

NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

Draft Scoping Document

For a Draft Environmental Impact Statement (DEIS)

May 8, 2026

Applicant: CECNY Land Holdings, LLC
Project: CECNY Expansion of Existing Conference Center
Property Location: 2450 Route 9G and 76-100 Millhouse Lane
Towns of Clinton and Hyde Park, Dutchess County, New York
SBL No. 13200-6268-03-461408 and 132400-6268-00-591367
SEQRA Classification: Type I
Lead Agency: Town of Clinton Planning Board
Chairman Paul Thomas

List of Involved and Interested Agencies

- Town of Clinton Planning Board (Lead Agency)
- Town of Clinton Town Board
- Town of Clinton ZBA
- Town of Hyde Park Planning Board
- Town of Hyde Park Town Board
- Town of Hyde Park ZBA
- Dutchess County Department of Planning and Development
- Dutchess County Department of Health
- New York State Department of Health
- New York State Department of Environmental Conservation
- New York State Department of Transportation
- New York State Office of Parks, Recreation and Historic Preservation

INTRODUCTION

This Draft Scoping Document is prepared for consideration by the Town of Clinton Planning Board, as Lead Agency for the environmental review of the proposed CECNY Conference Center expansion (the “Project” or “Proposed Action”) pursuant to the State Environmental Quality Review Act (“SEQRA”), 6 NYCRR Part 617. The purpose of this document is to establish the content, level of detail, and analytical methods for the Draft Environmental Impact Statement (“DEIS”).

The scope is intended to focus the DEIS on potential adverse impacts identified through the Full Environmental Assessment Form (FEAF), Parts 1, 2 and 3 and consultation with the Lead Agency and its consultants. Consistent with 6 NYCRR § 617.8, this scope identifies the environmental setting that may be affected, the extent and quality of information required to evaluate each impact, initial mitigation measures, and the reasonable alternatives to be considered. The DEIS will be written in plain language, with technical analyses summarized in the body of the DEIS and supporting studies included as appendices.

This scoping document is limited to four subject areas identified by the Lead Agency for continued review and referenced on the project Part 2 FEAF¹ dated October 27, 2025 (See attached Exhibit B):

1. SEQRA Part 2 # 3 - Impacts to Surface Waters
2. SEQRA Part 2 # 7 – Impacts to Plants and Animals
3. SEQRA Part 2 # 17 – Consistency with Community Plans
4. SEQRA Part 2 # 18 – Consistency with Community Character

The following FEAF Part 2 items are not addressed in detail in the DEIS as the Planning Board has determined that there will be no potential significant adverse impacts to the following:

1. SEQRA Part 2 # 1 - Land
2. SEQRA Part 2 # 2 - Geological features
3. SEQRA Part 2 # 4 - Groundwater
4. SEQRA Part 2 # 5 - Flooding
5. SEQRA Part 2 # 6 - Air
6. SEQRA Part 2 # 8 - Agricultural resources
7. SEQRA Part 2 # 9 - Aesthetic resources
8. SEQRA Part 2 # 10 - Historic and Archaeological resources
9. SEQRA Part 2 # 11 - Open Space and Recreation
10. SEQRA Part 2 # 12 - Critical Environmental Areas
11. SEQRA Part 2 # 13 - Transportation
12. SEQRA Part 2 # 14 - Energy
13. SEQRA Part 2 # 15 - Noise, odor, light
14. SEQRA Part 2 # 16 - Human health

¹ The numbering is consistent with the numbering on the SEQRA Part II EAF

These topics have been detailed in the Project record, a complete copy of which was submitted to the Planning Board on March 30, 2026. These findings will be further discussed in Section 8 of the DEIS.

DESCRIPTION OF THE PROPOSED ACTION

CECNY Land Holdings, LLC (the “Applicant”) seeks Special Use Permit approval and Site Plan approval for the expansion of an existing Conference Center on property located at 2450 Route 9G and 76-100 Millhouse Lane in the Towns of Clinton and Hyde Park, Dutchess County, New York (the “Property”). The Property currently operates as a Conference Center under an existing Special Use Permit. The proposed expansion would include sixty-five (65) lodging units and daytime programming with a maximum of 240 guests on site at any given time.

The Property consists of approximately 236.64 acres, with approximately 228.4 acres located in the Town of Clinton and approximately 8.2 acres located in the Town of Hyde Park. The Town of Clinton portion of the Property is within the AR3 (Low Density Agricultural) and AR5 (Very Low Density Agricultural) zoning districts, and the Town of Hyde Park portion is within the Greenbelt (GB) zoning district. Access is provided from Route 9G through the Town of Hyde Park parcel.

The Project proposes to continue the existing Conference Center use and expand to provide further wellness related programming. Proposed improvements include the reuse and rehabilitation of existing buildings, construction of new structures and support facilities, internal circulation improvements, parking, water and wastewater infrastructure, stormwater management facilities, landscaping, ecological enhancement areas, and related site improvements. The Project is proposed as a single-phase development, with construction anticipated to last approximately 18 months following all required approvals and permits.

Project Review History and Timeline

The Project has proceeded through an iterative review process under SEQRA and local land use review. The Applicant filed the site plan and special use permit application in 2023, after which the Town of Clinton Planning Board classified the action as Type I, on October 3, 2023, and commenced a coordinated review with involved and interested agencies.

Over the course of 2023, 2024 and 2025, the Applicant submitted revised plans, technical reports, and supplemental responses addressing wetlands, surface water, ecology, water supply, wastewater, traffic, lighting, architecture, community character, and consistency with local plans. In 2025 and 2026, the Planning Board and its consultants reviewed the FEA Part 2 and related submissions, received public comments², and continued review of the four subject areas carried

² The Lead Agency conducted a public hearing on March 16, 2026. The written public hearing comment period was opened on February 20, 2026 and closed on March 27, 2026.

forward in this scope³. A list of all project documents submitted to the Planning Board is attached in Exhibit C and is incorporated by reference.

The Project design has been modified during the extensive review to reduce or avoid impacts. With the Planning Board's involvement, the Project has been modified to mitigate environmental impacts identified by the Planning Board, the Involved Agencies and the Town Planning Board's consultants. Key project modifications which have been implemented to avoid potential impacts include the following:

1. Traffic: The Applicant has modified the project to include a second driveway which will be limited to emergency vehicle ingress / egress only. The proposed modification has been reviewed by the Town Traffic Engineer, the Fire District, and conceptually approved by the NYS Department of Transportation ("DOT").
2. Traffic: The Applicant has modified the Project to include a southbound left turn lane which has been reviewed by the Town Traffic Engineer, the Fire District and conceptually approved by the NYSDOT.
3. Wetlands/Ecology: The Applicant has modified the Project to relocate Cottage 15 away from an area that was determined to be a sensitive area.
4. Wetlands/Ecology: The Applicant has modified the Project to further protect wetland buffer through the addition of the following:
 - a. Formal demarcation of wetland buffers
 - b. Installation of protective signs
 - c. Incorporation of management controls to prevent wetland buffer encroachment and disturbance.
 - d. Development of a Landscaping Plan which will provide new Native wetland species fostering enhanced protective wetland habitat.
5. Wetlands/Ecology: The Applicant has modified the Project to include the enlargement of Wetland E, which will render Wetland E a Regulated Wetland. This area will then provide improved potential drought refuge habitat biodiversity, as well as habitat for other wetland-dependent species. These measures represent a substantial improvement over existing managed conditions, where mowing and agricultural cultivation dominate the site, with minimal undisturbed buffers for Wetland E.

