tr>
<td>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</td>
<td></td>
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<td></td>
<td></td>
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<tr>
<td>• If to surface waters, identify receiving water bodies or wetlands:</td>
<td></td>
</tr>
<tr>
<td>• Will stormwater runoff flow to adjacent properties?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If Yes, identify:</td>
<td></td>
</tr>
<tr>
<td>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</td>
<td></td>
</tr>
<tr>
<td>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</td>
<td></td>
</tr>
<tr>
<td>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</td>
<td></td>
</tr>
<tr>
<td>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>If Yes:</td>
<td></td>
</tr>
<tr>
<td>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)</td>
<td>□ Yes □ No</td>
</tr>
<tr>
<td>ii. In addition to emissions as calculated in the application, the project will generate:</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Carbon Dioxide (CO₂)</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Nitrous Oxide (N₂O)</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Perfluorocarbons (PFCs)</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)</td>
<td></td>
</tr>
<tr>
<td>• □□□ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)</td>
<td></td>
</tr>
</tbody>
</table>
h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? □ Yes □ No
   If Yes:
   i. Estimate methane generation in tons/year (metric):
   ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring):

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? □ Yes □ No
   If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? □ Yes □ No
   If Yes:
   i. When is the peak traffic expected (Check all that apply): □ Morning □ Evening □ Weekend
      □ Randomly between hours of ___ to ___.
   ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks):

   iii. Parking spaces: Existing ______ Proposed ______ Net increase/decrease ______
   iv. Does the proposed action include any shared use parking? □ Yes □ No
   v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

   vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? □ Yes □ No
   vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? □ Yes □ No
   viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? □ Yes □ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? □ Yes □ No
   If Yes:
   i. Estimate annual electricity demand during operation of the proposed action:
   ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
   iii. Will the proposed action require a new, or an upgrade, to an existing substation? □ Yes □ No

l. Hours of operation. Answer all items which apply.
   i. During Construction:
      • Monday - Friday:
      • Saturday:
      • Sunday:
      • Holidays:
   ii. During Operations:
      • Monday - Friday:
      • Saturday:
      • Sunday:
      • Holidays:
m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?
   If yes:
   i. Provide details including sources, time of day and duration:
   
   ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?
   Describe:
   
   n. Will the proposed action have outdoor lighting?
   If yes:
   i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
   
   ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?
   Describe:
   
   o. Does the proposed action have the potential to produce odors for more than one hour per day?
   If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
   
   p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?
   If Yes:
   i. Product(s) to be stored
   ii. Volume(s) per unit time (e.g., month, year)
   iii. Generally, describe the proposed storage facilities:
   
   q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation?
   If Yes:
   i. Describe proposed treatment(s):
   
   ii. Will the proposed action use Integrated Pest Management Practices?
   
   r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)?
   If Yes:
   i. Describe any solid waste(s) to be generated during construction or operation of the facility:
      - Construction: ____________ tons per ____________ (unit of time)
      - Operation: ____________ tons per ____________ (unit of time)
   ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
      - Construction:
      - Operation:
   iii. Proposed disposal methods/facilities for solid waste generated on-site:
      - Construction:
      - Operation:
s. Does the proposed action include construction or modification of a solid waste management facility? □ Yes □ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities):

ii. Anticipated rate of disposal/processing:
- ______ Tons/month, if transfer or other non-combustion/thermal treatment, or
- ______ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: ____________ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous □ Yes □ No waste?

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility:

ii. Generally describe processes or activities involving hazardous wastes or constituents:

iii. Specify amount to be handled or generated ______ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents:

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? □ Yes □ No

If Yes: provide name and location of facility:

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

---

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

□ Urban □ Industrial □ Commercial □ Residential (suburban) □ Rural (non-farm)

□ Forest □ Agriculture □ Aquatic □ Other (specify): __________________

ii. If mix of uses, generally describe:

---

b. Land uses and covertypes on the project site.

