

TOWN OF HYDE PARK PLANNING BOARD

AMENDED ROUTE 9/ROUTE 9G LAND DEVELOPMENT REVIEW PROTOCOL

October 18, 2006

INTRODUCTION

The Town of Hyde Park Planning Board continues to receive new applications for site plan and subdivision approval of large scale residential projects located in the area north of East Market Street, south of North Cross Road, east and west of Route 9, and west of Route 9G. A significant increase in new residential dwelling units are proposed for this area and all of the project sites are in close proximity. The size, location and nature of the proposed residential developments will require the Planning Board to comprehensively examine the effects of the projects on a cumulative basis in addition to looking at each property discretely.

Accordingly, the Planning Board has established the following protocol which sets forth the manner in which the review of each application will be conducted, the expected conduct and cooperation of the applicants, and the role of the Planning Board to ensure that the review of each project is complete and fair.

This Protocol is intended to assist both applicants and the Planning Board in the processing and review of the various development proposals, and may be amended from time to time at the discretion of the Planning Board as experience in the use of the Protocol is gained.

PROCEDURES

1. The Planning Board shall act as the clearing house for applicants for information related to each of the projects.
 - a. Contact information for each applicant is kept on file in the Planning Board Office and will be made available to all applicants upon written request.
 - b. All applicants are expected to cooperate with one another and with the Planning Board concerning requests for data and information regarding their individual projects.
 - c. All information submitted to or shared with the Planning Board will be available for review by the public.
 - d. An applicant seeking information from another applicant (e.g. traffic studies, water quality, etc...) shall submit a request in writing to that applicant and shall forward a copy of the request to the Planning Board office. Failure by an applicant to provide requested information in a timely fashion without adequate supporting rationale may result in the suspension of processing that applicant's project by the Planning Board.
2. The Planning Board has established, and will maintain, an overall base map depicting approved and/or proposed developments. Each applicant is required to provide to the Planning Board electronic copies of their development proposals in an AutoCAD format, and shall provide plan updates in the required electronic and hardcopy formats as the project plans change. All electronic files are to be directed to Morris Associates c/o jmorabito@morrisengineers.com, or other Planning Board consultants as designated by the Board.
3. The Planning Board encourages each applicant to coordinate project planning with fellow applicants. The Board asks that it be kept informed of the time and place of any coordinated meetings between applicants so that it may have a representative in attendance.

4. Applicants are advised that the Town's Zoning Corrections Advisory Committee, is actively working to resolve contradictions and internal inconsistencies in the Town Zoning Law adopted in September 2005. There is the possibility that any proposed corrections could affect details within development plans. Applicants are advised to contact the Town Clerk's Office periodically to determine, by review of Town Board minutes, for the status of any such proposed amendments.
5. The Planning Board may, from time to time, call special meetings with one or more applicants to review the status of their applications and to provide coordination between applications.
6. Pursuant to the authority conferred under New York State Town Law, the Town of Hyde Park Zoning Law, and the Town Subdivision Regulations each applicant is hereby advised that:
 - a. The Town of Hyde Park is a participating Greenway Community. The principles and guidelines in "Greenway Connections" published by the Dutchess County Department of Planning and Economic Development as they pertain to such items as architecture, landscape design, pedestrian and vehicular travel way connections, continuity of and location of open space, and location of recreation facilities, to cite a few examples, will be used by the Planning Board. Copies of the "Greenway Connections" are available on-line at www.dutchessny.gov.
 - b. A minimum examination of issues as outlined in 6NYCRR 617.7(c) of the SEQRA regulations will be undertaken for each application. The Planning Board will review each project to determine the relevancy of all issues outlined in Part II of the EAF related to a development proposal and shall direct, as appropriate, examination of one or more issues and project alternatives as part of the "hard look" required under SEQRA.
 - c. Each project will be critically reviewed to ensure that appropriate vehicle roadway and pedestrian linkages between the projects are provided. This may include, as appropriate, linkages to approved projects such as Crofton Mews, Maple Ridge and Huyler Glen as well as established developments such as Greentree, located on Route 9G.
 - d. Pursuant to Chapter 96 of the Town Code, the Subdivision Law for the Town of Hyde Park, and §§274-a (6) and §277(4) of the Town Law, all projects will be critically reviewed to ensure that the design and location of recreation facilities meets the needs of the Town and prospective residents of the developments. Consistent with the Town Law, each application is presumptively required to provide land for recreation facilities, provided that payment of fees in lieu of recreation lands may be accepted upon a finding by the Planning Board that no appropriate locations for recreation lands exist.
 - e. Each project will be critically reviewed to ensure that the design capacity of water supply facilities on each site is coordinated and connected to adjacent existing and proposed facilities where practicable. It is expected that the ownership of central water supply and sewage disposal facilities would be turned over to the Town of Hyde Park or to the Dutchess County Water and Wastewater Authority at no cost.
 - f. Each project will be critically reviewed to ensure that the design capacity of sewage treatment and disposal facilities on each site are coordinated and connected to adjacent existing and proposed facilities where practicable. It is expected that the ownership of the central facilities would be turned over to the Town or to the Dutchess County Water and Wastewater Authority at no cost.

- g. Each project will be critically reviewed with respect to its potential fiscal impact on the Town of Hyde Park, the fire districts, the library districts, and the Hyde Park Independent School District, the latter with particular reference to impacts on facilities and program costs.
- h. Each project will be critically reviewed to ensure that the design of landscaping and visual buffers between each project and along existing roads and developed residential properties are coordinated and connected to adjacent existing and proposed facilities, to ensure continuity of design and presentation. Each project will be critically reviewed to ensure that the architectural design of proposed improvements is coordinated.
- i. Each multi-family project will be critically reviewed to ensure that preventive and early intervention fire protection measures are incorporated into structural and site design. This may include, as appropriate, sprinkler systems in multi-family structures; centralized fire alarm system connections; provisions for adequate access and turning movements for fire apparatus; and designation of community rooms as public safety areas with back up generator services.

7. In order to assure that the Planning Board and its consultants have adequate time to review plan submissions, applicants will be required to adhere to the following policies:

- a. Fifteen (15) copies of all submissions are required.
- b. Submittals are required to be delivered to the Planning Board Office by noon (12:00 PM) at least fifteen (15) working days prior to the date of the next workshop or regular meeting, in order to be considered at said meeting or workshop.
- c. Submittals for circulation including plans, application form and EAF shall be pre-assembled and placed in separate unsealed pre-addressed envelopes. Addresses shall be supplied by the Planning Board Office.