The wetland buffer protections outlined in #4 above will also be applied to Wetland E.

6. Wetlands/Ecology; The Applicant has modified the Project to include the application of an Incidental Take Permit (ITP) permit to NY Department of Environmental Conservation (“DEC”) to address the Blanding’s Turtle habitat
7. Ecology: The Applicant has modified the Project to include the preparation of an Invasive Species Removal Plan.
8. Lighting: The Applicant has modified the Project to utilize dark sky lighting and has amended the Lighting plan to utilize minimal lighting required for site safety.
9. Lighting/Sound: The Applicant has modified the Project to identify limited areas which would be utilized for outdoor event areas.
10. WWTP/Wetlands/Ecology: The Applicant has modified the Project to include a bioswale as part of the immediate WWTP discharge flow area.
11. WWTP/Wetlands/Ecology: The Applicant has modified the Project to provide additional controls within the WWTP design which can be monitored by the Town of Clinton if requested.
12. Lighting/Sound: The Applicant has modified the Project to expand the Landscaping Plan to introduce the use of Landscaped berms with varying planting heights and dense multi-height plantings.
14. The Applicant has modified the Project to include the provision of a Deed Restriction affecting the on-site Wetlands and the area surrounding Browns Pond. The Applicant has voluntarily offered to deed restrict approximately 53 acres of the Property, including areas near Browns Pond which are not affected by the Project, to address the Board’s concerns about future development.

The following is a general timeline / history of the review of the project⁴:

Date / Period	Project Review Milestone
May 2023	Initial Site Plan and Special Use Permit application submitted.
October 2023	Planning Board classified the Project as a Type I action and initiated coordinated SEQRA review.

⁴ See Exhibit C for a complete list of the project record and a list of all project submissions.

Date / Period	Project Review Milestone
2024	Zoning and interpretation proceedings and continued technical review of site plan, access, water/wastewater, and environmental resources. Multiple submissions made, refer to Exhibit C.
October - November 2025	Planning Board reviewed FEAF Part 2; Applicant submitted supplemental technical materials and FEAF Part 3 documentation. Multiple submissions made in 2025, refer to Exhibit C.
January - February 2026	Planning Board and consultants continued review of surface waters, plants and animals/ecology, community plans, and community character. Multiple submissions made in 2026, refer to Exhibit C.
February 20 – March 27, 2026	Written comment period
March 16, 2026	Public hearing
March 30, 2026	Applicant submitted technical responses to public hearing comments
April 3, 2026	Nelson Pope Voorhis memorandum summarized the SEQRA determination issues and identified the four topics carried forward for =FEAF Part 3 discussion. Two Planning Board Meetings to discuss public comments and SEQRA determination
April 30, 2026	Planning Board authorizes Nelson Pope Voorhis to draft Positive Declaration for SEQRA re: four areas (1) wetlands; (2) biodiversity; (3) community character; (4) community plans
May 28, 2026	Planning Board (anticipated to) adopt SEQRA Positive Declaration for four areas of concern

General Scoping Considerations

General format will follow the SEQR regulations (6 NYCRR § 617.9) and the Positive Declaration issued by the Lead Agency for direction on the required content of a DEIS. The DEIS will assemble relevant and material facts and evaluate reasonable, feasible alternatives. All technical reports, if any, will be referenced in the DEIS and included as an Appendix.

The full DEIS shall be made available to the Lead Agency in both hard copy and electronic .pdf formats.

The DEIS will be written in the third person. Narrative discussions will be accompanied to the greatest extent possible by illustrative tables or graphics. All graphics will clearly identify the Project area. The DEIS will group the four (4) issues identified into a specific section describing existing setting, impacts, and mitigation to permit more efficient review. The analysis shall evaluate impacts in terms of magnitude, duration, probability/likelihood, irreversibility, geographic scope, setting, and number of people or resources affected, as applicable.

Organization and Expected Content of the DEIS

- Cover Sheet
- Table of Contents
- Executive Summary
- Chapter 1: Description of the Proposed Action
- Chapter 2: Surface Waters
- Chapter 3: Plants and Animals / Ecology
- Chapter 4: Consistency with Community Plans
- Chapter 5: Community Character
- Chapter 6: Unavoidable Adverse Impacts
- Chapter 7: Irreversible and Irretrievable Commitment of Resources
- Chapter 8: Growth Inducing Impacts
- Chapter 9: Alternatives
- Chapter 10: Reiteration of Part 3 FEAF findings for other potential impacts
- Appendices/Figures
- Drawings/ Maps

1.0 EXECUTIVE SUMMARY

The Executive Summary shall provide a brief summary of the Proposed Action, required approvals, the four potential adverse impact areas addressed in the DEIS, the principal conclusions of each technical analysis, mitigation measures, and alternatives. The Executive Summary shall not introduce information that is not discussed elsewhere in the DEIS.

2.0 DESCRIPTION OF THE PROPOSED ACTION (DEIS CHAPTER 1)

2.1. Site Location, Environmental Setting and Description of the Proposed Action

The DEIS shall identify easements, rights-of-way, restrictions, special district boundaries, deed restrictions, or other legal devices affecting the Property's development potential or long-term management.

The DEIS shall briefly describe the environmental setting of the Property and the natural resources identified thereon and in adjoining areas. This description shall provide a brief overview of the current uses of the Property, existing structures and infrastructure, access, water supply, wastewater disposal, stormwater management, lighting, circulation, and existing agricultural activities.

A written and graphic description of the location of the Property in the context of Dutchess County, the Town of Clinton, and the Town of Hyde Park, including tax map numbers, zoning classifications, and surrounding land uses and include the following:

1. Provide a written and graphic description of the location of the Property in the Towns of Clinton and Hyde Park, including tax parcel identification, zoning classifications, access, surrounding land uses, and existing conditions.
2. Briefly describe existing and proposed uses, structures, lodging units, programming, staffing, circulation, parking, emergency access, water supply, wastewater treatment, stormwater management, lighting, landscaping, and ecological enhancement features to the extent that this information has been previously provided and will be included by reference.
3. List all approvals, reviews, and permits required from Town, County, State, and Federal agencies, including but not limited to Special Use Permit approval, Site Plan approval, NYSDEC freshwater wetlands, protection of waters, SPDES wastewater discharge, stormwater, and incidental take permit approvals, NYSDOT approvals, Dutchess County Planning referral, Dutchess County Department of Behavioral and Community Health approvals, New York State Department of Health approvals, New York State Office of

Parks, Recreation and Historic Preservation review, local building and fire permits, and any other applicable local approvals.