<table>
<thead>
<tr>
<th>Land use or Covertype</th>
<th>Current Acreage</th>
<th>Acreage After Project Completion</th>
<th>Change (Acres +/-)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roads, buildings, and other paved or impervious surfaces</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Forested</td>
<td></td>
<td></td>
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<tr>
<td>Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)</td>
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<td></td>
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<tr>
<td>Agricultural (includes active orchards, field, greenhouse etc.)</td>
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<tr>
<td>Surface water features (lakes, ponds, streams, rivers, etc.)</td>
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<tr>
<td>Wetlands (freshwater or tidal)</td>
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<tr>
<td>Non-vegetated (bare rock, earth or fill)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Describe: __________________________</td>
<td></td>
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Page 9 of 13
c. Is the project site presently used by members of the community for public recreation? □ Yes □ No

i. If Yes: explain:

<p>| | |</p>
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</table>

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? □ Yes □ No

If Yes,

i. Identify Facilities:

<p>| | |</p>
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</table>

e. Does the project site contain an existing dam? □ Yes □ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: ____________ feet
- Dam length: ____________ feet
- Surface area: ____________ acres
- Volume impounded: ____________ gallons OR acre-feet

ii. Dam's existing hazard classification:

iii. Provide date and summarize results of last inspection:

<p>| | |</p>
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f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? □ Yes □ No

If Yes:

i. Has the facility been formally closed?

- □ Yes, cite sources/documentation:

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

<p>| | |</p>
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iii. Describe any development constraints due to the prior solid waste activities:

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g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? □ Yes □ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

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</table>

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? □ Yes □ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply:

- □ Yes – Spills Incidents database
- □ Yes – Environmental Site Remediation database
- □ Neither database

Provide DEC ID number(s):

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</table>

ii. If site has been subject of RCRA corrective activities, describe control measures:

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<table>
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</table>

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? □ Yes □ No

If yes, provide DEC ID number(s):

<p>| | |</p>
<table>
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</table>

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

<p>| | |</p>
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</tbody>
</table>
v. Is the project site subject to an institutional control limiting property uses? □ Yes □ No
- If yes, DEC site ID number: 
- Describe the type of institutional control (e.g., deed restriction or easement): 
- Describe any use limitations: 
- Describe any engineering controls: 
- Will the project affect the institutional or engineering controls in place? □ Yes □ No 
  Explain: 

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? ___________ feet
b. Are there bedrock outcroppings on the project site? 
   If Yes, what proportion of the site is comprised of bedrock outcroppings? ___________ %

c. Predominant soil type(s) present on project site: ____________________ %
   ____________________ %
   ____________________ %

d. What is the average depth to the water table on the project site? Average: ___________ feet

e. Drainage status of project site soils: □ Well Drained: ___________ % of site 
   □ Moderately Well Drained: ___________ % of site 
   □ Poorly Drained: ___________ % of site

f. Approximate proportion of proposed action site with slopes: 
   □ 0-10%: ___________ % of site 
   □ 10-15%: ___________ % of site 
   □ 15% or greater: ___________ % of site

g. Are there any unique geologic features on the project site? 
   If Yes, describe: 
   □ Yes □ No

h. Surface water features.
   i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? □ Yes □ No
   ii. Do any wetlands or other waterbodies adjoin the project site? 
   If Yes to either i or ii, continue. If No, skip to E.2.i.
   iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? □ Yes □ No
   iv. For each identified regulated wetland and waterbody on the project site, provide the following information:
   - Streams: Name ____________________ Classification ____________________
   - Lakes or Ponds: Name ____________________ Classification ____________________
   - Wetlands: Name ____________________ Approximate Size ____________________

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? □ Yes □ No
   If yes, name of impaired water body/bodies and basis for listing as impaired: ____________________

i. Is the project site in a designated Floodway? □ Yes □ No

j. Is the project site in the 100-year Floodplain? □ Yes □ No

k. Is the project site in the 500-year Floodplain? □ Yes □ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? □ Yes □ No
   If Yes: 
   i. Name of aquifer: ____________________
m. Identify the predominant wildlife species that occupy or use the project site:

<table>
<thead>
<tr>
<th>Species</th>
<th>Habitat</th>
<th>Comment</th>
</tr>
</thead>
</table>

n. Does the project site contain a designated significant natural community?
- Yes [ ]
- No [ ]

If Yes:
- i. Describe the habitat/community (composition, function, and basis for designation):
  - Oak-Tulip Tree Forest, Hemlock-Northern Hardwood Forest

  ii. Source(s) of description or evaluation:

  iii. Extent of community/habitat:
  - Currently:
  - Following completion of project as proposed: 49.13, 377.44 acres
  - Gain or loss (indicate + or -):

  acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species?
- Yes [ ]
- No [ ]

If Yes:
- i. Species and listing (endangered or threatened):
  - Atlantic Sturgeon, Shorthose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern?
- Yes [ ]
- No [ ]

If Yes:
- i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing?
- Yes [ ]
- No [ ]

If yes, give a brief description of how the proposed action may affect that use:

---

### E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304?
- Yes [ ]
- No [ ]

If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present?
- Yes [ ]
- No [ ]

If Yes: acreage(s) on project site: 

ii. Source(s) of soil rating(s):

---

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark?
- Yes [ ]
- No [ ]

If Yes:
- i. Nature of the natural landmark:  
  - Biological Community
  - Geological Feature

  ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

---

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area?
- Yes [ ]
- No [ ]

If Yes:
- i. CEA name:

  ii. Basis for designation:

  iii. Designating agency and date:
e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  
☐ Yes ☐ No

If Yes:
  i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District
  ii. Name: Main Street–Albertson Street–Park Place Historic District, Bergh-Stoutenburgh House, Hyde Park Elementary School, P...
  iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?  
☐ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site?  
☐ Yes ☐ No
If Yes:
  i. Describe possible resource(s):
  ii. Basis for identification:

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?  
☐ Yes ☐ No
If Yes:
  i. Identify resource;
  ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.):
  iii. Distance between project and resource: _______ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program NYCRP 666?  
☐ Yes ☐ No
If Yes:
  i. Identify the name of the river and its designation:
  ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?  
☐ Yes ☐ No

F. Additional Information
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification
I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name: Town of Hyde Park Town Board  Date: February 25, 2019

Signature: [Signature]  Title: Supervisor
<table>
<thead>
<tr>
<th>B.i.i  [Coastal or Waterfront Area]</th>
<th>Yes</th>
</tr>
</thead>
<tbody>
<tr>
<td>B.i.ii [Local Waterfront Revitalization Area]</td>
<td>No</td>
</tr>
<tr>
<td>C.2.b  [Special Planning District]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h [DEC Spills or Remediation Site - Potential Contamination History]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.i [DEC Spills or Remediation Site - Listed]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]</td>
<td>Digital mapping data are not available or are incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.1.h.iii [Within 2,000' of DEC Remediation Site]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.g [Unique Geologic Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.i [Surface Water Features]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.h.ii [Surface Water Features]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.2.h.iii [Surface Water Features]</td>
<td>Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.2.h.v [Impaired Water Bodies]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.i [Floodway]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.j [100 Year Floodplain]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.k [500 Year Floodplain]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.l [Aquifers]</td>
<td>No</td>
</tr>
<tr>
<td>E.2.n [Natural Communities]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.2.n.i [Natural Communities - Name]</td>
<td>Oak-Tulip Tree Forest, Hemlock-Northern Hardwood Forest</td>
</tr>
<tr>
<td>E.2.n.i [Natural Communities - Acres]</td>
<td>49.13, 377.44</td>
</tr>
<tr>
<td>Question</td>
<td>Answer</td>
</tr>
<tr>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.2.o. [Endangered or Threatened Species - Name]</td>
<td>Atlantic Sturgeon, Shortnose Sturgeon</td>
</tr>
<tr>
<td>E.2.p. [Rare Plants or Animals]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.a. [Agricultural District]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.c. [National Natural Landmark]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.d [Critical Environmental Area]</td>
<td>No</td>
</tr>
<tr>
<td>E.3.e. [National Register of Historic Places]</td>
<td>Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.</td>
</tr>
<tr>
<td>E.3.e.ii [National Register of Historic Places - Name]</td>
<td>Main Street--Albertson Street--Park Place Historic District, Bergh-Stoutenburgh House, Hyde Park Elementary School, Parker, Thomas E., House</td>
</tr>
<tr>
<td>E.3.f. [Archaeological Sites]</td>
<td>Yes</td>
</tr>
<tr>
<td>E.3.i. [Designated River Corridor]</td>
<td>No</td>
</tr>
</tbody>
</table>
I. **Proposed Action.** The Town of Hyde Park Town Board proposes to adopt the following:

