

SUMMIT WOODS
RESOLUTION REGARDING PREFERENCE
FOR A CLUSTER LAYOUT AND DETERMINING THE
MAXIMUM NUMBER OF LOTS
FOR CLUSTER LAYOUT

Resolution offered by Planning Board Member: Lori Gee

WHEREAS, the Town subdivision regulations section 163-34 provide for the Planning Board to determine the maximum number of lots that could be developed in a conventional plan, complying with all requirements, as part of a sketch plan review of a cluster project, and

WHEREAS, the Board concurs with the recommendation of the Town Engineer that the maximum number of lots which could be developed on Summit Woods under current zoning is 175, and that the applicant's proposal and subdivision plan dated September 24, 2001, last revised 11/29/04 for 175 units is therefore within this number, and

WHEREAS, the applicant has submitted a sketch plan proposing a cluster layout, and prior to the scoping session, the Board compared this plan with the conventional plat, and

WHEREAS, the Town Code encourages the Board and applicant to determine the "developmental style" (i.e., cluster or conventional) at the earliest possible time, and

WHEREAS, the current and proposed Master Plan of the Town encourages cluster development as an appropriate way to preserve open space, and

WHEREAS, the Planning Board has adopted a scope for the DEIS that requires fully addressing the impacts of the proposed cluster plan, as well as several alternatives.

NOW, THEREFORE, be it resolved that the Planning Board, pursuant to section 163-34, hereby establishes 175 as the maximum number of lots which could be developed under a conventional plan, and determines that the 175 lots proposed by the applicant is within and below this number, and

BE IT FURTHER RESOLVED, that the 175 lot project is hereby authorized to be included in the Preliminary Plat application for cluster subdivision approval, and as the "proposed action" in the SEQR review. The setting of this maximum number for purposes of review does not constitute a

commitment that such number of lots will be finally approved at the conclusion of the review process. Numerous factors may change the approved number of lots, including the SEQR process, and

BE IT FURTHER RESOLVED that the Board, pursuant to the provisions of Article 163 of the Code, determines that a cluster development plan is the preferable plan of development of this site. It would encourage flexibility of design so as to preserve the natural and scenic qualities of open lands.

Motion Seconded by Planning Board Member: John Barone

The votes were as follows:

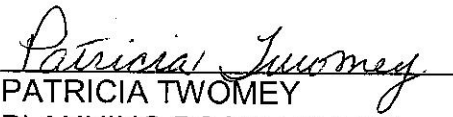
Board Member Stephen Farfaro	<u>Aye</u>
Board Member John Koch	<u>Aye</u>
Board Member Jason Paraskeva	<u>Aye</u>
Board Member Keith Staudohar	<u>Absent</u>
Board Member John Barone	<u>Aye</u>
Board Member Lori Gee	<u>Aye</u>
Alternate Russ Smith	<u>Abstained</u>
Chairperson Norma Drummond	<u>Aye</u>

CERTIFICATION

I, PATRICIA TWOMEY, the duly qualified and acting Clerk for the Town of East Fishkill Planning Board, Dutchess County, New York, do hereby certify that attached hereto is a true and correct copy of an extract from the minutes of an regular/adjoined meeting of the Planning Board of the Town of East Fishkill, held on the 21st day of December, 2004, and that the resolution set forth herein is a true and correct copy of the resolution of the Planning Board of said Town adopted at said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the said Town, this 22nd day of December, 2004.


PATRICIA TWOMEY
PLANNING BOARD CLERK

(seal)