2.2. Approvals, Reviews and Permits Required

Required approvals, reviews, permits, and referrals are anticipated to include the following:

- Town of Clinton Planning Board Special Use Permit approval and Site Plan approval
- Town of Hyde Park approvals related to access and use of the Hyde Park parcel
- Dutchess County Planning and Development Department referral pursuant to General Municipal Law Section 239-m (advisory)
- Dutchess County Department of Health approvals
- New York State Department of Health approvals (water)
- New York State Department of Environmental Conservation
 - Clean Water Act Section 401 Water Quality Certification
 - Article 24 Freshwater Wetlands Permit for disturbance to wetlands and 100-foot regulated adjacent area for new stream crossing and wastewater outfall
 - Article 15 Protection of Waters Permit for disturbance to the banks of Crum Elbow Creek for the new crossing and the wastewater outfall
 - Article 15 Protection of Waters Water Withdrawal Permit for new well/water supply
 - Article 17 SPDES Stormwater Permit for Erosion and Sedimentation Control
 - Article 11 Incidental Take Permit for Blanding's Turtle
- SPDES wastewater discharge
- SPDES stormwater
- Incidental take permit approvals
- New York State Department of Transportation highway work permit or access approvals
- New York State Office of Parks, Recreation and Historic Preservation review (Completed)

2.3. Existing Project Record Incorporated by Reference

The DEIS shall incorporate by reference the existing record of documents, drawings, and technical reports already prepared for the Project as listed in (Exhibit C). The DEIS will summarize these materials in the body of the document and include full reports or supporting materials in appendices or by reference where appropriate.

3.0 ANALYSIS OF POTENTIAL IMPACTS and MITIGATION

The following chapters constitute the required technical scope of the DEIS. Each chapter shall provide information for the Lead Agency, involved agencies, interested agencies, and the public to understand existing conditions, evaluate the potential for adverse impacts and to assess proposed mitigation

Sufficient detail and technical information in plain language shall be provided for reviewers to gain an understanding of existing conditions, potential impacts, and mitigation. Special effort shall be made to explain technical information in plain language. Supporting tables, maps (per Dutchess County, New York GIS and other sources as will be noted), current site plans, Project plans, and other data deemed relevant and necessary shall be utilized to supplement discussions where appropriate.

The DEIS will discuss the proposed mitigation measures for identified adverse environmental impacts and shall describe those measures which have been incorporated into the plans.

3.1. Impacts to Surface Waters (DEIS Chapter 2)

Existing Conditions

The DEIS shall describe all surface water resources on and in the vicinity of the Property, including Crum Elbow Creek, its tributaries, floodplain areas, regulated and locally regulated wetlands, and wetland buffers.

The DEIS shall identify NYSDEC jurisdictional wetlands and associated 100-foot regulated adjacent areas, including Wetlands A, B, C, D, H and I as well as locally regulated or non-NYSDEC wetlands including Wetland F and the manmade Wetland E/ornamental pond.

The DEIS shall also describe any subsequent changes to the site plan affecting wetland disturbance, buffer disturbance, wetland restoration plantings, no-mow buffers, deed restrictions, and the removal of the boardwalk or wetland crossing previously proposed.

The DEIS shall describe existing water and wastewater conditions, including the proposed wastewater treatment plant, discharge to Crum Elbow Creek, proposed daylighted outlet or channel, stormwater management facilities, and any proposed restrictions on herbicides, pesticides, cleaning products, PFAS-containing products, or other substances with potential to affect receiving waters.

Potential Impacts

The DEIS shall evaluate the potential for the Proposed Action to cause adverse impacts to wetlands, wetland buffers, streams, surface water quality, and aquatic habitat. The analysis shall specifically address construction within or adjoining wetlands, wetland buffers, or the bed or banks of any waterbody; construction or improvement of stream crossings or bridges; creation of one or more outfalls for wastewater discharge.

The DEIS shall evaluate the magnitude, duration, geographic scope, and likelihood of surface water impacts, including temporary construction impacts, permanent wetland or buffer disturbance, operational wastewater discharge impacts, and stormwater runoff impacts.

The DEIS shall evaluate whether disturbances are located primarily in existing disturbed areas or within areas previously affected by agriculture, conference center operations, roadway improvements, or other historic uses, and whether proposed restoration and protection measures would maintain or improve habitat.

Extent and Quality of Information

- A current existing conditions map depicting all wetlands, wetland buffers, streams, ponds, floodplains, drainage features, stormwater facilities, wastewater treatment components, discharge points, and limits of disturbance.
- NYSDEC wetland boundary validation materials, delineation reports, jurisdictional determinations.
- A table quantifying all temporary and permanent disturbances to wetlands and/or wetland buffers.
- A description of required NYSDEC permits, including freshwater wetland, protection of waters, SPDES, stormwater, and any other water-related approvals.
- A wastewater treatment analysis describing projected flow, treatment technology, effluent limits, SPDES requirements, redundancy, operator requirements, monitoring, reporting, emergency notification, and maintenance procedures.
- A stormwater pollution prevention plan (SWPPP) summary demonstrating compliance with NYSDEC stormwater requirements, including erosion and sediment controls, water quality volume, runoff reduction volume, infiltration, green infrastructure practices, long-term maintenance, and inspection protocols.
- A discussion of water quality parameters, including total suspended solids, fecal coliform, phosphorus, residual chlorine, PFAS-related considerations, and any other parameters required by NYSDEC or the reviewing agencies.

Mitigation Measures

The DEIS will discuss the proposed mitigation measures for identified adverse environmental impacts and shall describe those measures which have been incorporated into the plans.

3.2. Plants and Animals / Ecology (DEIS Chapter 3)

Existing Conditions

The DEIS shall refer to the existing documentation that describes the existing ecological resources on the Property, specifically the Project area. Within the existing Biodiversity Survey, the Applicant has referred to mapped ecological resources, which are used as a reference as the Biodiversity Report reflects a physical inventory of the site specific resources.

The DEIS shall describe the site's historic and current disturbance including active hay field use, equine operations, existing conference center activities, including mowing and tilling.

The DEIS shall identify known or potential habitats threatened or endangered species and any other species identified by NYSDEC as being required for this analysis. The DEIS shall describe the status of the NYSDEC Incidental Take Permit process for Blanding's turtle and all associated conservation measures.

Potential Impacts

The DEIS shall evaluate whether the Proposed Action may result in a reduction or degradation of habitat used by rare, threatened or endangered, species.