- Amendments to the 2005 Town of Hyde Park Comprehensive Plan to incorporate the 2018 Town Center Vision Memo; and
- Amendments to Chapter 108, Zoning, to create a new Town Core zoning district, which will be regulated in accordance with Development and Design Standards. These regulations specify the types of building types that will be allowed within specific subareas that form the Town Core zoning district.

In general, development within the Town Core zoning district will be guided by and will meet the following general design characteristics:

- Compact mixed-use development
- Mix of housing styles, types, and sizes, and higher density than other areas of the Town
- None to narrow front yard setbacks
- Greater setbacks for garages and accessory structures and behind the building façade
- Human-scale building design and configuration
- Orientation of buildings to the street
- A system of interconnected streets
- Streets with sidewalks, bike paths and transit offering multiple routes for multiple users
- Pedestrian amenities and connectivity
- Design and landscaping of parking lots and public spaces
- Incorporation of significant historic and scenic features into site design, including viewsheds of the Hudson River where visible

The Town Core zoning district will be further regulated in accordance with a Regulating Plan that includes subareas. Each subarea will allow a particular building type as shown in the chart below.

[Diagram of Regulating Plan Town Core Subareas]
By regulating building types, the Town is expressing that the building's massing, scale, and appearance takes primary importance and the uses that are allowed are secondary. The Town Core Design and Development Standards further set forth architectural guidelines to ensure the quality of any new development is consistent with that envisioned by the public during the Town Center workshops.

It cannot be precisely determined what the potential buildout would be for the new Town Core zoning district, as almost all properties are already developed. Implementation of the vision for the Town Core will only be achieved through the provision of centralized sewer service within the project area. It is expected that new development will occur incrementally over time, and would not be developed in a single phase which would overwhelm natural resources, transportation systems, infrastructure, or community facilities.

II. Project Area. The project area includes the lands proposed to be rezoned to the Town Core zoning district. These areas are presently zoned Neighborhood (N) and Tow Center Historic District (TCHD). The new Town Core zoning district would generally include lands with frontage along Albany Post Road, and generally located to the north and south of its intersection with Pine Woods Road. The new zoning district extends generally from Harvey Street to the north to Van Dam Road to the south. The area to be rezoned to the TC zoning district (project area) is approximately 66 acres in size.

III. Impacts Associated with the Adoption of Comprehensive Plan and Zoning Amendments. The following narrative addresses the potential generic impacts that may result from the proposed action.
Long EAF Narrative to Part 1

**Impact on Land.** The proposed action involves Town Board adoption of a new zoning district, the Town Core (TC) district, which will encompass approximately 66 acres of the unincorporated area, and a Town Center Vision memo as an amendment to the Comprehensive Plan. Adoption of the comprehensive plan and zoning amendments in and of itself will not result in land disturbances or impact geology, topography or soils.

The majority of the proposed TC district is underlain by Austin Glen formation of Middle Ordovician age consisting of greywacke and shale. The TC area, which is underlain by Austin Glen Formation, is not constrained by bedrock.

The Soils table below presents the soil types in the proposed TC zoning district. More than half of the proposed zoning district is underlain by gravelly silt soils which do not pose a significant constraint to development.

