

Frank Redl
Chairman
FrankRedl@AOL.com

Justin Noyes
Secretary
millbrookfireinspector@gmail.com



PLANNING BOARD OFFICE
VILLAGE OF MILLBROOK

35 Merritt Avenue
P.O. Box 349
Millbrook, NY 12545

Phone: 845-677-3939 option 4
Fax: 845-677-3972
www.villageofmillbrookny.com

September 2, 2025

RE: Grid No. 6765-01-383842- 6764-01-349892

Dear Adjacent Property Owner:

PLEASE TAKE NOTICE THAT THE VILLAGE OF MILLBROOK PLANNING BOARD WILL HOLD A PUBLIC HEARING ON **SEPTEMBER 8TH, 2025 AT 6:00 PM** IN THE VILLAGE HALL. THIS PUBLIC HEARING WILL ADDRESS MATTERS BEFORE THE BOARD CONCERNING INSTALLING NEW GRAVEL PEDESTRIAN TRAIL CONNECTING EXISTING SIDEWALK ALONG FRANKLIN AVENUE TO THE EXISTING TRAIL NETWORK AT BENNETT COMMONS.

ANY AND ALL INTERESTED PARTIES MAY ATTEND.

BY ORDER OF THE PLANNING BOARD.

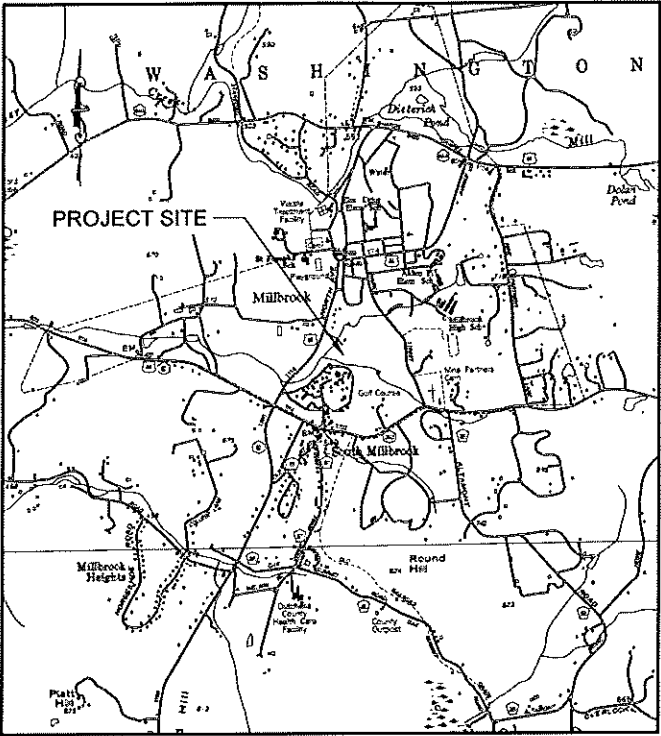
You may attend this meeting or send written comments by September 5th, 2025, to Frank Redl, Chairman, Planning Board, P.O Box 349, Millbrook, New York, 12545.

Respectfully,

A handwritten signature in blue ink, appearing to read "Justin Noyes".

Justin Noyes
Secretary to the Planning Board
Village of Millbrook

VICINITY PLAN



SCALE: 1" = 2000'

BENNETT PARK
WOODLAND TRAILS

PHASE 2 SITE PLAN SET

BENNETT COMMON
MILLBROOK VILLAGE
DUTCHESS COUNTY, NY

PLANS PREPARED FOR:

BENNETT PARK LLC.
P.O. BOX 1087
MILLBROOK, NY 12545

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES
THAT I AM FAMILIAR WITH THIS PLAN, (SHEETS 0-4), ITS CONTENTS
AND LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND
CONDITIONS AS STATED HEREON AND TO THE FILING OF THIS PLAN
IN THE OFFICE OF THE CLERK OF THE VILLAGE OF MILLBROOK,
DUTCHESS COUNTY, NY.

SIGNED THIS _____ DAY OF _____, 2025

OWNER'S SIGNATURE

PLANNING BOARD APPROVAL

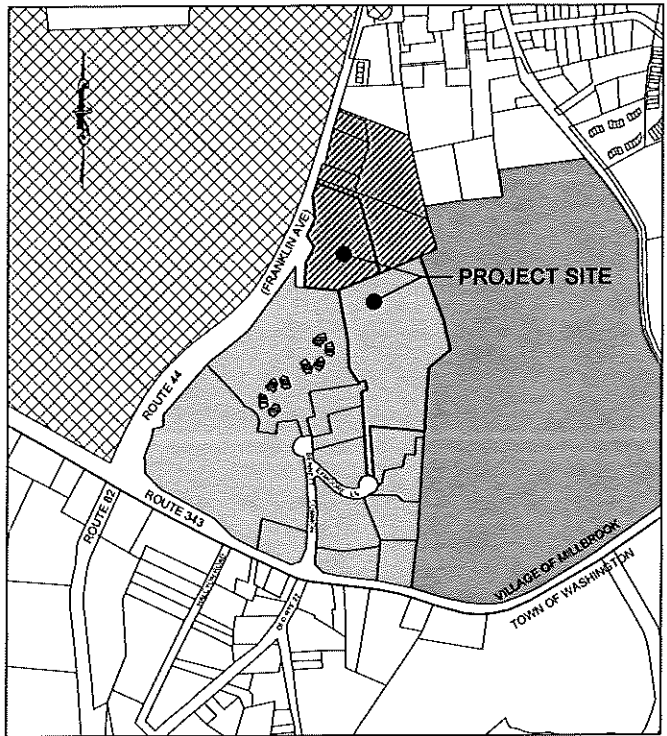
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE VILLAGE
OF MILLBROOK, NEW YORK, ON THE _____ DAY OF _____,
20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID
RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF
THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRPERSON

PROJECT PARCEL
ZONING DISTRICT: 600' BENNETT COLLEGE DISTRICT
LOT SIZE: 10.57 ACRES
TAX GRID No.: 136801-076401-38342
PROPERTY ADDRESS: EXMOORE LANE
LOT SIZE: 4.53 ACRES
TAX GRID No.: 136801-0764 01-34502
PROPERTY ADDRESS: FRANKLIN AVENUE
PROPERTY OWNER: BENNETT PARK LLC
PO BOX 1087
MILLBROOK, NY 12545

AREA PLAN



SCALE: 1" = 500'

"RU" "BCD" "RLD" "RT"

DRAWING LIST

TITLE SHEET	0 OF 4
EXISTING CONDITIONS PLAN	1 OF 4
SITE PLAN	2 OF 4
GRADING AND UTILITY PLAN & EROSION AND SEDIMENT CONTROL PLAN	3 OF 4
DETAILS	4 OF 4

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC

CIVIL & ENVIRONMENTAL ENGINEERING

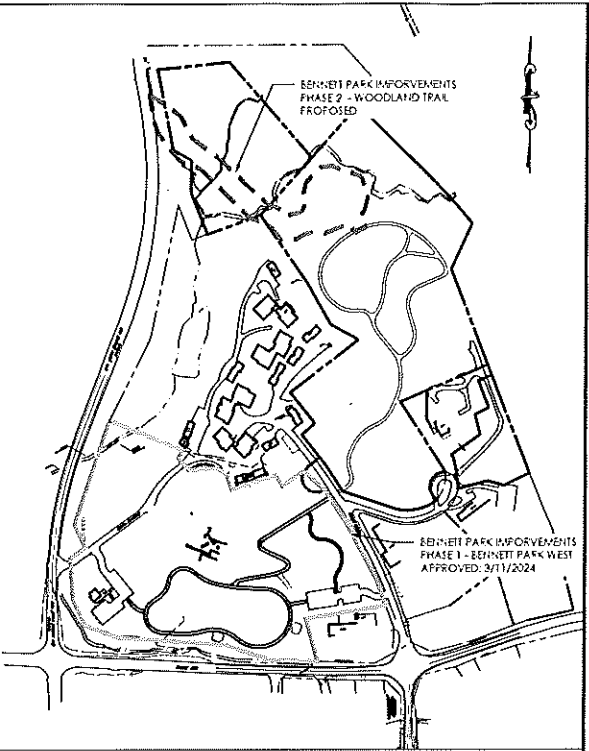
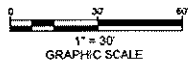
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DATE	REVISION	DATE	TITLE
		8/4/2025	SHEET: 0 OF 4

2020/2021 TAX MAP
Tax Parcel: 6764-01-385898

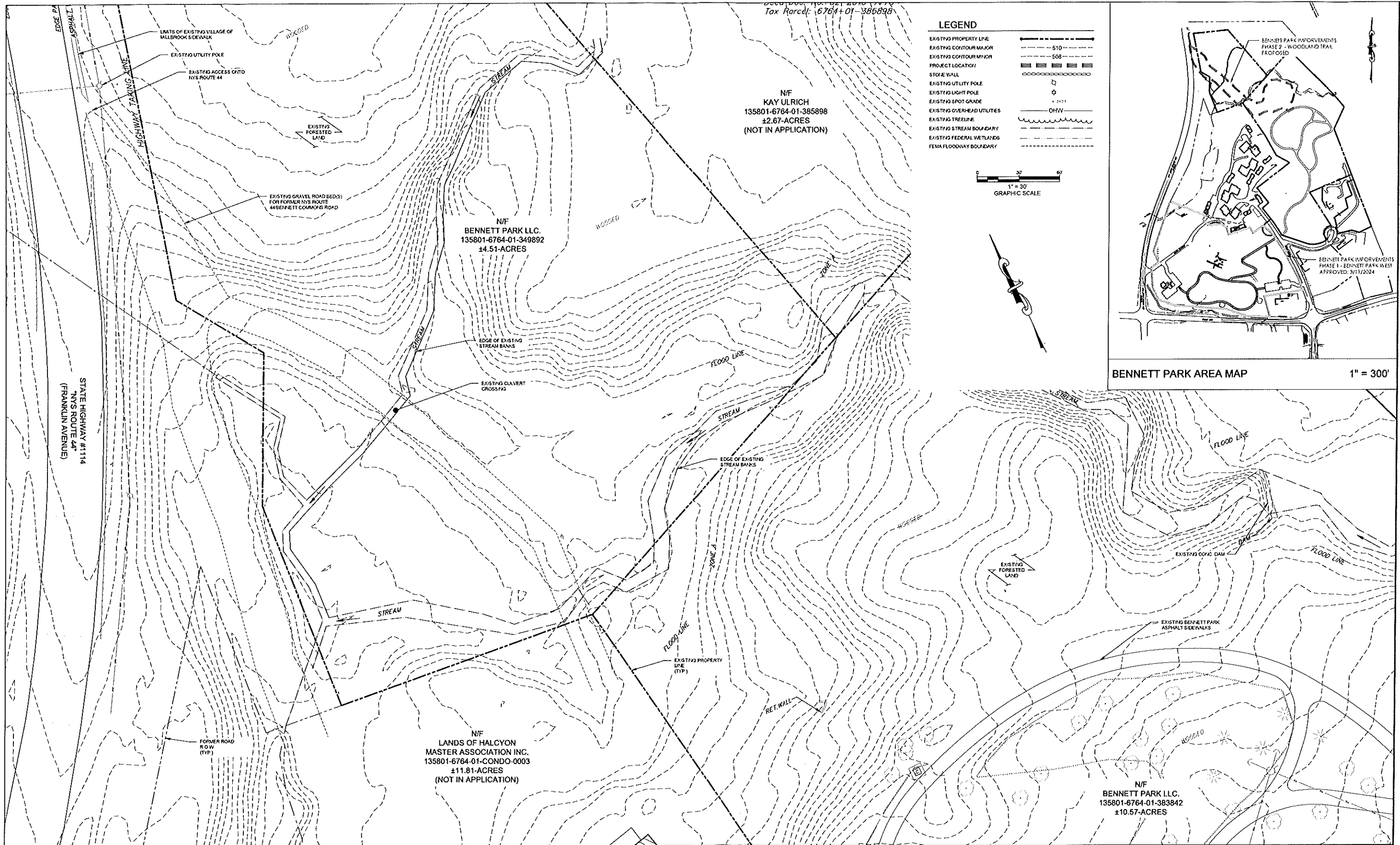
LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- PROJECT LOCATION
- STONE WALL
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SPOT GRADE
- EXISTING OVERHEAD UTILITIES
- EXISTING TREELINE
- EXISTING STREAM BOUNDARY
- EXISTING FEDERAL WETLANDS
- FEMA FLOODWAY BOUNDARY



