



Historic Town of Hyde Park

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

MINUTES OF THE APRIL 7, 2021, 6:00 PM WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT VIA LIVE STREAMED MEETING:

**MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRETT PICKETT
STEPHANIE WASSER
ANN WEISER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
BONNIE FRANSON, PB CONSULTING PLANNER
PETER SETARO, PB CONSULTING ENGINEER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY
COUNCILMAN KRUPNICK, TOWN WEBMASTER**

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Chairman Dupree: Good evening. Thank you for joining us at the April 7th meeting of the Hyde Park Planning Board. I will first note that this meeting is being conducted by Governor Andrew Cuomo's Executive Order 202.1, last extended as 202.99, which allows public officers to meet virtually as long as we're allowing the public to attend as well. Before we continue, let me first confirm that each Board Member is alone or not with anyone who would try to exert any kind of undue influence on your voting.

Ms. Weiser: I'm alone.

Ms. Wasser: I am alone.

Mr. Pickett: I am alone.

Mr. Oliver: I'm alone.

Ms. DiNapoli: I'm alone.

Vice-Chair Dexter: I'm alone.

Chairman Dupree: Now please join me as we pledge our allegiance to the American Flag.

The Chairman led the Pledge.

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

DODIC SECOND DWELLING UNIT

Site Plan Approval (#2021-03)

Location: 4305 Albany Post Road

Grid #: 6065-20-883070

In Attendance:

Brad Will, AIA Ashokan Architecture

Chairman Dupree: Thank you. The first item on the agenda is a new public hearing. It's entitled Dodic Second Dwelling Unit. The applicants are seeking site plan approval to convert a former medical office on the ground floor to another residential apartment. There's an existing residential apartment on the second floor. The location is at 4305 Albany Post Road. And Mr. Brad Will, an architect has been representing the applicant, who has been very patient, I want to point out one more time, throughout this sort of long process. We've had many discussions and Mr. Will has been most accommodating in terms of making changes and tweaks based on comments from the Planning Board and our consultants. May I first get a motion to open the public hearing?

MOTION: Ms. DiNapoli

SECOND: Mr. Oliver

To open the Public Hearing for the Dodic Second Dwelling Unit.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: All in favor, please raise your hand and say aye. Aye. Nays or abstentions? Motion carries unanimously. Councilman Krupnick, I don't believe that anyone signed up to speak about the public hearing.

Councilman Krupnick: You are correct.

Chairman Dupree: Thank you. Would any of our consultants like to make a comment? Bonnie or Pete? Tad? Would any of the Board Members like to make a comment? That's what I meant by saying this has been fully discussed over and over again. Mr. Will, do you want to add anything?

Mr. Will: No. I'm glad we got here and I appreciate everybody going along this path with us. So thanks. Thanks a lot for getting us here.

Chairman Dupree: And I think we're looking forward to seeing the improvements that the structure will receive once you're approved. As a reminder, I'll ask for a motion to close the public hearing, but we will not take action tonight because our policy is to allow seven days for written comments, just in case someone is watching tonight and didn't have time to sign up and would like to comment. So may I get that motion?

MOTION: Mr. Oliver

SECOND: Ms. DiNapoli

To close the Public Hearing for the Dodic Second Dwelling Unit with the exception of 7 days for written comments.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Thank you. Any further discussion? All in favor, please raise your hand and signify by saying aye. Aye. Any nays or abstentions? There being none. The motion carries. Mr. Will we'll see you in two weeks, but you don't really have to be here. We'll send you the resolution in advance. It's up to you.

Mr. Will: I'll plan to attend. Thank you.

Chairman Dupree: Thank you. Good to see you.

CONTINUED PUBLIC HEARINGS:

DUTCHESS COUNTY SPCA ADDITION
Site Plan Amendment Approval (#2021-02)
Location: 634-636 Violet Avenue
Grid #: 6164-04-655006

In Attendance:

Peter Sweeny, PSA Studios

Chairman Dupree: The next item on the agenda is the continued public hearing for Dutchess County SPCA. The applicant is seeking site plan amendment approval to construct a new small medical facility. The medical facility or clinic is relocating from an existing facility on the same site. May I get a motion to reopen the public hearing?

MOTION: Ms. Weiser
SECOND: Vice-Chair Dexter

To re-open the Public Hearing for the Dutchess County SPCA Addition.