<table>
<thead>
<tr>
<th>Map Unit</th>
<th>Map Unit Name</th>
<th>Acres</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HsA</td>
<td>Hoosic gravelly loam, nearly level</td>
<td>5.5</td>
<td>8.3</td>
</tr>
<tr>
<td>HuA</td>
<td>Hoosic-Urban land complex, nearly level</td>
<td>15.6</td>
<td>23.7</td>
</tr>
<tr>
<td>NwD</td>
<td>Nassau-Cardigan complex, hilly, very rocky</td>
<td>27.9</td>
<td>42.3</td>
</tr>
<tr>
<td>Ur</td>
<td>Urban land</td>
<td>17.0</td>
<td>25.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>Total</strong></td>
<td><strong>66.0</strong></td>
<td><strong>100</strong></td>
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</tbody>
</table>


General slope ranges within the proposed TC zoning district are presented in the Slopes table below. The majority of slopes within the area are flat. Moderately sloping soils, which can require additional land clearances and which may require additional engineering solutions to stabilize the land surface, is 42.3 percent of the land area.

<table>
<thead>
<tr>
<th>Percent Slope</th>
<th>Acres</th>
<th>% of Total</th>
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</thead>
<tbody>
<tr>
<td>0-3</td>
<td>38.1</td>
<td>57.7</td>
</tr>
<tr>
<td>3-8</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>8-15</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>15-30</td>
<td>27.9</td>
<td>42.3</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>66.0</strong></td>
<td><strong>100.0</strong></td>
</tr>
</tbody>
</table>


Future land development applications will be subject to site-specific review, including SEQRA review. Future land disturbances could result in vegetative removal and cut and fill of soils on the site to bring lands to appropriate grade to support a proposed development. A grading plan

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Long EAF Narrative to Part 1

identifying the areas to be graded, and a soil erosion and sediment control Plan to indicate how soil movement will be controlled during and post-construction would be required as part of any review. Any area that will not be developed with buildings or impervious surfaces will be landscaped in accordance with a landscaping plan as required by the Town’s zoning chapter. The increase in stormwater runoff that will also result is addressed under “Impact on Flooding” below. Chapter 93, Stormwater Management and Erosion and Sediment Control, would govern future land disturbances. With inclusion of appropriate soil erosion controls, future projects are not anticipated to have any significant adverse impact.

Impact on Geological Features. Based on a review of the NYSDEC Environmental Resource Mapper and website, the proposed action will not impact any unique or unusual landform as they are not present on or adjoining the area to be rezoned. See http://www.dec.ny.gov/permits/53826.html.

Impact on Surface Water. Based on a review of the NYSDEC Environmental Resource Mapper, there are no mapped perennial streams, wetlands, or floodplains present in the proposed TC zoning district.

Impact on Groundwater. Adoption of the proposed comprehensive plan and zoning amendments will not have any significant adverse impact on groundwater. The project area is not located over a primary or principal aquifer. According to U.S.G.S. data available from a well on the Vanderbilt Mansion site, groundwater is generally found at an elevation of 65 feet below the ground surface. During site-specific development application review, the Planning Board would review the potential for projects to have an effect on groundwater resources. As the project area is within the Hyde Park Water and Fire District, potable water is provided by the Dutchess County Water and Wastewater Authority (DCWWA) Hyde Park water system; raw water is supplied from the Hudson River. No significant adverse impacts to groundwater are anticipated.

Impact on Flooding. The project area does not include lands that are located within the 100-year floodplain. All subdivision, site plan and building permit applications in Hyde Park must address or comply with the MS4 regulations which are set forth in Chapter 93, Stormwater Management and Erosion and Sediment Control. The purpose of the regulations applicable to MS4 communities is to ensure that the minimum requirements for control of construction site and post-construction runoff of the New York State SPDES General Permit for Stormwater Discharges from Municipal Separate Stormwater Sewer Systems (MS4s) are met. Any land development application will be subject to the above Town regulations and site-specific impacts would be determined at that time.