BENNETT PARK AREA MAP

1" = 300'



- MAP NOTES**
1. PROPERTY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE 2014 AND LATER REVISED TO REFLECT POST DEMOLITION CONDITIONS ON OR BEFORE 2021 BY DAVID H. DUNN, P.E., NYS L.S. NO. 000577.
 2. ADDITIONAL OVERALL SITE TOPOGRAPHY PROVIDED BY NYS GS CLEARING HOUSE AND WAS CREATED USING THE USGS 3 COUNTY 2014 LIDAR COLLECTIONS.
 3. ADDITIONAL FEATURES ARE BASED UPON 2016 & 2021 DUTCHESS COUNTY AERIAL IMAGERY OF THIS SITE.

BENNETT PARK - PHASE 2 - PROJECT PARCELS
ZONING DISTRICT: R60F BENNETT COLLEGE DISTRICT

LOT SIZE: 10.57 ACRES
TAX GRID NO.: 135801-6764-01-383842
PROPERTY ADDRESS: EXAMORE LANE

LOT SIZE: 4.51 ACRES
TAX GRID NO.: 135801-6764-01-349892
PROPERTY ADDRESS: FRANKLIN AVENUE

PROPERTY OWNER: BENNETT PARK LLC
PO BOX 1087
MILLBROOK, NY 12545

EXISTING CONDITIONS PLAN
SCALE: 1" = 30'

DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC
CIVIL • ENVIRONMENTAL • STRUCTURAL

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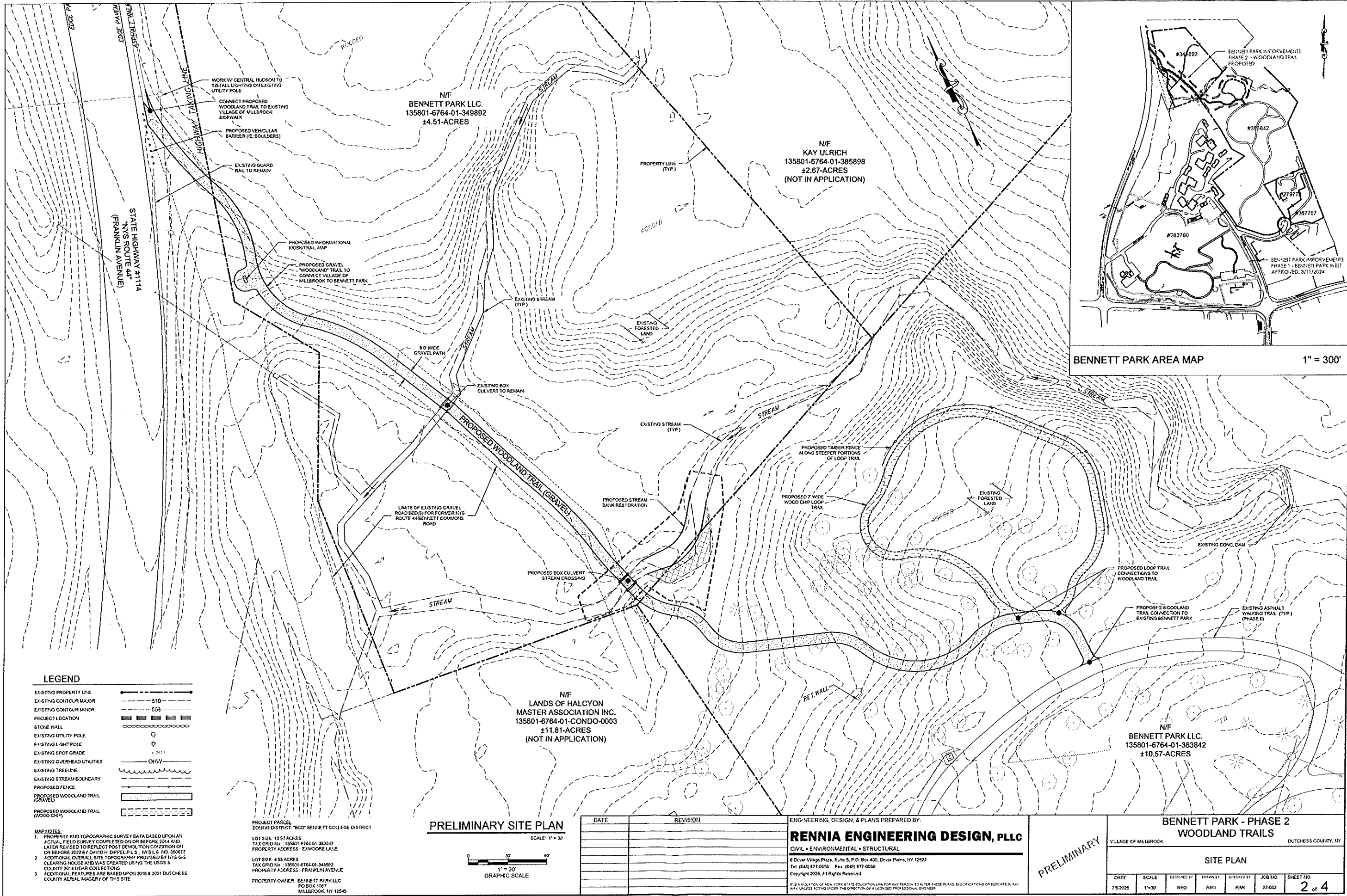
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BENNETT PARK - WOODLAND TRAILS
PHASE 2 SITE PLAN
VILLAGE OF MILLBROOK DUTCHESS COUNTY, NY