- Aye Ms. Weiser**
- Aye Ms. Wasser**
- Aye Mr. Pickett**
- Aye Mr. Oliver**
- Aye Ms. DiNapoli**
- Aye Vice-Chair Dexter**
- Aye Chairman Dupree**

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: All in favor, please raise your hands and say aye. Aye. Motion carries unanimously. Since our last meeting, I believe Mr. Setaro has confirmed what we all suspected, that there is sufficient capacity in the existing septic system to handle that for the new medical facility and based on what I wrote down from the last

meeting, it appeared as though almost all other issues have been resolved. Let me first start with our consultants. Bonnie, anything to add?

Ms. Franson: I'm not working on this application. Thank you.

Chairman Dupree: Sorry. Mr. Setaro, any comments?

Mr. Setaro: No. I will be, as you know, I offered our services (CPL) at no charge to the SPCA to do the Health Department approval for them, so I'm going to submit, probably in a week or so to them. So whenever the time comes, if you're going to consider approval, Health Department approval would be one of the conditions.

Chairman Dupree: Thank you.

Ms. Franson: Sorry, Michael. My brain heard Hospice House. So I don't have any comments.

Chairman Dupree: Thank you. I didn't think you had comments but I wasn't going to correct you. Ms. Moss, any comments?

Ms. Moss: No, I don't have any comments. Thank you.

Chairman Dupree: Mr. Sweeney, I kind of leapt over you. I didn't mean to, I apologize, but is there anything you'd like to offer at the outset?

Mr. Sweeney: No. no, thank you.

Chairman Dupree: Any comments from Board Members? I'm not going to call on you individually. I didn't think so. And Councilman Krupnick, I believe no one also signed up for this application.

Councilman Krupnick: Correct.

Chairman Dupree: So guess what? We get to close the public hearing tonight. However, once again, we'll make an exception for seven days to receive written comments. I will note that we have not had any public comments on this application whatsoever. And I'll also note that because parking has not increased on the site, they basically are using the parking that was for the medical facility that exists now for the new medical facility. We'll likely be requiring as a condition that there be a note added that if the former medical clinic is ever used again for something, that it will need to have to come back for site plan review. Otherwise the only other condition that I can think of, would be Department of Community and Behavioral Health approval and Mr. Setaro will be assisting with that. Anything else? May I get a motion to close this public hearing?

MOTION: Vice-Chair Dexter
SECOND: Ms. Weiser

To close the Public Hearing for the Dutchess County SPCA Addition with the exception of 7 days for written comments.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Any discussion? All in favor, please raise your hands and say aye. Aye. Motion carries unanimously. Thank you, Peter. It's been a pleasure working with you. We'll see you in two weeks for the final outcome.

Mr. Sweeny: Okay. Thank you very much, everyone.

HUDSON VALLEY HOSPICE HOUSE

Site Plan & Special Use Permit Approvals (#2020-17)

Location: 31 E. Dorsey Ln. & 542 Violet Ave.

Grid #s: 6163-02-570735, -552748

In Attendance:

Joe Berger, Berger Engineering
Michele Zerfas, Berger Engineering
Michael Kaminski, Hudson Valley Hospice
Jaime Machado, MAG Designs

Chairman Dupree: The next item on the agenda is a continued public hearing for Hudson Valley Hospice House. And you heard it right there, Bonnie. As a reminder, this has been discussed a lot as well. We closed the portion of the public hearing at the last meeting that deals with the minor subdivision, or basically the combination of two lots. We'll be considering taking action on that tonight. So the portion of the public hearing that remains is for site plan and special use permit approval. The applicants are seeking the approval to build a new 14-bedroom patient facility. We've all agreed, I believe, that the architecture is really nice. And I want to thank once again, the actual applicants, Mr. Kaminski, as well as the consultants for being so responsive to both Planning Board comments, as well as neighbor comments along the way. So may I get a motion to reopen this public hearing?

MOTION: Ms. Wasser
SECOND: Mr. Pickett

To re-open the Public Hearing for the Hudson Valley Hospice House Site Plan and Special Use Permit Approvals .

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Thank you. All in favor please raise your hand and say aye. Aye. Motion carries unanimously. Let me turn it over to Ms. Zerfas, you're here or Mr. Berger.