The DEIS shall evaluate potential construction and operational impacts to plants and animals, including habitat conversion, grading, vegetation clearing, tree removal, wetland and buffer disturbance, vehicle and golf cart traffic, lighting and sound.

Extent and Quality of Information

- A habitat map identifying existing ecological communities, wetland and upland habitat types, riparian corridors, forested areas, agricultural fields, meadows, ponds, trails, developed areas, and proposed limits of disturbance.
- A species occurrence and habitat suitability table for all threatened, endangered, special concern, species of greatest conservation need, and locally important species identified by NYSDEC, USFWS, or the Natural Heritage Program.
- Copies or summaries of all ecological reports, biodiversity surveys, wetland studies, NYSDEC correspondence, USFWS database results, and Incidental Take Permit materials.
- Survey protocols, dates, field hours, weather conditions, personnel qualifications, target species, and findings for all field investigations, including any additional surveys required by the Lead Agency or involved agencies.

- The draft Incidental Take Permit application materials showing mitigation areas, construction fencing, exclusion fencing, encounter protocols, and education materials.

Mitigation Measures

he DEIS will discuss the proposed mitigation measures for identified adverse environmental impacts and shall describe those measures which have been incorporated into the plans.

3.3. Consistency with Community Plans (DEIS Chapter 4)

Existing Conditions

The DEIS shall describe the adopted Town of Clinton Comprehensive Plan, Town of Clinton Zoning Law, Town of Clinton Natural Resource Inventory, Town of Hyde Park Greenbelt (“GB”) Zoning regulations and all relevant land use policies and goals. The analysis shall describe the Property’s location in the Town of Clinton AR3 and AR5 zoning districts and the Ridgeline Protection Overlay Zone, and the location of the access parcel in the Town of Hyde Park GB district. The DEIS shall describe the existing Conference Center Special Use Permit and the proposed amendment to the Special Use Permit.

Potential Impacts

The DEIS shall evaluate whether the Proposed Action is consistent with adopted community plans and local zoning and whether the Project is compatible with the community’s stated land use goals and environmental policies. The analysis shall evaluate the extent to which the Project aligns with the Town’s community planning objectives and regulatory framework.

The DEIS shall evaluate the relationship between the proposed clustered development pattern and remaining open space or sensitive lands, including proposed deed restrictions over remaining lands.

The DEIS shall evaluate the Proposed Action in relation to other similar or comparable uses, where relevant, including the characteristics of comparable facilities.

Extent and Quality of Information

- A land use and zoning map showing the Property, adjoining properties, nearby zoning districts, ridgeline overlay areas, road access, and surrounding land use patterns.
- A summary of relevant Comprehensive Plan goals, objectives, policies, and recommendations.
- A zoning compliance table addressing all applicable use, dimensional, special permit, and site plan, standards.
- A comparison of proposed development intensity with existing approved conditions, and surrounding land use patterns, and comparable conference/retreat center uses.
- A discussion of whether any potential inconsistency with community plans is linked to other potential adverse impacts.

Mitigation Measures

The DEIS will discuss the proposed mitigation measures for identified adverse environmental impacts and shall describe those measures which have been incorporated into the plans.

3.4. Community Character (DEIS Chapter 5)

Existing Conditions

The DEIS shall describe the existing community character of the Property and surrounding area, including the visual landscape, natural environment, agricultural and equine setting, existing Conference Center use, historic structures, open fields, forested areas, Route 9G frontage, and nearby residential and agricultural uses. The discussion shall identify prior Project modifications intended to maintain rural, agrarian, historic, and natural landscape character.

The DEIS shall describe the existing built environment and proposed architectural approach, including reuse of existing structures, proposed building massing, scale, materials, colors, building placement, hamlet-style layout, agrarian influences, landscaping, berming, signage, lighting, and relationship of new structures to existing farmstead and natural landscape patterns.

The DEIS shall describe existing and proposed operations that may affect community character, including guest programming, lodging, outdoor events, equine and farming activities, deliveries, traffic, employee levels, hours of operation, outdoor lighting, sound, pedestrian and golf cart circulation, and public visibility from Route 9G and surrounding properties.

Potential Impacts

The DEIS shall evaluate whether the Proposed Action would be inconsistent with the predominant architectural scale and character of the surrounding area, or inconsistent with the character of the existing natural landscape.

The DEIS shall evaluate whether the Project is in sharp contrast to existing conditions; whether the Project introduces a land use that is inconsistent or in sharp contrast with surrounding land uses; and whether the Project introduces sound, light, or traffic in a manner that is significantly different from existing conditions.

The DEIS shall evaluate visibility from Route 9G and surrounding properties, seasonal visibility, landscaping effectiveness, lighting, building materials and colors, and the extent to which visible elements blend into or contrast with the surrounding neighborhood.

Extent and Quality of Information

- Existing and proposed visual character documentation, including photographs from the south looking north and from NYS 9G looking west, viewshed renderings, architectural renderings, elevation drawings, landscaping plans, lighting plans, signage plans, and materials/color palettes.
- A narrative description and mapping of surrounding land uses, road corridors, and public viewpoints.

- A lighting analysis demonstrating dark-sky design, fixture type, shielding, color temperature, height, photometric levels, nighttime visibility, and compliance with applicable local standards.
- A summary of measures used to maintain rural, agrarian, historic, and natural landscape character, including reuse of existing structures, preservation of open space, native plantings, berms, and limitations on outdoor programming.

Mitigation Measures

The DEIS will discuss the proposed mitigation measures for identified adverse environmental impacts and shall describe those measures which have been incorporated into the plans.

3.5. Mitigation Measures Already Incorporated into the Project

The Applicant has already incorporated or offered the following avoidance, minimization, and mitigation measures through the iterative review of the project:

- Water tower relocation and burying
- Removal of separate swimming pool at cottage 15
- Relocation of Cottage 15
- Addition of a Southbound left turn lane
- Relocation of proposed second bridge and modification of this bridge to be used for emergency services only
- Architectural, landscaping, berming, and operational measures intended to maintain rural, agrarian, historic, and natural landscape character.
- Concentration of development in previously disturbed portions of the Property and preservation of more than 200 acres of the Property in open space, natural areas, or conservation-related uses.
- Lighting design using downward-cast, fully shielded, warm-spectrum, low-level fixtures appropriate for the rural setting.
- Seasonal restrictions on tree clearing to avoid impacts to Indiana bat and Northern long-eared bat, with additional survey requirements if clearing outside approved windows is proposed.
- NYSDEC Incidental Take Permit process for Blanding's turtle, including exclusion fencing, construction monitoring, encounter protocols, conservation areas, and long-term management measures.
- Commitment to PFAS-free product sourcing to the extent practicable and guest education regarding personal product use to reduce potential pollutant loading.
- Stormwater management practices and SWPPP controls, including erosion and sediment controls, infiltration practices, green infrastructure, inspection, maintenance, and post-construction water quality treatment.
- Addition of a daylighted bioswale between the wastewater treatment plant and discharge point to provide observation, temperature moderation, infiltration, and vegetative nutrient uptake.
- Design of a wastewater treatment plant subject to NYSDEC SPDES permit limits, certified operator oversight, daily monitoring, monthly reporting, redundancy measures, and regulatory inspection.
- Design of stream crossings and bridge improvements to avoid or minimize disturbance to Crum Elbow Creek and its banks to the maximum extent practicable.
- Deed restrictions or comparable long-term protection commitments for NYSDEC regulated wetlands, wetland adjacent areas, and other conservation or mitigation lands.
- Expansion of Wetland E and creation of a 50-foot buffer with additional shallow shelf and wetland plantings to improve habitat value and potential drought refuge functions.
- Wetland restoration plantings, native planting areas, protective signage, and no-mow buffers around Wetland F and the expanded Wetland E/ornamental pond.