EXISTING CONDITIONS PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8-4-2025	1"=30'	RED	RED	RAR	22-052	1 of 4

PRELIMINARY





1. LOCATE POSTS DOWNSIDE OF FABRIC TO HELP SUPPORT FENCING
2. BURY TOE OF FENCE APPROXIMATELY 8" DEEP TO PREVENT UNDERCUTTING.
3. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FABRIC AT A SUPPORT POST WITH OVERLAP TO THE NEXT POST.



- 1 AREA CHOSEN FOR STOCKPILE SHALL BE DRY AND STABLE.
- 2 MAXIMUM SLOPE OF STOCKPILE SHALL BE 2:1.
- 3 UPON COMPLETION OF THE STOCKPILE, EACH PILE SHALL BE SURROUNDED WITH EITHER
- 4 SILT FENCING OR HAY BALES AND STABILIZED SEED AND MULCH OR JUTE MESH.
- 5 SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
- 6 SIZE OF STOCKPILE SHALL NOT EXCEED THE LIMITATIONS OF DRAINAGE AREA PER SILT FENCE
- 7 SPECIFICATIONS.
- 8 INSTALL SILT FENCE A MINIMUM OF 10' FROM THE TOE OF THE STOCKPILE.

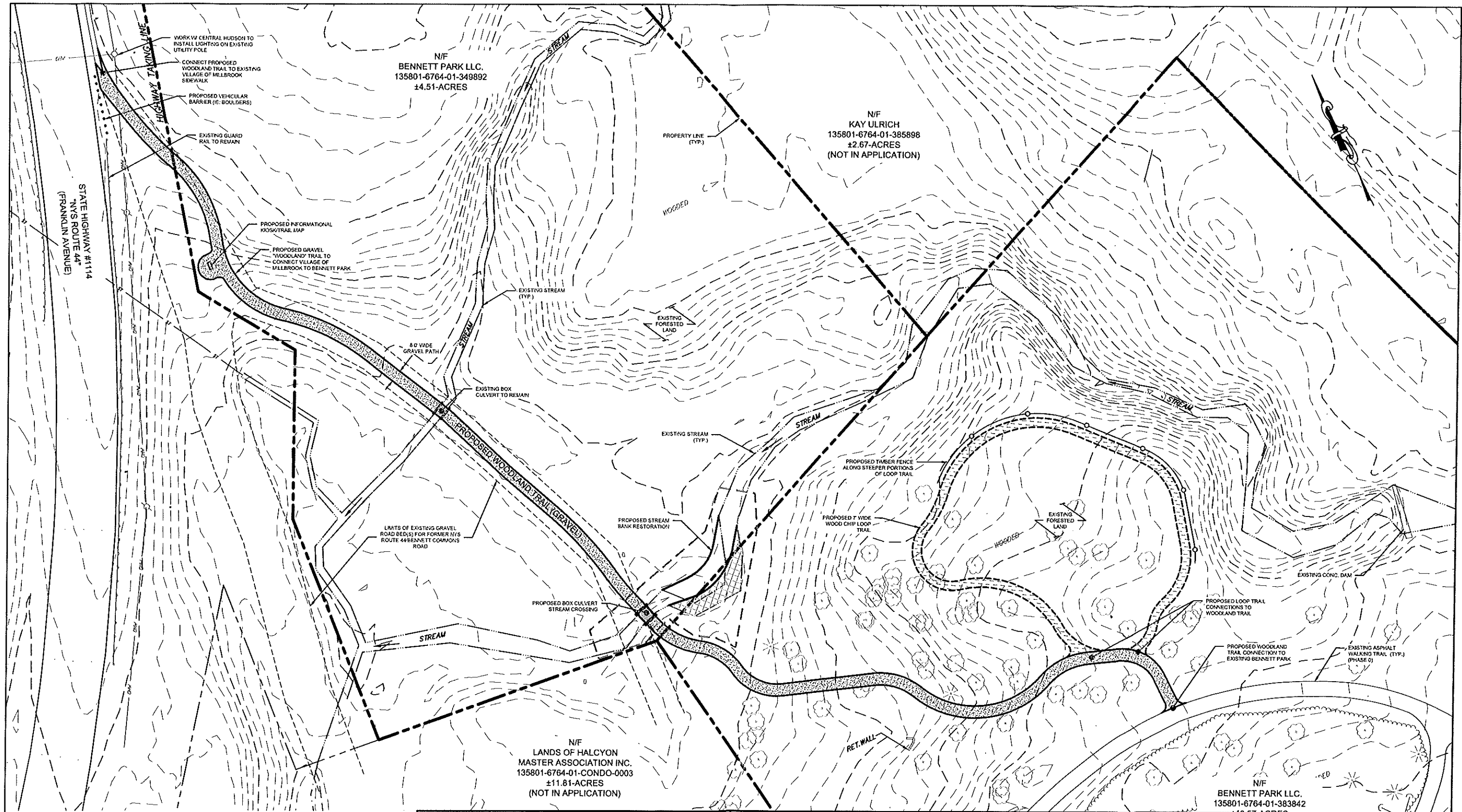


NTS

3. USE 1" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
4. STABILIZED CONSTRUCTION ENTRANCE SHALL NOT BE LESS THAN 50' LENGTH (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
5. PAD THICKNESS SHALL NOT BE LESS THAN 4" AT POINTS WHERE EGRESS OR EGRESS OCCURS.
6. GEOTEXTILE SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO THE PLACING OF STONE. FILTER WALL NOT REQUIRED ON EITHER SIDE OF THE EGRESS LOT.
7. ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5' SLOPES SHALL BE INSTALLED.
8. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODICALLY REPLACEMENT OR USE OF ADDITIONAL STONE TO MAINTAIN THE PROPER THICKNESS OF THE STONE BED. MEASURES TO "TRAP" SEDIMENT, ALL SEDIMENT DROPPED, WASHED OR TRACKED OFF TO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
9. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND VEHICLES MUST BE ON AN APPROVED SEDIMENT TRAP DEVICE.
10. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



DATE		REVISION		ENGINEERING, DESIGN, & PLANS PREPARED BY:				BENNETT PARK - WOODLAND TRAILS PHASE 2 SITE PLAN			
				RENNIA ENGINEERING DESIGN, PLLC				VILLAGE OF MILLERBROOK			
				CIVIL + ENVIRONMENTAL + STRUCTURAL				DUTCHESS COUNTY, NY			
				8 Denver Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522				DETAILS			
				Tel: (845) 877-0955 Fax: (845) 877-0956							
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DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.					
8-4-2025	N.T.S.	RED	RED	RAR	22-662	4 of 4					



DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:
RENNIA ENGINEERING DESIGN, PLLC
CIVIL • ENVIRONMENTAL • STRUCTURAL
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BENNETT PARK - PHASE 2
WOODLAND TRAILS

VILLAGE OF MILLBROOKDUTCHESS COUNTY, NY

SITE PLAN