Ms. Zerfas: I am, Ms. Zerfas. Neil, if you want to go ahead and put up the PowerPoint. Since the last Planning Board meeting and since their submission on the 23rd, we've added some minor tweaks to the plan. I want to go over those with you tonight. And we also did the deep tests and we found that Hyde Park has lots of rock. So there were no surprises with the deep tests, the rock that's buried [*inaudible*]. And all the rock that's going to be excavated will be used on the site. It actually ended up, when I did the calculations, it's going to be pretty well balanced, which even kind of surprised me. I thought that we might have to bring in more than we will. So that was a good thing. Also, when the rock is crushed, it's more efficient and less costly, as the rock is crushed, to put it in where it needs to be. We're going to have a lot of fill under the building, so it's going to be very easy and minimal stockpiles, just to kind of crush in place. So that's going to be in...

Chairman Dupree: If I can interrupt for a moment, can you tell the Board how many deep tests pits were done? I think I counted about 80.

Ms. Zerfas: It was about 50.

Mr. Berger: There were 52 originally and we'd done about 20 earlier when we did the septic design. So you're correct, Michael, probably closer to 70 in total.

Chairman Dupree: I was counting the ones in the septic area too, that's why. Stephanie and Diane and I did a site visit with Joe after the pits, so we could take a look at all of them and just real quickly, we also could have a very clear idea now of where the entrance is, where the building will sit, et cetera. I'll mention this later on again, but we also were able to ask for a relocation of the fence along the southern side

that will actually provide a better barrier for the neighbors who live on East Dorsey. Back to you, Michele.

Ms. Zerfas: Okay. And then in the deep tests, we did come across 2 areas of shallow water. One is in that wet area that has the phragmites and that's going to be drained out because that's underneath the court yard. The second one was in one small portion of the bio-retention that's in the back and that'll be lined. We still have enough unlined bio-retention to meet the minimum runoff reduction and in rock, we can never get a hundred percent. Neil, we can go to the next slide. So on this one, you can see that at the bottom, how the fence has been shifted from the property line up to going along the trees and that's a higher point. Originally the fence would have been in kind of a gully. It's lifted up, which will help block the neighbors better. Up in the top left, we straightened up the sidewalk that we had going around the other side of the sign. Now it goes straight. In the lower left, and this was not on the plans for tonight's Planning Board meeting, there on the plans we submitted yesterday, the oxygen company came back with the buyer and instead of having a long tank, they're going to have some vertical tanks and vertical vaporizers. So it just changed that layout a little bit. It doesn't actually change the footprint of the wall, here we had that. And then the other thing is in the lower right corner, you'll see a fence that's a little different color than I showed last time. Before we had just kind of like a plain Brown fence and it turns out that doesn't do very well in the sun and it has weird fading patterns. So instead, they've chosen this fence, which actually looks more like wood. So it's a nicer looking fence. So the oxygen, the fence color and the shifted fence are on the plans I submitted yesterday and the sidewalk was from the March 23rd plan. Okay, slide 3. Now this is, the light fixtures on the right, the bollard and the pole light are the same ones from the March 23rd plan. The oxygen company wants security lights in the oxygen area. So there'll be two kinds of floodlights over the oxygen area. That's in the back of the building, in the two corners of the oxygen tank area. So they should be pretty well-protected. One of them is going to be a little lower than the wall, so it shouldn't shine too much to the south, the other one and they're both somewhat directed down. So those are two new lights. The other is on the April 1st comment letter, there was an ask to change a couple of lilacs to the tree type, *Reticulata*. So what we've done is we've made the four at the entrance into that tree type, which will work well along the sidewalk, but the rest we've left is the *vulgaris*, which is the nice colorful bush-type lilac. And we're going to keep those around the rest of the site so that the patients have the nice colorful purples and pinks, a regular looking lilac versus the white tree lilac. And then, before I turn it over to Jay for some planning changes, we've had the public hearing for a long time, so just think about if it's maybe time to close the public hearing, and that's just something for you guys to think about. And now there've been some minor plan changes, so Jay, if you'd like to take over with the next slide on what those plan changes are.