- Removal of the previously proposed boardwalk crossing of Wetland F, thereby eliminating direct disturbance to Wetland F and its locally regulated buffer area.

4.0 UNAVOIDABLE ADVERSE IMPACTS (DEIS Chapter 6)

The DEIS shall identify any significant adverse environmental impacts that cannot be avoided if the Proposed Action is implemented. This section shall focus on significant unavoidable impacts associated with the four scoped topics and shall distinguish between temporary construction impacts, permanent physical changes, and operational impacts.

5.0 IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES (DEIS Chapter 7)

The DEIS shall identify irreversible and irretrievable commitments of environmental, land, ecological, infrastructure, and community resources associated with the Proposed Action, including any permanent conversion of habitat, construction of buildings and infrastructure, and long-term operational commitments.

6.0 GROWTH-INDUCING ASPECTS (DEIS Chapter 8)

The DEIS shall evaluate whether the Proposed Action would induce additional growth, future development, infrastructure expansion, or direct changes in land use patterns on or near the Property.

7.0 REASONABLE ALTERNATIVES (DEIS CHAPTER 9)

The DEIS shall include a reasonable range of alternatives sufficient to permit the Lead Agency to compare environmental impacts and mitigation options, including those already proposed.

Alternatives shall be evaluated at a level of detail sufficient to compare impacts to surface waters, plants and animals/ecology, consistency with community plans, and community character. Alternatives identified in each of the four scoped impact areas are centralized in this section and shall include:

No Action Alternative, under which existing site conditions and existing conference center operations would continue without the proposed expansion.

Alternative Wastewater Management Approach, including comparison of the proposed wastewater treatment plant and discharge design with feasible subsurface disposal or decentralized wastewater options, including comparative disturbance, monitoring capability, permit requirements, and long-term pollutant control.

8.0 Issues Not Addressed in the DEIS

Pursuant to §617.8(e)(7), the DEIS scoping document shall include a brief description of the prominent issues that were considered in the Lead Agency’s review of Parts 1 and 2 of the EAF, raised during scoping, or both, and determined to be neither relevant nor environmentally significant and the reasons why those issues were not included in the Final Scoping Document. For the reasons set forth below, the following environmental categories do not require further analysis in the DEIS:

1. SEQRA Part 2 # 1 – Land. The Project will not result in any significant adverse environmental impacts on land.

The entire Property is 236.64 acres. The Part I EAF indicates that the area inside the “limits of disturbance” for the Project is limited to 31.82 acres (30.33 acres in Towns of Clinton and Hyde Park) and is detailed as follows:

- Town of Clinton – 29.37 acres
- Town of Hyde Park – 0.96 acres
- NYSDOT ROW – 1.49 acres

The project has been designed such that the improvements are focused in the previously developed areas which encompass the area currently being used as a Conference Center. This 30.33-acre area constitutes only 12.8% of the entire overall holdings. The balance of the site, over 206.31 acres (87.2%) remains undeveloped as forested rock ledges and natural habitat. The EAF and supporting documents illustrate that of the 31.81 acres that are identified as the “limits of disturbance or LOD”, most of this area – 26.74 acres (88.2%) of the LOD— has been fully developed leaving only small areas of land that are newly developed/disturbed.

The newly developed/disturbed areas are summarized as follows:

1. Town of Clinton – 2.84 acres of newly disturbed area (9.4% of the LOD)
2. Town of Hyde Park – 0.48 acres of newly disturbed area (1.6% of the LOD)

The Project’s full build-out will result in an increase in impervious areas of only 6.76 acres, which constitutes less than 2.85% of the entire site. The Applicant is proposing the use of pervious paving for the internal roads, paths and parking areas to reduce stormwater runoff. The parking area near the guest Farm Hub will include a small portion of impervious pavement for ADA accessibility.

During construction, all disturbed soils as well as the topsoil will be reused onsite for landscaping purposes. In addition, erosion control measures will be implemented during construction to minimize the erosion of land pursuant to DEC sediment control requirements. For example, a preparation of a full sediment and erosional plan, weekly inspections, and other SWPPP related requirements will be implemented. Thus, erosion of land as a result of this activity will be controlled and minimized through the implementation and maintenance of the sediment and erosion control measures required for the Project which are further described below.

The Project will permanently provide approximately 2.84 acres of new landscaping which will include native species as well as plantings to promote pollination. The design of the landscape will build on the agricultural history of the property and will promote a diverse and resilient landscape. Farmed areas will include flower fields, vegetable gardens, and farmed fields. Existing forests and wetlands will be retained and lawns will be reduced, in favor of meadows. 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.

2. SEQRA Part 2 # 2 - Geological features. The Project will not result in any significant adverse impacts on geological features. There are no unique landforms on the Property that will be impacted by the Project. No geological feature registered as a National Natural Landmark is present on or next to the Property.
3. SEQRA Part 2 # 4 – Groundwater. The Project will not result in any significant adverse impacts on groundwater. A non-community public water system, as defined by the State of New York Codes, Rules and Regulations, including 10 NYCRR Part 5, Subpart 5-1 Public Water System, will be developed to provide for the needs of the expanded Conference Center facility.

Water service to the existing Conference Center is provided through two (2) high-yield deep wells located between two principal buildings, the Ward House, and the Kelly Barn. The water treatment facilities for the main water supply are housed in a bunker located to the west of the Ward House and in a separate treatment room in a structure to the east of the Kelly Barn. The treatment system consists of equipment for disinfection and softening. A 3,000- gallon tank located in the treatment room adjacent to Kelly Barn provides domestic storage and serves as a chlorine contact chamber. A limited distribution system was installed from the Kelly Barn to supply water to the principal buildings.

Underground water is supplied via a limestone aquifer. There will be no significant impacts to water supply or the aquifer from the Project.

In 2023, MJ Engineering was retained to study the existing water supply system (See Water and Sewer Report by MJ Engineering last revised April 2024). Yield tests were

conducted in 2023 indicating that the wells could produce over 90 gallons per minute (GPM). Quality analysis performed at the time also indicated the water quality was fully in compliance with NYS Department of Health (NYSDOH) standards.