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
8/4/2025	1"=60'	RED	RED	RAR	22-052	1 of 5

RENNIA ENGINEERING DESIGN, PLLC

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Tel: (845) 877-0555 Fax: (845) 877-0556

August 6, 2023

Village of Millbrook
Planning Board
P.O. Box 349
35 Merritt Avenue
Millbrook, NY 12545

Attn: Frank Redl, Chairman

**Re: Bennett Park – Phase 2: Woodland Trails
7-9 Bennett Common, Millbrook NY
Site Plan Approval
135801-6764-01-383842, 349892**

Dear Chairman Redl and Planning Board Members,

The applicant for the above referenced Project is requesting Site Plan approval from the Village of Millbrook Planning Board for Phase 2 (Woodland Trails) of the Bennett Park Master Plan. The proposed Project includes a new gravel pedestrian trail connecting existing sidewalks along Franklin Ave to the existing trail network at Bennett Park. The new gravel trail will be constructed on an old road bed to minimize disturbance and will also include the reuse of an existing and the construction of a new box culvert crossing over an existing stream, which will require approval from the NYSDEC.

The Project will also include several additional improvements, including a pedestrian kiosk, additional wood chip pedestrian trails, and some stream bank restoration associated with the new stream crossing.

The Project's conceptual design and SEQR impacts were identified and reviewed as part of the Planning Board's March 2023 approval of the Bennett Park Master Plan/Phase 1 Site Plan. As such, the Project will only require Site Plan review and approval from the Village of Millbrook Planning Board.

For your review attached please find eight (8) copies of the following information:

- Site Plan/Special Use Permit Application
- Technical Review Checklist
- Short Environmental Assessment Form
- Agricultural Data Statement
- Bennett Park – Phase 2: Woodland Trails, Site Plan Set, Sheets 0-4, dated 8/4/2025 (8 Full Size)
- Bennett Park – Phase 2: Woodland Trails, Site Plan, dated 8/4/2025 (11"x17" Reduced)

Please contact me with any questions at (845) 877-0555.

Sincerely,



Peter Sander, AICP.
Senior Planner

VILLAGE OF MILLBROOK

SITE PLAN / SPECIAL USE APPLICATION INFORMATION

Date Received _____	OFFICE USE ONLY	Planning Board File No. _____
Fee Paid: _____	Date Paid: _____	Earliest Meeting Date _____

Owner/Applicant Information

Record Owner's Name and Address Bennett Park LLC., - P.O. Box 1087, Millbrook, NY 12545

Applicant's Name and Address Bennett Park LLC., c/o George Whalen III

P.O. Box 1087, Millbrook, NY 12545

Applicant's Telephone Number () - _____ ; Fax: () - _____

Professional Consultant's Name and Address Rennia Engineering Design, PLLC.

