



Historic Town of Hyde Park

Planning Board
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"Working with you for a better Hyde Park"

DRAFT MINUTES OF THE JANUARY 2, 2019 WORKSHOP OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRENT PICKETT
ANN WEISER

MEMBER ABSENT: STEPHANIE WASSER

OTHERS PRESENT: CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree: Good evening everyone and welcome to the first meeting of 2019 for the Hyde Park Planning Board. Please join me as we reaffirm our commitment to a symbol of this great nation. Chairman Dupree commenced the Pledge of Allegiance.

WORKSHOP:

CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH

Site Plan & Special Use Permit Approvals (#2018-66)

Location: 277 Crum Elbow Road

Grid#: 6265-04-630350

In Attendance: Mr. Rich Rennia, Rennia Engineering Design, PLLC

Chairman Dupree: The only item on the agenda at this meeting is a workshop discussion. Mr. Rennia is here representing Camp Victory Lake. As a reminder the applicants are seeking Master Plan approval as well as Phase 1 for a new sanctuary. For a site that's a little over 100 acres, I believe, at the intersection of Quaker Lane and Crum Elbow and extends west a pretty large amount. Since we last spoke to Mr. Rennia, we noted that our Code requires parking to be behind the front line of a building and also that under site plan standards parking should not dominate a site and it appeared to many of us that it did. Mr. Rennia changed it up around and in the interim, Ms DiNapoli, Ms. Weiser and I took a quick drive. We were not approved, but no one said anything and the gate was open. The only thing I want to note is that there's a rock outcrop where an existing structure is located right here, that if you're coming west along Crum Elbow, this will actually block a lot of this parking. Then, this area, where I believe the church is going to go, will dominate it more, but this tends to drop some so the parking along this side will also be obscured because of the building. Heading in this direction you're not going to see a lot of this parking. You will see it over here. There is also a scrim of existing vegetative cover, though all of it's deciduous, so we may need some screening along here. Before I ask the Board for comments on your redesign, just first, this is not a flat area, I discovered, so there's going to be an extensive amount of grading, I assume.

Mr. Rennia: There's another high knob in this area as well, so this would be cut down here and filling it in here to make a flatter area and we didn't go grading on this because we wanted to get the final layout to you first. We would anticipate that there would be a gentle grade going across this way towards the lake and then this access road would actually drop down. This would be the bottom walkout similar to what we had talked about before and this would be an upper entrance here so we would still have that split level.

Chairman Dupree: Got it. Anything else you want to add?

Mr. Rennia: Actually, when we got working on this, I actually really like keeping this house here because I think that does help keep the smaller feel, the smaller scale. It does break it up and the house is already there and something we can use, so I thought that made a lot of sense. From this perspective, looking here all of the parking is behind the building. If you're looking here, we have parking along the side of the building, but

like you had pointed out we do have the existing vegetation there and we can enhance that with evergreens.

Ms. Weiser: It's a wonderful solution to the issue and yes, if you do the extra screening vegetation...basically all over your plans here, it will work beautifully for us.

Mr. Pickett: My question is, you're going to be moving the cabins to alongside that road there, is there septic required for them?

Mr. Rennia: They would be connected to the wastewater treatment plant and what I would expect on these since there's a drop off here...that this would be a walk-in in the front, it's a small cabin and we could probably use helical piles or something like that for the foundation of them, to reduce the disturbance and also so you don't have to walk out the back. From the back of the cabin you get a nice view of the lake and you could maybe do a nice deck there.

Mr. Pickett: The other question was about parking. Are you still going to have enough parking for this sized congregation?

Mr. Rennia: Yes, because that becomes part of looking at the overall master plan and I can point that out to you tonight before I leave, what we came up with for the parking and the other item was how to do bus parking.

Chairman Dupree: On Monday, Mr. Rennia submitted a new master plan that details 200 plus parking spaces toward the rear and he also shows bus parking locations. Again, this was submitted for discussion in two weeks.

Mr. Rennia: Yes, an additional 214 spaces and what we thought was that the bus parking that we showed opposite of the wastewater treatment plant, that that could become part of Phase 1, so the bus parking happens as a part of Phase 1.

Chairman Dupree: Mr. Pickett do you prefer this design to the initial.

Mr. Pickett: Yes, I do.