Impacts on Air. The proposed action, adoption of a comprehensive plan and zoning amendment,

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2 https://groundwaterwatch.usgs.gov/AWLSites.asp?mt=g&S=414737073563301&ncd=awl


4 Municipal Separate Storm Sewer System
will not have any impact on existing ambient air quality. Dutchess County is in attainment of the National Ambient Air Quality Standards (NAAQS). Future development applications within the project area may have the potential to generate short- and long-term air quality impacts associated with construction activities and the introduction of traffic which would introduce vehicle emissions. The potential effect of any site-specific development project on air quality would be reviewed based on the size of the project and the anticipated trips generated by same. In general, the average annual daily traffic volumes on Albany Post Road (12,409 trips) and Pine Woods Road (3,653 trips), even with additional growth, are not likely to result in any exceedances in air quality standards.

**Impacts on Plants and Animals.** Adoption of the comprehensive plan and zoning amendments would not result in any significant adverse impact to plants and animals. The majority of the land within the project area is developed. Any potential site-specific impacts would be reviewed at the time a specific land development application is submitted.

Based on a review of the NYSDEC Environmental Resource Mapper, there are two significant natural communities within the project vicinity – Hemlock Northern Hardwood Forest and Oak Tulip Forest.

A review of the EAF Part 1 indicated the following regulated species may be present in the project area’s vicinity: Atlantic Sturgeon and Shortnose Sturgeon. As these are aquatic species associated with the Hudson River’s habitat, they are not present in the project area. A review of U.S Fish and Wildlife Service data indicates that the following species have the potential to be located within the vicinity of the project area: Dwarf wedgemussel (federal endangered); Indiana Bat (federal endangered); and the Northern Long-eared Bat (federal threatened).

The Dwarf wedgemussel prefers watercourses with bottom substrates including silt, sand and gravel, which may be distributed in relatively small patches behind larger cobbles and boulders. The river velocity is usually slow to moderate. Dwarf wedge mussels appear to select or are at least tolerant of relatively low levels of calcium in the water. These watercourses are not present in the project area.

Indiana bats disperse from their winter homes, known as hibernacula, some going hundreds of miles. They feed solely on flying insects and presumably males spend the summer preparing for the breeding season and winter that follows. Females congregate in nursery colonies, only a handful of which have ever been discovered. These were located along the banks of streams or lakes in forested habitat, under the loose bark of dead trees, and contained from 50-100 females. In August or early September, Indiana bats swarm at the entrance of selected caves or mines. This is when mating takes place. Indiana bats spend the winter months in secluded caves or mines which average 37 to 43 degrees F. Where this species is found, however, it can be extremely abundant, congregating in densities of more than 300/square foot. Year after year, bats often return to exactly the same spots within individual caves or mines. Hibernation can

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5 [http://www.dec.ny.gov/animals/42253.html](http://www.dec.ny.gov/animals/42253.html)
begin as early as September and extend nearly to June.\(^6\)

Northern long-eared bats (NLEB) are primarily forest-dependent insectivores. They utilize a diversity of forest habitats for roosting, foraging and raising young. In general, any tree large enough to have a cavity or that has loose bark may be utilized by NLEB for roosting or rearing young. Prior to 2006, NLEB were frequently detected in the forests of every county of New York State with the exception of the 5 counties of New York City. Since they feed predominantly on flying insects, they hibernate through the late fall and early spring to save energy when food is not available. Most known hibernation sites are caves or abandoned mines.\(^7\) NLEB were listed as "threatened" by the United States Fish and Wildlife Service (USFWS) under the federal Endangered Species Act on April 2, 2015. In New York, all federally threatened species that occur in the state are afforded threatened status under the New York Endangered Species Law and its implementing regulations. The federal listing was the result of a dramatic population decline throughout most of the species' range due to white-nose syndrome (WNS), a disease caused by an invasive fungus that ultimately causes affected hibernating bats to starve to death over the winter. Since WNS was first discovered in New York in 2006, a 98% decline in the abundance of NLEB has been observed. Legal protections afforded by the listing status of the bat are focused on minimizing and avoiding direct loss of the remaining individuals by protecting the known hibernation sites and limiting forest management activities where NLEB are most likely to be present to certain times of the year.

