

**RESOLUTION NO. \_\_\_\_\_ of 2025**

**RESOLUTION ACCEPTING THE STONE RIDGE ESTATES PARKING LOT  
and PEDESTRIAN TRAIL MAINTENANCE AND GRANT OF IRREVOCABLE  
CONSERVATION EASEMENTS IN FAVOR OF THE TOWN OF BEEKMAN.**

The following Resolution was introduced by \_\_\_\_\_ and  
seconded by \_\_\_\_\_.

**WHEREAS**, a condition in the Town Planning Board's Conditional Approval granting the approval of the Stone Ridge Estates Conservation Subdivision required the developer, O'Donnell & Sons, Inc. ("Developer") to grant an Irrevocable Conservation Easements to the Town of certain identified areas of the Developer's property designated as open space for conservation subdivision development; and

**WHEREAS**, Beekman Town Code §130-45 governs the general requirements and design standards of Conservation Subdivision ; and

**WHEREAS**, pursuant to the subdivision approvals, ownership of the common open space are to be owned in-common by the developer and the homeowner's association ("HOA") duly formed by Developer to delegate the duties and powers of maintaining the open spaces and community property to the HOA pursuant to Town Code §130-45(E)(2); and

**WHEREAS**, the Developer, as a condition of conservation subdivision approval, has deeded the common areas of the Stone Ridge Estates Subdivision to "Stone Ridge Estates, HOA, Inc.", to be owned by developer until the Town Board's acceptance of the developer's offer of Cession of Antler Court and Biltmore Drive; and

**WHEREAS**, in addition to other Town requirements of a Conservation Subdivision, the homeowner's association is required to establish common open maintenance by requiring a maintenance plan for all common open spaces and undedicated streets in the residential conservation development; and

**WHEREAS**, the Developer has delivered to the satisfaction of the Town Attorney, appropriate deed and/or easement restrictions prohibiting in perpetuity, any land designated for common open space from being used for any other purpose; and

**WHEREAS**, the Town is now desirous of accepting the conservation easements from the developer for the perpetual use of a designated pedestrian trail to be enjoyed by the general public, the lot owner members of the homeowner's association ("HOA"), members of their family, guests, licensees, tenants and invitees, as well as a parking lot to be used by members of public for their use and enjoyment of the pedestrian trail; and

**WHEREAS**, the common areas that will encompass the Pedestrian Trail/Parking Lot subject to the Conservation Easements (the “Easements”) granted to the Town of Beekman are more particularly described in the exhibits to the respective easements; and

**WHEREAS**, the Developer’s entity, which shall serve as the Grantor in the Easement documents, is O’Donnell & Sons, Inc.; and

**WHEREAS**, the Town of Beekman is authorized to accept Conservation Easements pursuant to Article 49, Title 3 of the NYS Environmental Conservation Law (“ECL”); and

**WHEREAS**, the acceptance of the Conservation Easements is classified as a Type II action pursuant to the State Environmental Quality Review Act (“SEQRA”), and therefore, is categorically excluded from further environmental review; and

**WHEREAS**, the Town Board of Beekman finds that the acceptance of the Conservation Easements will protect the character of the Town of Beekman, will maintain the natural and scenic qualities of the Town of Beekman, will preserve areas of historical and ecological significance, and minimize the amount of land required for roads and utilities; and

**WHEREAS**, the acceptance of the Parking Lot and Pedestrian Trail Conservation Easements would be in the best interests of the Town of Beekman and its residents and be in conformance with the Comprehensive Plan of the Town of Beekman;

**NOW THEREFORE BE IT RESOLVED**, that the Town Board approves the Parking Lot Conservation Easement and Pedestrian Walking Trail Conservation Easement, and authorizes the Town Supervisor to sign the easements from Developer/Grantor as Grantee upon consultation with the Town Attorney regarding title matters and other legal matters and upon satisfactory approval of the Town Engineer; and be it further

**RESOLVED**, that that Town Supervisor is authorized to execute any other documents reasonably necessary to effectuate this resolution; and be it further

**RESOLVED**, that the executed Easements shall be filed with the Office of the Dutchess County Clerk at grantor/developer’s expense, after which time a copy of each Conservation Easement and this Resolution shall be provided to the Town Building and Planning Department, which department shall administer and oversee the Conservation Easement Areas for the Town pursuant to the terms of the Easements; and be it further

**RESOLVED**, that that a copy of the filed Easements and this Resolution shall be provided to the Town Clerk; and be it further

**RESOLVED**, that that the Town Clerk is directed to file a copy of each Conservation Easement with the New York State Department of Environmental Conservation within five (5) business days of receipt of the County Clerk original document filing with proof of DEC filing to the Town Board.

**DULY ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the Town Board of the Town of Beekman.

**ROLL CALL:**

Councilman Capollari  
Councilman Battaglini  
Councilman Lemak  
Councilwoman Wohrman  
Supervisor Covucci

**AYE**

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**NAY**

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**CERTIFICATION:**

I, Laureen Abbatantuono, Town Clerk of the Town of Beekman, do hereby certify that the foregoing is a true and exact copy of a resolution duly adopted by the Town Board of the Town of Beekman at a regular meeting thereof held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Laureen Abbatantuono  
Town Clerk  
Town of Beekman