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522 e-mail address rich@renniadesign.com

Professional Consultant's Telephone Number (845) - 877 - 0555 ; Fax: () - _____

Property Information

Property Location Exmoore Lane (and Franklin Avenue), Millbrook, Dutchess County, NY 12545

Tax Map Identification No. 135801-6764-01-383842, 349892

Zoning District "BCD" Bennett College District

Total Property Area 15.10 (4.53+10.57) acres

Property Frontage Length 285 feet

Describe current land use (i.e., vacant, woodland, farmland, developed, etc.) _____

Parcel #349892: Vacant, Unimproved Trail/Former Road. Parcel #383842: Bennett Park w/ Walking Trails

Any easements or restrictions on the land? (If yes, describe) Municipal Sewer, Bennett Commons Ingress/Egress

Is the property located within 500 feet of an Agricultural District? ☒ Yes ☐ No

Is the property located within 500 feet of a Village municipal boundary, a state or county highway, or state or county owned lands? ☒ Yes ☐ No (If yes, describe) Franklin Avenue, Route 343

Site Plan / Special Use Proposal Information

Type of development: ☐ Business and/or professional offices ☐ Retail sales, restaurant, tavern
☐ Accessory apartment ☐ Light industrial, warehouse ☐ Mixed Use, Business park
☐ Commercial recreation ☐ Multiple family residential ☐ Places of public assembly
☐ Bed and Breakfasts, Hospitality establishments ☒ Other (describe) Public Park

Building area, in square feet _____ **Parking spaces provided** N/A

Number of employees 0 **Total land area disturbance due to development** _____ acres

Will a private road, public street, central water system or central sewer system facilities be proposed? ☐ Yes ☒ No (If Yes, describe) _____

Will written waivers or variances be requested? (If Yes, describe) _____

Environmental Setting Information

Site is affected by (check all that apply):

- | | | |
|---|---|--|
| ☒ State or Federal wetland(s) | ☒ Watercourse(s) | ☒ Floodplain |
| ☐ Archaeological or Historic Resources | ☒ Steep Slopes (greater than 15%) | |
| ☐ Visual Resources | ☐ Potentially Significant Habitat Areas | |
| ☐ Important Natural Features (i.e., old-growth forest, stone walls, hedgerows, etc.) | | |

I hereby certify the above information to be true and correct according to my knowledge and belief.

By: [Signature]
Applicant's Signature

Date: 8/6/21

SITE PLAN / SPECIAL PERMIT USE TECHNICAL REVIEW CHECKLIST

The following are the Village of Millbrook Planning Board's guidelines used for its initial site plan and special use permit application screening review process. A conceptual review with the Planning Board may have taken place before this preliminary site plan and/or special use application is made. These guidelines are included in site plan and/or special use application reviews as a checklist of items that have been developed for two primary reasons: 1) to inform the Applicant of the minimum information that the Board deems necessary to initially evaluate the site plan and/or special use proposal application, and 2) to allow for an efficient initial review of pertinent site conditions, technical requirements, development methods being proposed and other factors that will affect the overall site plan's design and the special use's potential impact on the neighboring properties. This checklist includes the minimum information required to be submitted before the Planning Board will consider the site plan and/or special use application ready for the Board's consideration. However, this checklist should not be construed to imply that no additional information will be required to qualify for the Board's review consideration, since unique features of certain properties and certain land uses require more detailed investigation and disclosure than others. For full site plan and associated report information submittal requirements, the applicant must refer to applicable regulations, specifications, and standards as detailed in the Village Zoning Code (Chapter 230), including the specific standards and provisions contained in Articles VI §230-43 and §230-44 of the zoning code.

Applicants or their professional consultants must fill out this checklist, certifying that all of the following items have been addressed in the site plan and/or special permit use application information being submitted, and attach a written explanation which provides the specific reason why a checklist item might not be applicable due to site specific or use specific circumstances. Until all checklist items are included as part of the plan submission, with any required written specific explanation for all checklist items that have not been included, the application will not be eligible for the Board's review consideration. This checklist (and written explanation of omitted items, if necessary) must be submitted with the SITE PLAN / SPECIAL PERMIT USE APPLICATION INFORMATION FORM before it can be tentatively scheduled for review by the Planning Board.

Additionally, the Applicant must submit a written **PROJECT DESCRIPTION NARRATIVE**, which concisely describes the proposed project addressing: 1) its location, 2) a general description of existing adjacent and neighborhood uses, 3) the type and purpose of the proposed development, 4) the property's existing condition and use, 5) the zoning district in which it is located, 6) the scope of the proposed development (i.e., project acreage, number, size and use of buildings, parking facilities and expected traffic generation, hours of operation, total area of land disturbance), 7) any potential impact on the immediate area (i.e., aesthetics, drainage, natural resources, compatibility with neighboring uses, etc.), and 8) potential impacts on community services (i.e., school, traffic network, utilities, emergency services, etc.). The required narrative must be submitted with the SITE PLAN / SPECIAL USE PERMIT APPLICATION INFORMATION FORM. This required narrative should be limited to no more than one typewritten page.

NAME OF PROPOSED PROJECT: Bennett Park - Phase 2: Woodland Trails

LOCATION OF PROPOSED PROJECT: Bennett Common, Millbrook Village, NY 12545

NAME OF APPLICANT: Bennett Park LLC, c/o George Whalen III

1. LAND USE INFORMATION:

	Yes	No	Does Not Apply
Frontage access to public highway provided?	☒	☐	☐
Variance(s) required and/or granted? (Circle either "required" or "granted")	☐	☒	☐
Previous site plan / special permit use approvals granted (copy provided)?	☒	☐	☐
County Planning Board referral required?	☒	☐	☐
Village Street, County or State Highway access approval required?	☒	☐	☐
Village Street, Private Road, Public Water or Sewer proposed?	☐	☒	☐
County Health Dept. Approval required?			
NYSDEC Wastewater SPDES discharge permit required?	☐	☒	☐
NYSDEC Stormwater discharge permit required?	☐	☒	☐
Property located within the Village's mapped aquifer area?	☐	☒	☐
Wetland (State or Federal) disturbance permit or stream disturbance permit(s) or Water Quality Certification required?	☐	☒	☐
If Yes, list _____			