Mr. Machado: Sure will. Thank you, Michele. First, I want to commend the Board for the recent comments about the tree suggestions and so forth, and also Michele for putting together such a good presentation on all the changes to keep everything organized. I think it's important for the town to know where we were and where we're going with the design. So no one's surprised at the end result. So this slide overall indicates a value engineering that normally goes through a process to develop a

building. Initially we came up with a concept, not knowing the full costs. When I sat down with my engineers, their cost factor, as far as labor to create certain things that I originally intended, did not suffice. So we made some changes and hopefully they will be understandable and acceptable to the whole Board. And so this slide indicates the major changes as far as the street frontage is concerned. And what I call the turret, or you may call it the knuckle, that's where interiorly there's the two or three corridors, which are the East, West and the Central wings. They create a knuckle, which exteriorly is what we call the silo. You might recognize them as now we're calling them the knuckle. And the main reason we changed these is because in value engineering we saved a hundred thousand dollars, as far as labor to create something similar at a lower cost with conventional framing practices rather than using pre-engineered trusses. The other reason that we chose not to use pre-engineered trusses is because the mechanical access that is required for what we're implementing as far as mechanical systems in the building, we need full access and full walking areas in the attic. And so, hence we came up with this design that hopefully is acceptable to the Planning Board. And the major changes, we're eliminating the silos, what appears to be a silo, and we're creating these skylights, and right now they're called turrets. The next slide would give you a better idea because it's a side view of them. And basically, they give more light into the area and a more dramatic effect as far as where the corridor halls connect to each other. In that, as I mentioned before, we have the East wing and the West wing corridors colliding into the Center wing corridors. At that point, there's a dramatic, vertical influence that we're trying to create and I think the new design gets that through better exteriorly and interiorly at a lower cost. As you see in the picture on the left, the turret was too complicated and it did not get enough exterior light, from the exterior. The silo on the left is a solid roof. The picture on left is actually a glass roof, which is done by a company called Renaissance. And it lets a lot more natural light into the building, compared to the original design that we tried to implement. So that's that. The next slide shows the same situation from the rear, the courtyard side. Where you actually see a more impressed, you know, architectural influence, that I think is a little bit more attractive than what we originally intended. The right slide, the silos are kind of hidden and kind of embedded into the roof that just didn't work out too well. From the courtyard, you can see it in the picture on the left, where the indication of the roof is a little bit more prominent than the picture on the right. So hopefully, the Planning Board agrees with me and I think the client agrees with me as well. I don't know if there's another slide. Yes, that's it. Okay. If anyone has any more questions about that, I could dig deeper into it.

Chairman Dupree: Generally speaking, I try to refrain from having the Planning Board respond when they've just seen new materials like this, but I will say that if that's all that changed from the value engineering, that's a lot less that changed than what we normally see from value engineering, quote unquote. I didn't know what those were called. In my head, I kept calling them large oriels, but an oriel's just a window. Silo is a better term for it. So, I have a quick question though, before we move on, you said there's a section, that's a glass roof. Does that mean that there's actually skylights within it, or you're saying that there's glass shingles or something?

Mr. Machado: Yes. If we go back to the last slide? I'm not sure if Neil could put the last slide on. The, the picture on the left, the actual roof is made out of glass and I'm

not sure if we could zoom in. Yeah. So before, the intended purpose of having the turret was to try to let a lot of light in. The picture on the right, the roof was solid and the only vertical, or the only access to natural light was on the vertical surfaces. The left slide shows the ability of having light from the roof and on the vertical surfaces above and below the roof. If you go to the slide before that, the picture on the left, you'll see a Bay window, that's part of that area where the light comes in, as well as the right slide, but the right slide only has vertical windows making light available into the interior space. So the left has a lot more opportunities and it's a lot of glass. It's tinted, it's double glazed, it's insulated. So the new version has the ability of letting a lot of natural light in.

Chairman Dupree: Peaks, in other words of the new edition, which you replaced are what are glass. So you would be getting in basically a down light as well.

Mr. Machado: Yes, the roof itself on the left picture is actually glass. So everything dark, including the two windows on both sides of the roof are actual windows.

Chairman Dupree: Okay, thank you. There may be other questions from the Board Members. I just wanted to clarify that because I hadn't heard of a glass roof. I mean, I've seen some before. I shouldn't say never heard of it before, but that was sort of an interesting change. Anything else that you guys want to add?

Mr. Machado: I mean, overall, we valued engineered, we made the windows smaller, but it's insignificant as far as the visual exterior that you should be concerned with. But overall that's what we did in the last couple of, actually a month or so.

Chairman Dupree: Before I move on to consultants, I will first note that Ms. Axelson is not here tonight. She had another meeting, but she did issue a brief memo in response to an earlier submission. And also, we had, I was actually given it, but we had materials submitted for the fence, the change in the fence. And, Ms. Witman was asking me today if dirt will get into that grain pattern. I said, it's perfectly flat, but from afar, it looks really like wood. So thank you Mr. Kaminski and your Board for making such a great selection, because it is better than the ones we first saw, I believe, as it will turn out. So thank you. Mr. Setaro comments?