Given the high yield and excellent quality of the two (2) existing wells, PW-1 and PW-2, they will be retained as the source of supply for the expanded Conference Center. The proposed system demand for the Project is estimated at 18,600 gallons per day (GPD). As each well is capable of producing 90 GPM (129,600 GPD), the existing wells can more than adequately supply water to the proposed conference center with no offsite impacts.

As the 2023 sample analyses confirm earlier test results (2008), the only treatment required will be disinfection to meet the NYSDOH Standards. The existing treatment system will be modified and upgraded to provide redundant treatment components to ensure the water is fully disinfected prior to distribution. As required, water will be monitored and tested daily by a certified Operator.

4. SEQRA Part 2 # 5 – Flooding. The Project will not result in any significant adverse environmental impacts on flooding. The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Crum Elbow Creek indicates a base flood elevation (BFE) regulatory floodway immediately surrounding the creek. Outside of the BFE floodway is the 100-year floodplain (Zone AE), which ranged from elevation 281 feet above mean sea level (AMSL) at the south end of the Project site, to 292 feet AMSL at the north end of the Project site. No structures are located within the 100-year floodplain.

The new ingress/egress for emergency vehicles will be designed such that the bridge crossing is situated above the 100-year flood elevation.

Further, all stormwater from the Property will be collected, managed and treated by a stormwater management system in accordance with the NYSDEC General SPDES permit for stormwater discharges and the approved SWPPP and will not impact the floodplain.

The proposed land disturbances that lead toward completion of the Project are fully managed within the Project site; supporting narratives on erosions and sedimentation, water quality and quantity are within the project SWPPP which has been reviewed and found acceptable by the Town Engineer. This plan of development for this Project begins at the design level for minimization of potential disturbances with low-impact practices such as narrow gravel roads, foot paths, and operation internal “traffic” flow is limited to walking, golf carts and non-motorized vehicles to a great extent. The presence of soils with excellent infiltration to allow for very complete management of surface water quality and quantity. Per the SWPPP requirements, E&S measures are installed before start of construction, are inspected and maintained weekly throughout the project. Furthermore, the addition of berming and landscape plantings upland to and linear to the Crumb Elbow Creek, while not their intent, provide added protection to the corridor and may well enhance wildlife with a new diversity of plantings.

The Applicant's engineer, Creighton Manning, has prepared a letter dated November 13, 2025 which describes the regulations pertaining to the construction of a new bridge and outlines the standards that govern both stream protection and floodplain management with particular emphasis on the required elevation of the bridge relative to the Base Flood Elevation (BFE).

5. SEQRA Part 2 # 6 – Air. The Project will not result in any significant adverse impacts on air quality. The Project does not include a State regulated air emission source or involve any activity that will have more than a minimal impact on air quality. Therefore, no significant localized air quality impacts are expected.
6. SEQRA Part 2 # 8 - Agricultural resources. The Project will not result in any significant adverse impacts on agricultural resources. The Property is located within Dutchess County Agricultural District 21. On-site deep testing and infiltration testing around the site stormwater improvements revealed, primarily, a consistent well-draining "Class A" soil type. The results of the onsite soil tests can be found in Appendix M in the SWPPP.

The site was previously used for hay production; however, it has not been hayed in recent years, and the Applicant does not intend to hay the property going forward. The Project will, however, include the reuse of the barn and paddocks for equine activities.

The Applicant has provided a map of the soils on site entitled Agricultural Soil Data Plan showing boundaries of the project area containing Prime Soils and Farmland of Statewide Significance. Although the *Town of Clinton Farmland Protection Plan (2010)* maps the site's soils as either Prime Farmland Soils or Soils of Statewide Significance, the on-site conditions indicate that these soils are exhausted and low in nutrient value. While no formal soil chemistry testing has been conducted to confirm this, the Property owner has experienced consistent difficulty producing high-quality hay from the fields. This suggests that the soils are not pristine agricultural soils and have become depleted through prior agricultural use, reducing their productivity and functional value as farmland.

The proposed work encompasses a small portion of the Property that has already been disturbed (by prior Owners) and has been continually been utilized and maintained as the Conference Center.

It is important to note that County Agricultural Districts are not zoning districts, and the area of proposed development is not an area designated as Prime or Unique Farmland. The Property has nearly always been and will continue to be a working farm, equine center, and supplying food production and other potential farm products. The open fields on the site are used for horse pastures, harvesting hay for horses and row crops. Current and proposed buildings, roads and pathways are confined to the existing general area occupying the western portion of the property. The proposed development will result in approximately 3.32 acres of newly disturbed land as the proposed Project will occur within the confines of the existing Conference Center facility. Several of the offered

events/programs will be centered around the importance of farming, including outreach and coordination with other local farmers to raise awareness.

Vast portions (approximately 206 acres) of the Property will remain un-touched, including the existing forested areas, thereby maintaining open space.

7. SEQRA Part 2 # 9 - Aesthetic resources. The Project will not result in any significant adverse impacts on aesthetic resources. The Project will not be visible from any officially designated federal, state, or local scenic or aesthetic resource, nor will it impact any officially designated scenic views. The proposed structures have been designed where the height and scale of the buildings will be within compliance of the Town of Clinton's Schedule of Area and Bulk Regulations and are similar to other surrounding residential and agrarian buildings. The tallest proposed structure is the new Accommodation Barn at 33'-6" where comparatively the existing Kelly Barn is 36'-7 $\frac{3}{4}$ ". As such, all new structures will be designed at heights less than the existing buildings ensuring compatibility with the scale of the existing Property and with the surrounding community.

A Viewshed Analysis was prepared using a combination of software including Autodesk Revit, rendered with Enscape 3D and compiled with photographs in Adobe Photoshop. The existing topography of the neighboring property to the south was modeled using topography provided by the LRC Group. Photos of the neighboring property were aligned with the location and topography in a 3D Revit Model to achieve the accurate scale of buildings at the correct distance. A rendering of the proposed work matching the photograph's depth of field was generated. The sky/background was separated from the existing foliage and a rendering behind the existing tree line was inserted. Sourced imagery of the proposed tree/shrubbery type as specified by the Landscape Architect was added in thereafter. Trees were scaled and inserted along the proposed berm line to reinforce the existing tree line as shown by the Landscape Architect. The trees were scaled to match the size proposed to represent anticipated growth between the size installed and the 5-year height.

A Viewshed Map was prepared which illustrates the limited locations from which the Project is visible. Views of the Project area containing the existing and proposed structures from the east and north are not visible due to dense forest cover and distance of the property lines to the areas of the Conference Center parking and structures. Views of this area from the west are extremely limited in the summer due to dense foliage and somewhat limited during winter months when tree foliage is more sparse. Views of this area from the southwest are visible from various locations in its current condition. The Landscaping Plan was developed proposing the use of berms and layers of plantings to provide further screening of this area of the Property.