Ms. Dexter: I would echo that I think this would be much better suited to our Code and I also recognize that because you have two road frontages that it's kind of hard to put all of your parking behind the building, so I think using the terrain the way you are proposing, with leaving the house there, the bump up, taking advantage of the natural topography is really excellent. With the new layout, does that present new and different challenges to the architecture or are you still now just looking to see if we're okay with the placement of it?

Mr. Rennia: We're still in that block form that I had talked about last time. Let's get the blocks working correctly. I think that after looking at this, that this will give us the opportunity to do some of the same as we were trying to do before. This area of the building, we basically took this piece that originally stuck out further and we said well we

can basically cut that in half and make that in two pieces because this is the administrative offices and classrooms. We can still walk in and have a corridor and a corridor. I think this opens it up to having something wider that can break up this view of the building. This view of the building, what we're looking at right now as we're talking with a couple of building manufacturers, is putting the roof with the top of the ridge going this way, so you'd have a slope here and a slope here. Then there would be a lot of architectural features added to the building to dress it up. I don't think that it makes it any harder.

Ms. Dexter: That you for explaining that. I think this is great.

Mr. Oliver: Thank you very much for taking our comments and really presenting a completely different design that works within our Code and really shows us what we wanted to see. I really appreciate that and I'm 100% more for this design than the last. One idea or question, just because it looks like you're going to have a lot of traffic between the 2 parking lots...is there any way that you could connect the south end of that little leg to the roadway there? Only to use when leaving, like at the end of a mass.

Mr. Rennia: Make it like a one-way out only?

Mr. Oliver: A one-way out only so you can have better traffic flow because if you have a few hundred or so, it might be a nice easy way to exit without going through the whole site. It would split the parking area so one side goes one way and the other goes another way. It seems like it would be easy to tie into the traffic circle.

Mr. Rennia: It would give them the opportunity to manage the parking here too, with someone actually directing traffic there during a bigger event.

Chairman Dupree: That is brilliant. A one-way out makes a lot of sense.

Mr. Rennia: It is close to the traffic circle, the future traffic circle...even if we lost a couple of parking spaces here to make that work.

Ms. DiNapoli: It was extremely helpful to drive through the other day and I thank you for that opportunity. It did help explain a lot with the ridge lines. I had never been on the inside so to be able to see where the lake was - what a charming area that is and it just adds to the excitement of watching this project develop more. I'm glad to hear you're keeping the Victorian home.

Chairman Dupree: I'll echo what I believe is everyone's comments tonight, that I prefer this design. Thank you also for turning this around quickly to show us. Driving down it's actually lower than Quaker right there, so between that and the existing screening that as you said can be supplemented by a little bit of buffering, I think this makes sense. This is kind of a gateway into our community so I want to make sure that we get this laid out as appropriately as possible. I think Chris was pretty much brilliant to think about that connection. You'll have to look at it from a traffic perspective and tied in carefully

with the round-about, because if it's exit only they'll have to go to the right to come out, I believe. Any other comments from the Board?

Ms. DiNapoli: With regards to the architecture of the church, it sounds like you're looking at a pre-fab?

Mr. Rennia: Pre-engineered steel building.

Ms. DiNapoli: If you go back and look at the original drawing that was submitted, that style is more in keeping with the architectural Code. I don't know how that marries with a pre-fab.

Mr. Rennia: Well the pre-engineered steel building is basically a structure that's designed with columns and roof trusses to support the structure, but bump outs, indents and adding windows, all of that can be done with a structure like that.

Chairman Dupree: And you can add different cladding, stone elements at different portions of it?

Mr. Rennia: Yes, we can add all kinds of different cladding.

Chairman Dupree: Basically the size of this and given that it's a religious organization that has been saving up as it goes along, I understand why they would be looking at manufactured, pre-fabricated. It saves a ton of money on trusses for something like you're talking about here. Any other questions from you Richard?

Mr. Rennia: I don't think so. This type of feedback is exactly what I was looking for and why I wanted to come here tonight. I think it's very important to get this placement at a point where everyone is satisfied and then we can work on grading this and building design.

Ms. Dexter and the Chairman advised Mr. Rennia investigate the amount of water necessary and possibly addition of holding tanks to supply a sprinkler system for the church.

MOTION: Ms. Dexter

SECOND: Mr. Oliver

To Adjourn.

Aye

Aye

Aye

Aye

Aye

Aye

Absent

Mr. Dupree

Ms. DiNapoli

Ms. Dexter

Ms. Weiser

Mr. Oliver

Mr. Pickett

Ms. Wasser

VOICE VOTE 6-0

1-Absent

Motion Carried

DRAFT