Mr. Setaro: Sure. I'll cover some of the items in Liz's memo too. I first want to say that despite having Optimum out here last week to replace our line from the house to the pole, it appears, I'm still having a few internet connectivity issues. So hopefully I don't get interrupted, but we'll see. We didn't do a full review of the submission because at the time the deep test had not been completed and the SWPPP wasn't updated, so I didn't feel from our end that it was prudent to get in depth on it and run up any further like costs. But we did have Liz do a very quick look see and she issued basically just a marked up memo from our February 26th memo. So I know that the applicants have received that. And I know there was a submission just made, I believe at the end of last week or early this week. I guess I would just ask if any of Liz's comments from that April, the first quasi-like memo, were any of those taken into account in the latest submission?

Ms. Zerfas: Yes. Yes, they were. The response letter is in response to Liz's memos. It also included, it's an extension of the 23rd memo, and then I revised it and just added in responses. The italicized ones are to the April 1st.

Mr. Setaro: Okay, good. All right. Well, we haven't looked at anything yet. I'm not going to go through it. I mean, she had some landscape comments, which I think they'll be covered by Board Members. We talked about some fencing changes, which I think are all good. I think other Planning Board Members will comment on that. So I don't think I'm going to get too much into her stuff. It was a lot of small things. There were many items in the February 26th memo that were addressed and she had noted those. I'm sure or I think we'll have a discussion on the crosswalk going to the dumpster. We had recommended a ladder crosswalk and apparently there may be an issue with providing that, but we'll get into that, I guess. I had something else I was going to note, but now of course it's slipped my mind. Oh, I know what it was. When you were showing the presentation before, I haven't been reviewing the lighting myself, that's something that Liz was looking at, but I noticed the fixture and is that, typically a fixture like that presents glare to the eye? How is that fixture going to work, because it doesn't appear like it's going to be completely down lit? Again, that was just the first time that I saw that.

Ms. Zerfas: Which fixture? Do you mean the security fixture or?

Mr. Setaro: I think it was the free-standing pole, I'm sorry.

Ms. Zerfas: The poles are actually dark sky and they just passed a recent IES, like super dark sky type thing. They're the acorn lights. And so the ones on the poles meet even better than the ones before.

Mr. Setaro: All right. I mean, you know, we'll look at it. Just with the type of fixture, it seems like that might be a glare issue, but again, I'll talk to Liz about it.

Ms. Zerfas: Okay. And those are the same fixtures that were on the February 23rd submission.

Mr. Setaro: I understand. So, we'll review the current submission, but I do want to say that I don't know that we'll have a review ready. It's a pretty substantial one and we typically would have to get letters out by, I just wrote it down here, April the 16th, which is next Friday. We are moving our office Friday afternoon and through the weekend and it'll take until Monday to probably get back up to speed, so I don't think we're going to be ready to issue anything. So if we're going to like continue or close the hearing, I would ask that, we have some time until the first meeting in May, but I'll leave that for discussion.

Chairman Dupree: I don't believe we should be closing the public hearing, although I appreciate Michele making that pitch for her client, because as we all know, if we close the public hearing, we can't receive new materials, because the public is allowed to see them. If we close the public hearing right now, we'd have conditions, probably what a hundred? So we've been working on this and I want to get this done as well, but I

think that until we get your next review memo, that we should keep the public hearing open, but just adjourn it with enough time for you to get your work done.

Mr. Setaro: So I just want to mention, we're not going to be able to have something ready by the end of next Friday, with our workload and the fact that we're moving. So that's it for me.

Chairman Dupree: Ms. Polidoro, any comments?

Ms. Polidoro: No new comments at this point. Separately, I will note that the Board, when we get to the subdivision, the Board can move forward on that particular piece of the application.

Mr. Setaro: Right. Okay. That's right. Thank you. Thank you.

Chairman Dupree: Victoria do you have any opinion on whether we should close the public hearing right now?

Ms. Polidoro: Well, I agree. I don't know if Pete's comments are going to require any changes, and I know that in this case, the neighbors are actively watching and if changes are required, they may be interested and want to comment. So I recommend keeping it open.

Chairman Dupree: Thank you. I thought you would say that, but I like to have the authority, the legal mind behind us. Ms. Moss any comments?

Ms. Moss: No.

Chairman Dupree: Do you think it acceptable, since you have a degree in landscape architecture to keep the *Syringa vulgaris* at the entrance and the rear?