Most of the project area is developed. However, an area generally located northwest of Pinewood Park is within the TC zoning district and is wooded. The potential exists for habitat to be present there for these protected species. In addition, there are other common species that would be present within the proposed TC zoning district. As necessary and depending on the extent to which a site has remained undisturbed, site-specific field surveys would be required to determine the specific types of species found in the area. Consultation with the USFWS and NYSDEC, and field surveys would be conducted during site plan review, and appropriate measures to protect any species, if found, would be determined at that time.

**Impacts on Agricultural Uses.** The project area does not contain any agricultural uses. As such, the proposed action will not impact any agricultural uses within or adjoining the project area.

**Impact on Aesthetic Resources.** Adoption of the proposed comprehensive plan and zoning amendments is not anticipated to have a significant adverse impact on aesthetic resources. A portion of the project area on the west side of Albany Post Road is located in the Estates District Scenic Area of Statewide Significance (SAS), Hyde Park Center Subunit (ED-25). With regard to the project area, the SASS Report states as follows: "Hyde Park's residential neighborhoods are attractive, but the NY Route 9 corridor contains many discordant features including inappropriate architecture, large illuminated signs, extensive parking lots and overhead utilities. Period homes have been converted to offices and stores in a manner insensitive to the original architectural style. In contrast, the stone walls located throughout the highway corridor provide

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\(^6\) [http://www.dec.ny.gov/animals/6972.html](http://www.dec.ny.gov/animals/6972.html)

\(^7\) [http://www.dec.ny.gov/animals/106713.html](http://www.dec.ny.gov/animals/106713.html)
an element of historic and visual interest.” The Report further states that the Hyde Park Center subunit is not unique and fairly representative of town centers in the region. Most views are of streetscapes in the suburban areas in which the Hudson River either does not play a major visual role or is not visible at all. The Report states that the Hyde Park Center subunit is recognized through its association with the larger Hyde Park community which includes the two National Historic Sites, the Franklin D. Roosevelt Home and Vanderbilt Mansion.

The proposed Town Core district would be regulated by Design and Development Standards which are intended to control the building pattern and architectural quality of infill development within the zone, in a manner that complements and respects the historic character of the Town, and which envisions infill development to create a traditional downtown area, rather than further promote a suburban streetscape. Adoption of the comprehensive plan and zoning amendments are anticipated to improve the visual quality of the project area.

Further, any future site-specific development application will be reviewed against these standards, and SEQRA review will be conducted.

**Impact on Historic and Archaeological Resources.** Adoption of the proposed comprehensive plan and zoning amendments will not have a direct significant adverse impact on historic or archaeological resources. As per a review of the NYS Office of State Parks, Recreation and Historic Preservation (NYSOPRHP) website, the following properties are listed on the National or State Register of Historic Places within the project area:

- Hyde Park Elementary School;
- Berg-Stoutenburgh House.

The Town Center Vision Memo specifically acknowledges the importance of these two historic properties and recommends that any future development be designed in a manner which protects the integrity of these resources.

The entirety of the project area is located in archaeologically sensitive area. Any land development application submitted for a project within the project area would be subject to site-specific SEQRA review. At such time, the potential effect of a project on individual properties would be determined through consultation with the NYS Office of Parks, Recreation and Historic Preservation. If necessary, submission of a cultural resource study would be submitted by an Applicant for review by the State Historic Preservation Office.

**Impact on Open Space and Recreation.** The proposed project will not result in any reduction in public open space or recreational land or uses. The Town Core zoning district proposes the protection of an open lawn area in front of the Hyde Park Elementary School for open space, in order to ensure that views to this historic building from Albany Post Road are maintained. The Town Center Vision memo also recommends that development of the future parcels adjoining Pinewoods Park provide pedestrian connections to same. Depending on the scale of any future development in the TC zone, public gathering spaces will be integrated into the development to
provide a recreational benefit to existing and future residents and employees of the project areas and its vicinity. No significant impact to Open Space or Recreation is anticipated as a result of this action.