Aesthetic and architectural considerations for the Project are addressed through a building design intended to be respectful of the existing community character and local architectural styles. The building massing and overall density are modest relative to the

expansive acreage of the Property and are consistent with the historic pattern of dispersed, low-profile agricultural structures. No new visual elements will appear out of character with the site; rather, proposed improvements will utilize natural materials, neutral tones, and traditional forms that complement the existing architecture and reinforce the property's agrarian rural aesthetic. As such, the project will not diminish the property's visual setting or historic integrity, but instead will sustain and enhance its long-standing agricultural appearance and sense of place within the Town of Clinton's rural landscape.

Landscaped berms will be constructed along NYS Route 9G and along portions of the southern property line to screen areas of Conference Center parking and structures.

8. SEQRA Part 2 # 10 - Historic and Archaeological resources. The Project will not result in any significant adverse impacts on historic and archeological resources. and has been designed to incorporate the existing historic structures into the Conference Center facility, ensuring their continued maintenance and integrity.

In August of 2023, a Phase 1B Archaeological Field Reconnaissance Survey of the Property in the Towns of Clinton and Hyde Park was completed 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.

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 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, no additional cultural resources investigations were warranted for the Project Site.

All reports were submitted to NYS OPRHP.

9. SEQRA Part 2 # 11 - Open Space and Recreation

The Project will not result in any loss of recreational opportunities, or any reduction of an open space resource designated in a governmental open space plan. The Property is located in a zoning district which permits the proposed uses. The Property is privately owned and is not used for public recreation.

The Property is not designated open space. The Project maintains open spaces throughout the Property that will be used for outdoor farming and cultivating programs. The Project will include a substantial vegetative buffer to screen Route 9G. Designated open space areas will remain in the north and southwestern portions of the Site.

Existing open space and unique natural area will be preserved. The existing forest land will remain intact with existing trails used by Conference Center attendees for recreational guided hikes and similar programs. The Zoning regulations require a minimum of 75% open space on the Property; the Applicant is proposing that 87.2% of the Property remain as undisturbed open space.

Upon review of the *Open Space Protection Plan*, there are vague references to the Project site and the Route 9G Wetlands on pages 21 and 22. The Project site is identified in Map 2 *Open Space Map, Ecological Resources* as Area #3 and described as including rare animal species.

The open space and ecosystem of concern in Area #3 are the Route 9G wetlands. The Applicant has designed the site to avoid impacts in wetlands and to the maximum extent possible the wetland buffers and is working with NYSDEC on all the necessary permits and to protect any areas of significance. Moreover, the Applicant has taken active steps to preserve open space and the unique natural characteristics of the area. These steps include the redesign and relocation of Cottage 15 out of an area which was determined to be a sensitive area by the Planning Board and the preservation of farmland watercourses, ponds, and steep slopes.

The Project will not result in any significant adverse environmental impacts on open space and recreational resources.

10. SEQRA Part 2 # 12 - Critical Environmental Areas

The Property does not contain any Critical Environmental Areas (CEAs) designated by NYSDEC, nor are any CEAs located adjacent to the Property. Therefore, the Project will not result in any impacts on any critical environmental areas (CEAs).

11. SEQRA Part 2 # 13 – Transportation

Access to the Property will continue to be provided via the existing driveway which will be relocated approximately 350 feet north along NYS Route 9G and widened to New York State Department of Transportation (“NYSDOT”) standards for improved sight distance. A second driveway is proposed approximately 725’ south of the existing access to serve as ingress/egress for Emergency vehicles only.

A Traffic Report was prepared to study existing traffic patterns and any potential impacts of the Project. An automatic traffic recorder (“ATR”) was installed on NY Route 9G from

Thursday, April 20, 2023 to Wednesday, April 26, 2023 to record traffic volumes, vehicle classification, and speeds. Data collected from the ATR shows that NY Route 9G currently serves approximately 8,340 vehicles per day (“vpd”) near the Project site. The 85th percentile speed was measured to be approximately 62-mph in the northbound direction, and approximately 66-mph in the southbound direction

The Project is estimated to generate 26 total trips in the AM peak hour and 47 trips in the PM peak hour under typical conditions and 34 trips and 62 trips in the AM and PM peak hours respectively under worst-case conditions. Given that these estimates are based on programming at other retreats and the anticipated operations of the Project, a one and one half (1.5) times factor was applied to provide a conservative estimate for trip generation. This equates to 51 trips generated in the AM peak hour and 93 trips in the PM peak hour.

A left-turn lane analysis was conducted to determine whether the Build traffic volumes warrant a southbound left-turn lane at the proposed northerly (primary) driveway on Route 9G. A southbound left turn lane has been incorporated into the design of the Project to provide a refuge area for southbound vehicles to pause and turn left into the Property, reducing the slow-downs or stops of southbound through traffic. The road is anticipated to be symmetrically widened for a distance of approximately 1,055 feet with no stream or wetland impacts expected. The widening is anticipated to be fully within the existing NYSDOT Right of Way (ROW).

The Applicant prepared correspondence to the Planning Board indicating the purpose of the left turn lane. As described by the Applicant’s Traffic Engineer, Creighton Manning, the left turn lane is not needed due to road capacity limitations but rather the left turn movement is projected to operate at LOS A with or without the separate left turn lane. Its purpose is to provide a refuge area for southbound left turn movements outside the through travel lane. This improves safety by providing left turn vehicles a lane to decelerate and sit while yielding to oncoming traffic, thereby allowing southbound traffic to pass by uninterrupted. CM’s analysis indicated that neither the volume of traffic nor crash history warranted a left turn lane especially considering the very conservative trip projections; however, NYSDOT is requiring its construction and it has therefore been included as part of the Project.

The design for the left turn lane was submitted to NYSDOT on May 9, 2025 and a response was received on May 14, 2025 stating the following:

“A left turn lane will be a requirement of a NYSDOT highway work permit, and we acknowledge you have committed to install one. Please continue with Stage 2 of the Design process and continue the SEQR process through the municipality.”

Based on the foregoing, including the provision of the left turn lane, the additional crossing for emergency vehicles and the conceptual approval of the Project by NYSDOT,

the Project is not anticipated to result in any significant adverse environmental impacts on traffic or transportation.

12. SEQRA Part 2 # 14 – Energy

The Project will require the use of energy, specifically electricity, for heating, cooling, lighting and other purposes. All structures will be designed to comply with the NYS Energy Code and will incorporate energy-saving measures.

The current electrical usage at the site is approximately 140,000-150,000 kWh annually. The 2024 actual usage is 148,279 kWh. The current to date usage (through October 2025) is 146,730 kWh. The additional electrical demand is preliminarily estimated at 277,890 kWh⁵ annually and 761 kWh in a 24-hour period. It is important to note that these numbers are estimates based on average daily usage. The project is seeking LEED Silver Certification which carries a responsibility for sustainable design and low carbon footprint. Therefore, it is expected that the design of the Project will propose low energy appliances sustainable energy design practices.