Plan Content Checklist (continued)

	<u>Yes</u>	<u>No</u>
x. Proposed utilities (water, sewer, electric, telephone, etc.) and schematic drainage analysis with the approximate size and location of proposed stormwater management facilities, location of proposed utility and drainage easements	☒	☐
y. Location of proposed open spaces and recreation areas, location of buffer areas and screening devices	☒	☐
z. Location of proposed pedestrian trails and sidewalks	☒	☐
aa. Location of proposed outdoor storage and refuse handling provisions	☒	☐
bb. Location and detail of all proposed site signage (including size, color, illumination, etc.)	☒	☐
cc. Location and detail of all proposed site signage (including size, color, illumination, etc.)	☒	☐
dd. Proposed landscaping, including species type, size and spacing	☐	☒ N/A
ee. Proposed grading, indicating a minimum 2 feet contour intervals	☒	☐
ff. Stamp and signature of licensed engineer or architect	☒	☐
gg. Any other information that is clearly necessary to determine compliance with the provisions of this law	☒	☐

****** APPLICANT'S SUBMITTAL INFORMATION COMPLETENESS CERTIFICATION ******

I hereby certify that I have carefully reviewed the above listed Village's requirements for subdivision review applications, including each of the above checklist items listed above, have accurately addressed these requirements and certify to the best of my knowledge and belief that all submittal requirements are included in this plan and application submission. I further understand that any required submittal item that is determined by the Village Planning Board to not be adequately addressed will delay the processing of the attached application and will result in additional review expense.

By: [Signature]
Applicant or Agent for the Applicant

Date: 8/6/25

Date TECHNICAL REVIEW CHECKLIST, EAF, LETTER OF AGENT and
PROJECT DESCRIPTION NARRATIVE Submitted: _____

Date CHECKLIST Checked: _____ Checked By: _____

Subdivision Application Submittal Review Completion Status

	<u>Yes</u>	<u>No</u>	<u>Date Accepted</u>
1. LETTER OF AGENT, if required, attached	☐	☐	_____
2. Copy of SUBDIVISION APPLICATION INFORMATION Form	☐	☐	_____
3. PROJECT DESCRIPTION NARRATIVE	☐	☐	_____
4. Environmental Assessment Form	☐	☐	_____
5. TECHNICAL REVIEW CHECKLIST complete	☐	☐	_____
6. Application review fee and initial consultant review escrow fee paid	☐	☐	_____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Bennett Park - Phase 2: Woodland Trails			
Project Location (describe, and attach a location map): Exmoore Lane (and Franklin Avenue), Millbrook, Dutchess County, NY 12545			
Brief Description of Proposed Action: The applicant of the above-reference project is proposing to construct a gravel pedestrian trail from Franklin Avenue to Bennett Park. The new pedestrian trail will be constructed on an old road bed to minimize disturbance and will include the reuse of an existing stream crossing, as well as the construction of a new stream crossing. The project also features several additional improvements, including an information kiosk, wood chip pedestrian path and some stream bank restoration associated with the construction of the new stream crossing. SEQR for the above referenced project was reviewed by the Planning Board as part of the Bennett Park - Master Development Plan, which was approved on March 11, 2024			
Name of Applicant or Sponsor: Bennett Park LLC. c/o George Whalen III		Telephone: E-Mail: george.whelen3@gmail.com	
Address: P.O. Box 1087			
City/PO: Millbrook		State: New York	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☒ YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC - Stream Crossing Approval			NO ☐ YES ☒
3. a. Total acreage of the site of the proposed action?		15.10 acres	
b. Total acreage to be physically disturbed?		0.74 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15.10 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Forest ☐ Agriculture ☒ Aquatic ☒ Other(Specify): Public Park ☐ Parkland			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Bennett Park LLC, George T. Whaley III, Inc.</u> Date: <u>8/6/24</u>		
Signature: <u>[Signature]</u> Title: <u>Treasurer</u>		

Model Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Agriculture and Markets certified Agricultural District. County Planning Board review is also required. A copy of this Agricultural Data Statement must be submitted along with the referral to the Dutchess County Planning Department.

1. Name and Address of Applicant Bennett Park LLC. c/o George Whalen III

2. Type of application (Check one or more):

☐ Special Use Permit ☒ Site Plan Approval ☐ Use Variance ☐ Subdivision approval

3. Description of proposed project to include (1) size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) the type of action (single-family dwelling or subdivision, multi-family development, apartment, commercial or industrial, school, non-residential use, etc., and (3) project density (Please provide this information on the reverse side of this application and attach additional description as necessary).

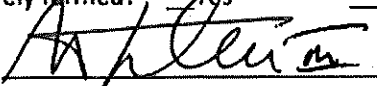
4. Is this parcel within an Agricultural District? ☒ Yes ☐ No

5. If Yes, what is the Agricultural District Number? Ag. Dist. 21

6. Is this parcel actively farmed? ☐ Yes ☒ No

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

- A. Name: Thorndale Properties LLC
Address and Telephone #: 4190 Route 82, Millbrook, NY 12545
Type of Farm: Row Crop
Is this parcel actively farmed? ☒ Yes ☐ No
- B. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No
- C. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No
- D. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No

8. Signature of Applicant: 

9. Reviewed by: _____

Date: _____

Model Agricultural Data Statement

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Agriculture and Markets certified Agricultural District. County Planning Board review is also required. A copy of this Agricultural Data Statement must be submitted along with the referral to the Dutchess County Planning Department.