**Impact on Critical Environmental Area.** A review of the NYSDEC website indicates that Critical Environmental Areas are not present within or in close proximity to the Project Area. No impact is anticipated to this resource. Refer to [http://www.dec.ny.gov/permits/25137.html](http://www.dec.ny.gov/permits/25137.html)

**Impact on Transportation.** Adoption of the proposed comprehensive plan and zoning amendments is not anticipated to have a significant adverse impact on transportation facilities. The TC zoning district has been established in the area of the Town which is closest to, and served by, major transportation routes, specifically Albany Post Road (Route 9), and Pine Woods Road. The Planning and Engineering Report for the Redevelopment of the Town Center includes a description of current operating conditions in the project area. Appendix C of the Planning and Engineering Report already anticipates improvements to accommodate future traffic conditions in the project area. Individual properties will be subject to site-specific land development and SEQRA review at the time an application is made. If required by the Planning Board, an Applicant will submit transportation studies documenting any potential effect of new traffic on the level of service to transportation routes, which may require adjustments in signalized intersection timings, or improvements to turning lanes.

**Impact on Energy.** The proposed amendments will not generate demand for or impact any existing or planned energy facilities. Natural gas and electric services are provided by Central Hudson. Any new development application will be reviewed and a determination made as to the potential energy demand generated by the site-specific use. Any new buildings will be required to be designed in accordance with the New York State Energy Code.

**Impact on Noise, Odor and Light.** Adoption of the proposed amendments will not generate noise, odor or light and will not have any significant adverse impact as a result. Future land development applications will be subject to the requirements of Chapter 75, Noise, of the Town of Hyde Park Code. Lighting is regulated by the Design and Development Standards which require dark sky compliance light fixtures. Odors would generally emanate from improperly secured garbage and rubbish – Chapter 66, Garbage, Rubbish and Refuse, of the Town of Hyde Park Code would regulate. Individual properties will be subject to site-specific land development and SEQRA review at the time an application is made to ensure that uses do not generate noise, odor, or light impacts.

**Impact on Human Health.** The adoption of the comprehensive plan and zoning amendments is not anticipated to have any significant adverse impact on human health. Any project will be reviewed against applicable wastewater and water supply standards promulgated by Dutchess County Department of Health, New York State Department of Health, and the New York State Department of Environmental Conservation. Based on a review of the NYSDEC Environmental Navigator, there are no remediation sites or active solid waste sites within the project area. Individual properties will be subject to site-specific land development and SEQRA review at the
Consistency with Community Plans. The proposed action involves an amendment to the Town of Hyde Park 2005 Comprehensive Plan. The Town Center Vision memo is proposed as an amendment to the comprehensive plan to further support and define the area to be included in the Town Center (Town Core zone), building upon the recommendations of the 2018 Planning & Engineering Report for the Redevelopment of the Town Center which was adopted as an amendment to the comprehensive plan. The Town Core zoning district and attendant regulations and standards represent the implementation of the 2018 Report and Town Center Vision memo. No significant adverse impacts are anticipated.

Consistency with Community Character. Adoption of the comprehensive plan and zoning amendments will not have a significant adverse impact on community character. The TC zoning district, which effectuates the adopted 2018 Planning & Engineering Report for the Redevelopment of the Town Center and Town Center Vision memo, takes into consideration adjoining land uses and avoidance of potential inconsistencies with residential neighborhoods. The Town Core zoning district builds upon the results of the open house and public participation processes associated with adoption of the 2018 Report. As part of that effort, the public was able to select representative photographs of the character, in terms of uses, building patterns, building scale, and architectural preferences for the project area. The Town Core Development and Design Standards will regulate building types and architecture of new and infill development to ensure community character is consistent with the public's preferences. Ultimately, individual properties will be subject to site-specific land development and SEQRA review at the time an application is made to ensure that potential impacts on community character are evaluated at that time.