It is important to note that electricity demand will fluctuate during different seasons. As it pertains to heating and cooling, all mechanically ventilated spaces will meet ASHRAE (American Society of Heating, Refrigerating, and Air-Conditioning Engineers) standards. The project will specify LED lighting, high performing air handling equipment, high performing building envelopes, and low emitting materials. Natural lighting will be achieved through glazing and sky lights, with high quality views from all buildings. Building and site acoustics are engineered for occupants' well-being. Further, the Applicant will explore options for utilizing community solar power.

The Property also contains an existing solar energy system which will continue to be operated as part of the Project and will be supplemented by additional arrays located above certain parking areas and on certain buildings where possible. The existing infrastructure consists of a solar photovoltaic (PV) array on the entire south side of the Kelly Barn roof plus multiple ground mounted PV arrays in the open field east of the Arena. The solar power system has a total capacity of 50 kilowatts (kW) which is the maximum amount of electricity it can produce under ideal conditions. This system is a grid-connected system, meaning the electricity it generates is tied directly into the local electric utility grid (the power can be used on-site and any excess can flow back to the grid). The system uses SunPower brand solar panels, which are known for being high-efficiency. Each individual solar panel (module) produces 215 watts of electricity and is 17.3% efficient. This means each panel converts 17.3% of the sunlight that hits it into usable electricity — which is quite efficient compared to typical panels (which often range from 15–18%).

⁵ This is a correction to the previously provided data which had a typographical error and used mW versus kW.

The existing system converted DC to AC power and runs on “net generation” metering system, which supplies energy back to the grid in exchange for a credit to customer billing. The proposed plans call out additional solar PV arrays, specifically over the parking area east of the arena. The proposed system will be maximized for energy supply and conversion and will be fully engineered as part of the construction document phase.

Initial studies indicate the proposed system at the arena parking area will produce, at a minimum, performance ratio of 86.2%. The performance ratio is a measure of how efficiently a solar power system converts sunlight into usable electricity after accounting for all real-world losses—such shading from trees or buildings, dust or dirt on the panels, temperature effects, inverter inefficiencies, and other minor electrical losses. A performance ratio of 86.2% means that the system will deliver 86.2% of the electricity it could theoretically produce under perfect laboratory conditions. These solar panels will perform very efficiently, losing only about 14% of potential output to normal real-world factors. The tables, charts, and graphs below provide information on the productivity of the Project’s proposed solar energy system.

Overall, the Project will not result in a significant increase in the use of energy and will not require the construction of a new transformer or additional power lines. Accordingly, the Project is not anticipated to result in any significant adverse environmental impacts to energy. A Will-Serve Letter was issued by Central Hudson Gas & Electric on October 24, 2025.

13. SEQRA Part 2 # 15 - Noise, odor, light

No significant adverse noise, odor or light impacts are expected from the Project. During construction, any noise and odor impacts from construction equipment will be temporary, of short duration and non-significant and compliant with the Town’s noise regulations (to wit, no building construction operations between the hours of 8:00 PM and 7:00 AM). After construction, during operation of the Conference Center, no noise, odor and light impacts are anticipated.

The general nature of the programming on offer will be geared towards “quiet” contemplative, restorative, retreat-like experiences, none of which will violate the Town noise regulations. No sound amplification will occur outside of the designated vent areas or violate the Town Noise regulations. 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.

The Project is located adjacent to a State highway, NYS Route 9G, which generates a significant noise footprint from vehicles traveling at high speeds on the road. Any noise generated from vehicles using the Property will be consistent with ambient noise levels from other uses in the area. Additional landscaping onsite, including an existing and proposed new berm will provide a further visual and noise buffer.

A *Sound Level Impact Evaluation Report* was prepared by GAI Consultants, Inc. dated October 20, 2025. GAI reviewed the applicable Sound Level Ordinances for both the Town of Hyde Park and the Town of Clinton to address codified items that may pertain to onsite operations at this property. Pursuant to §250-97 and §250-45 of the Town of Clinton Zoning Code, the applicant has previously provided responses to the Special Use Permit standards⁶. The following are the design components specifically related to noise and light.

1. The use of the buildings, pathways, gardens, planted landscaping and activated areas of the Property are in keeping with the existing use of the Property as a quiet, walkable, hamlet-style wellness retreat.
2. The general nature of the programming on offer will be geared towards “quiet” contemplative, restorative, retreat-like experiences, none of which will violate the Town noise regulations. 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.
3. Pursuant to the Town of Clinton SUP regulations (Section 250-45(C)), no sound amplification will occur outside of the event areas or violate the Town noise regulations. There may be speakers/microphones used within the designated Event areas during certain events/hours of operations.
4. Project operations will not result in the emission of any noxious odors.
5. During construction, any noise or odor will be temporary and in compliance with the Town’s Noise regulations and construction work hours.
6. Energy-efficient lighting will be utilized throughout the Property. Site lighting is designed to comply with the Town’s Zoning Law and recommendations from Dutchess County Planning, including striving for minimal backlighting, uplighting, or glare (BUG rating) (as illustrated on the Light Plan previously provided Sheets LT. 100-103 prepared by LRC dated July 15, 2025).
7. The lighting plan is Dark-Sky compliant with minimized night lighting incorporating downward-shielded and low level (bollard) light fixtures to project light onto the ground, where people need it, and prevent night sky light pollution. Certain areas, such as parking areas, will have motion sensors available so that they will not remain on unless there is human activity that would require light for safety. Site lighting has been designed to address comments from Dutchess County Planning to meet Greenway Guides for maximum footcandles.

As such, the proposed Project will not result in any significant environmental adverse impacts involving noise, odor or light.

⁶ Submitted to the Town of Clinton Planning Board on July 15, 2025.

14. SEQRA Part 2 # 16 - Human health

No significant impacts to human health are anticipated from the Proposed Action. All operational and construction activities will be undertaken in accordance and in compliance with all pertinent environmental and land development regulations and related permit and approval procedures and requirements.

The proposed Project is not anticipated to result in any significant adverse environmental impacts involving human Health.

9.0. INFORMATION TO BE INCLUDED IN APPENDICES

- Previously prepared Site plans, grading plans, utility plans, lighting plans, landscaping plans, architectural renderings, viewshed plans, and construction phasing plans.
- Wetland delineation reports, NYSDEC validation map.
- Abbreviated SWPPP language, erosion and sediment control plans, effluent limit correspondence, and operations/maintenance plans.
- Biodiversity report, NYSDEC correspondence, Draft Incidental Take Permit materials.
- Comprehensive Plan excerpts, zoning compliance tables, special use permit materials, and land use comparison materials.

Community character materials, including photographs from the south looking north and from NYS 9G looking west, visual simulations, and architectural elevations.