Ms. Moss: I think that long-term, it'll probably be a management and a maintenance issue, but I understand lilacs are beautiful and they are comforting and they are fragrant. So I would leave it to the applicant.

Chairman Dupree: I just wanted to point out that one of the reasons why we suggested the change to *Reticulata* is because its roots have a different sort of pattern of forming. And they're less intrusive and they also require a lot less maintenance along the way. So, thank you Tad. And let me start with our Board Members before I go to the public. Ms. Wasser, any comments?

Ms. Wasser: Just a few. First, I want to compliment you on the value engineering. I'm very familiar with that process. It was extremely well done and I support those changes. I'm also good with the fence color, the revised fence color. I think that also is actually an improvement. And, I was one of the Board Members that walked the site last week, along with Diane and Joe and our Chair, and I'm pleased with the location of the fence on the southern side. Having it sit up in a location where it's actually down, I should say, along the road where it's actually going to block the headlights, if

any, were to be in that area, which would really only be in the evening after dark. And that's really only in the winter from four to six, because that's not really where visitors are driving. So, I'm really very pleased with those three changes. I'm not sure I was clear on a comment made earlier that the crosswalk cannot be striped. Did I hear something in the beginning of the presentation about the crosswalk or not? Or am I on the previous application?

Ms. Zerfas: No, I didn't mention it. It's not an ADA walk. Typically the ladder is a...

Ms. Wasser: You did mention that.

Ms. Zerfas: It's in the letter that I prepared yesterday.

Ms. Wasser: I did my prep for the meeting on Monday, so there you go. I don't do well with the last minute items, but I just want to be clear and understanding that the crosswalk is going to be striped.

Ms. Zerfas: It's going to have just the two parallel stripes, but not the ladder striping, because ladder striping, people think is ADA and it's not an ADA walk and we don't want to get people confused thinking it's ADA. And also there's companies that go out there and sue if they look at things and they say, Oh, you've got this marked as ADA. And then if it doesn't meet ADA, they sue you for having what looks like an ADA path that doesn't meet ADA requirements.

Ms. Wasser: And what color are the stripes?

Ms. Zerfas: They'd be white.

Ms. Wasser: I'm not totally comfortable with that yet, but I'll leave my comments there.

Ms. Zerfas: We can make them yellow. They can be whatever color.

Ms. Polidoro: What about it would not be ADA compliant, the path to the garbage can?

Ms. Zerfas: Because I don't know inside the building, what, that's the basement.

Mr. Berger: It's not the crosswalk itself. It's the path from the crosswalk to the building. And once you start a crosswalk that says ADA, you have to take it all the way from a parking space, all the way up into the building to be totally ADA compliant now. So it's the whole walk path, not just...

Chairman Dupree: This isn't a parking space, it's between a building and a refuse enclosure.

Mr. Berger: I understand, but you would still have to show the whole path to the building as being ADA compliant.

Ms. Polidoro: But understanding that you don't want to use ADA signage, can you guys come up with some alternate that would alert drivers to a crosswalk that wouldn't necessarily trigger the ADA concerns?

Mr. Berger: Sure. Sure. It's just the striping we didn't want. We're putting striping down, not the ADA striping. So we could put some other kinds of striping. We can come up with something.

Chairman Dupree: Stephanie, we interrupted you. Sorry.

Ms. Wasser: No, no, that was my last comment, that I wasn't a hundred percent comfortable with the crosswalk as Michelle had mentioned at the beginning.

Chairman Dupree: The applicants or their consultants will look at designing something that won't lead to lawsuits. Ms. Weiser?

Ms. Weiser: Hi. So I also love the new Rose Wood fence. I think that's a really good solution. Regarding the entrance and roof features, I actually like the new front, the new views better. The silo or turret, kind of didn't feel, as Hyde Park-y as your new conventional framing that kind of has a turret look to it. I think that feels more in keeping with the feeling of Hyde Park. And I'm in the same camp as Stephanie and Victoria, about the walk striping. You know, the goal, however you solve it will be great. The goal is to make it look like people will be walking. If it isn't the ladder, that's fine, but if there's something more significant than just two parallel lines, that will probably be a good solution. So that's it for me.

Chairman Dupree: Mr. Oliver?