1. Name and Address of Applicant Bennett Park LLC. c/o George Whalen III

2. Type of application (Check one or more):

☐ Special Use Permit ☒ Site Plan Approval ☐ Use Variance ☐ Subdivision approval

3. Description of proposed project to include (1) size of parcel or acreage to be acquired and tax map identification number of tax parcel(s) involved; (2) the type of action (single-family dwelling or subdivision, multi-family development, apartment, commercial or industrial, school, non-residential use, etc., and (3) project density (Please provide this information on the reverse side of this application and attach additional description as necessary).

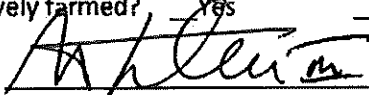
4. Is this parcel within an Agricultural District? ☒ Yes ☐ No

5. If Yes, what is the Agricultural District Number? Ag. Dist. 21

6. Is this parcel actively farmed? ☐ Yes ☒ No

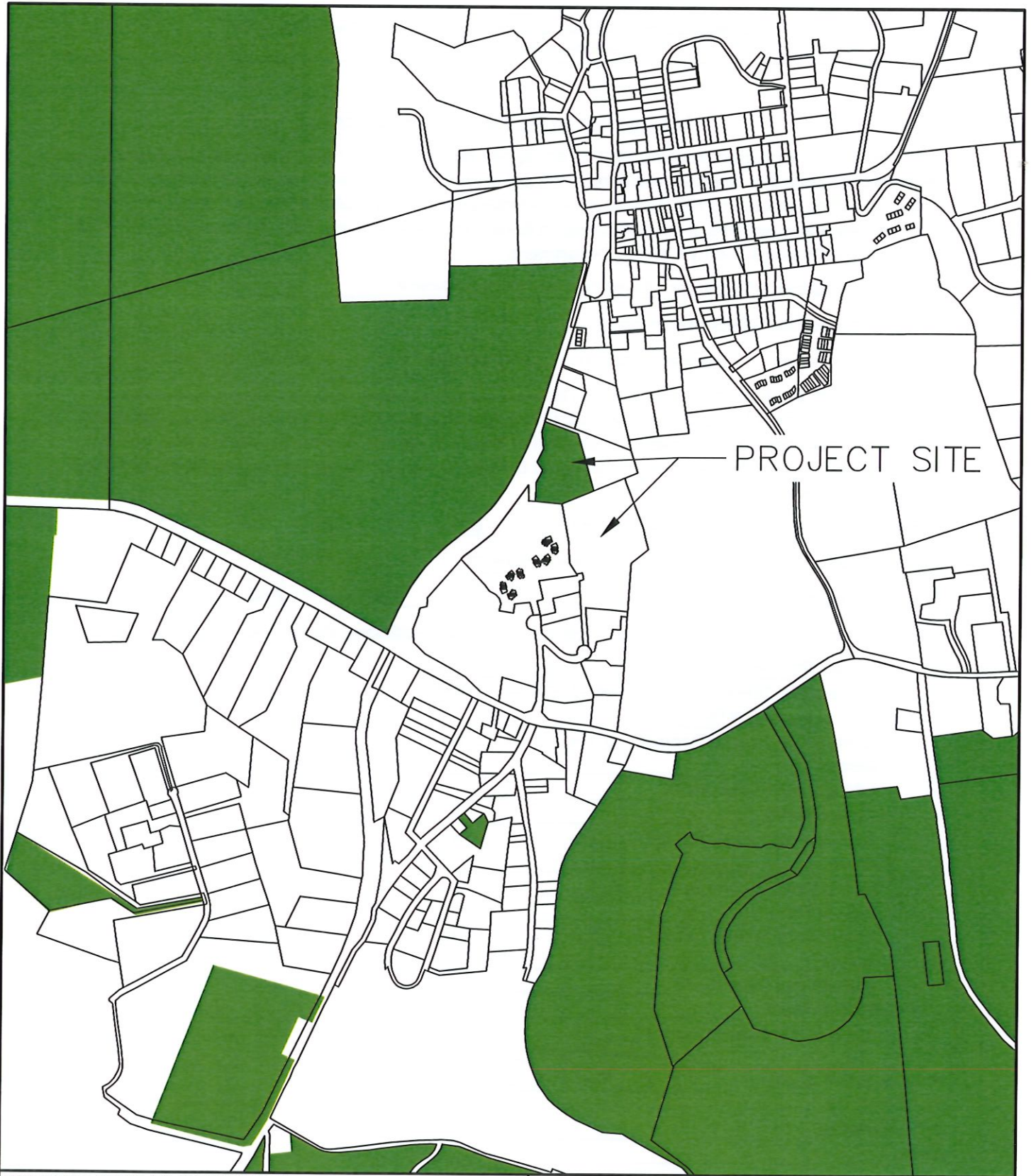
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

- A. Name: Thomdale Properties LLC
Address and Telephone #: 4190 Route 82, Millbrook, NY 12545
Type of Farm: Row Crop
Is this parcel actively farmed? ☒ Yes ☐ No
- B. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No
- C. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No
- D. Name: _____
Address and Telephone #: _____
Type of Farm: _____
Is this parcel actively farmed? ☐ Yes ☐ No

8. Signature of Applicant: 

9. Reviewed by: _____

Date: _____



ENGINEERING, DESIGN, & PLANS PREPARED BY:

RENNIA ENGINEERING DESIGN, PLLC

CIVIL • ENVIRONMENTAL • STRUCTURAL

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BENNETT PARK - PHASE 2 WOODLAND TRAILS

VILLAGE OF MILLBROOK

DUTCHESS COUNTY, NY

AGRICULTURAL DISTRICT MAP

DATE	SCALE	DESIGNED BY:	DRAWN BY:	JOB NO.	SHEET NO.
8/4/2025	1" = 1,000'	RED	RED	22-052	1 of 1