Mr. Oliver: So with all the talk about the ADA compliant crosswalk, I did some quick research on it. And it seems like any time that there's the striping, regardless of the color, that signifies ADA compliance. And then the two parallel white lines that they're talking about, signals that there's a crosswalk, that's not ADA. It seems like that's the way that they designate between the two. So that might be what they're trying to say. I like the new design for the turret. I agree with my colleagues. I think it's much better and looks really nice and fits with Hyde Park really well. And I also agree on the new fence location. I think that'll help with any light pollution from headlights that we might see there. That's all.

Chairman Dupree: Thank you. You're all in agreement as often happens. Mr. Pickett?

Mr. Pickett: Yes. Again, I like the new fence color. The things that are going to grow on it, like moss and lichen and other things and I think that it'll just over time blend in with nature. I did have a question, I'm looking at the acorn lights, and I know they were on the previous version, but how high are they going to be and then, how it may affect to that area, not immediately around the buildings? So I'm going to keep an eye on that. I do like the new roof ends, I think you called them knuckles or whatever. I'm not a fan of silos, so I do like the new design. And that's it.

Chairman Dupree: Thank you. That's pretty thorough. At least to me, that seems very thorough. Ms. Dexter?

Vice-Chair Dexter: I concur with my colleagues on liking the changes and liking the fences and just the whole project is coming together very nicely. And as always, we learn something new every day when it comes to details. And so the whole walkway, which is interesting. I worked somewhere where there was a path and they just highlighted it with the white paint on the outside. There was no striping. And that to me, explains why they did that. That's all I have.

Chairman Dupree: Ms. DiNapoli?

Ms. DiNapoli: I agree about the fencing. I think it looks lovely. I really liked the new changes to the roofline. Though, I really liked the old roofline, but this one just looks better. So I appreciate that. I also am learning something new about the crosswalk and I'm sure an amicable resolution will be reached. So I will wait with bated breath. And I was one of the ones that went on the walk, and I appreciate Joe, the time you took to go through. Even though you and Michael went yards ahead of us and kind of left us in the dust. We used you as the point people where the parking was coming around the garage. So that truly was very, very helpful. I have a question about the lights, the lampposts. What color are they?

Ms. Zerfas: It'll be black. The light fixtures are black. The lampposts will be black.

Ms. DiNapoli: And what color is the base?

Ms. Zerfas: I was just thinking concrete color. Some places the concrete will be flush and some places they'll be lifted up.

Ms. DiNapoli: And I don't understand why the concrete base cannot be painted black.

Ms. Zerfas: I can. It's harder to see at night, but it can be black.

Mr. Machado: It's also, when you plow snow during the winter months? So this way they could see them.

Ms. DiNapoli: So you think a concrete, neutral color is easier to see with snow, than a black base?

Ms. Zerfas: Not with the snow, but at night. Even with the lighter, the gray is not necessarily that easy to see, but black is really hard to see. Even if the light is shining down on it. You'll see the black pole, but then you'll see the contrast in the concrete. But we can paint them black.

Ms. DiNapoli: I would greatly appreciate it.

Mr. Setaro: We require everybody to paint them black. I mean, that's just something that we've been doing. So we're going to go paint them black.

Ms. DiNapoli: Thank you.

Ms. Zerfas: Okay. It's not Code, but we'll paint them black.

Mr. Setaro: The what? I'm sorry, it's not what?

Ms. Zerfas: It's not Code, but we will paint them black.

Mr. Setaro: What Code says that?

Ms. Zerfas: Paint them black?

Mr. Setaro: Yeah. I mean, why is there like a Code issue?

Ms. Zerfas: There's not. We're painting them black.

Ms. DiNapoli: Thank you.

Mr. Berger: Yeah.

Ms. Moss: You can also put a dye in the concrete to make them dark.

Chairman Dupree: Yes, but I was going to jump in and say, we discussed this, but they're prefab. We discussed this Tad, they're prefabricated, most of those poles. And so they're not made as a specific for any one site. Yes, the concrete. In other words, the concrete bases, they're pre-made, I believe.

Ms. Moss: Really?!

Chairman Dupree: That's correct. So, it's like the bottom of my pool is dark, dark, dark gray, which comes as a dark, dark blue. We could dye that as we went because that's not already a shell that just gets popped into the ground, but these are already pre-made. So, it would be much more expensive to have them made specifically with the dye in the concrete. We did look at that for, I believe Park Plaza North, when Mavis was going in, with all the new lights there. And yes, that is a policy, Michele that we sort of enforcement or we require. That noted the Code doesn't actually address there even being a concrete base in our Code. It's assumed it's going to be somehow flush to the ground, but I know when you're plowing, that causes even more of a problem because they plow right into the pole. So we allow the concrete bases. At any rate, I want to thank my colleagues. I will go ahead, before I ask for public comment, because you all agreed with the architecture I'm going to as well. I do think Mr. Machado, that the changes look really nice. I particularly like the fact that with the glass roof over them, you're going to be able to have even more light in. Because you're right, with the silos you would only have, as you said, the vertical, which is only going to give you really that natural light at certain times of the day, when the sun is lower. This is going to give you more of that natural light field throughout and I know that psychologically, that helps people to feel like they're in natural light rather than artificial. I want to thank Chris. This is the advantage of meeting by Zoom. He had the

opportunity to take a look, real quickly, online, to see what was going on, because I did not realize, either, that when you striped it, that it was assumed that that meant that it was ADA compliant. We don't want to make any kind of cause for lawsuits for your clients, Michele and Joe. So we'll see what you can work out. The real issue there is just to make sure that people who are driving, even though there's not that many cars going back there, but that they realize that there is a place where people will be crossing. My other comments were basically, already more or less addressed. I wanted people to be able to make sure that they understood where the fence had been relocated on the south side, because again, after walking it, where the fence was originally proposed is much lower. It really wouldn't have done much to block anything. So this will actually do a much better job for the neighbors. Also on sheet A-201, which was just received, this is a minor comment, but P4 and P5, your color samples are reversed. P4 says that it's green and that's actually the color, I'd have to pull it, and P5 says that it's a bronze and it's actually showing a green. So those just got transposed when they were going through there.

Mr. Machado: I apologize for that. We're working on it still.

Chairman Dupree: No, I looked at it and thought that bronze looks really greeny. And I don't think you want to have the roof be bronze. So I'm pretty sure that was the change that was made. We have some members of the public tonight. I'll first call on somewhere I believe we've heard from before, and I don't know your last name, because it just says Cathy, but Cathy, would you like to speak?

Ms. Campagna: Could you hear me? I'm waiting for the Norrie Park session.

Chairman Dupree: Oh, I'm sorry. I got sent a chat that you were here for Hospice House. My apologies.

Ms. Campagna: No, no, what you're talking about is interesting though.

Chairman Dupree: A few more hours that's all.

Ms. Campagna: Norrie Park will be coming up later?

Chairman Dupree: Yes, I'll call on you later.

Mr. Setaro: But it's not a public hearing though.

Ms. Campagna: I know. I just want to hear it. I live next door to that lot.

Mr. Setaro: Got it. Okay, good.

Chairman Dupree: Thank you. And it's nice to meet you. And by the way, what is your last name Cathy?

Ms. Campagna: Campagna. Yes, I'm here four years.

Chairman Dupree: Well, a belated welcome to Hyde Park then, but welcome.

Ms. Polidoro: Ms. Campagna, if you don't mind, when you're done speaking, I'm just going to turn off your feed until Norrie comes up.

Chairman Dupree: So let me call on Susan.

Ms. DiGilio: Hello. I just have two quick questions. Looking at the way the fence has been changed, is that still going to continue back behind my property?

Chairman Dupree: Yes. It's still proposed back over there, that didn't change. By the way, we walked that and that's a good site to help you. It's a proper elevation, but your neighbor would not have been helped at all by the fence, where it was lower.

Ms. DiGilio: Yeah, because I know there is a bit of a rise there. And also, I looked where that fence, well, where the snow pile up is slated to be is, behind my house. And I have, you know, it's just a question, I don't know anything about these things, but I know my leach field goes right behind. It would be like right behind my leach field. And I don't know if snow, you know if there's a lot of snow piled up, if it would overload my leach field in that area. It was just a thought.

Chairman Dupree: Pete, do you have any opinion?

Mr. Setaro: Without having a map...But I think the snow storage area is quite a way onto the Hospice site itself.

Ms. DiGilio: Okay, it's back far enough?

Mr. Setaro: Yeah. I didn't think it was close to a property line. We'll look though, on the next review, but I don't think so, Susan. I think that your septic is quite a ways from it and it's not going to have any effect, but we'll take a look at it.

Ms. DiGilio: Okay. Thank you. And I love the new fence.

Chairman Dupree: It does look better. As I said, I actually have a physical sample. I was given it by one of our administrative assistants in the office and I'll be bringing it back Tad, I promise. It was accidental. It was piled in with my stuff. But when I saw it, I had no idea that it looked even that realistic. It looks like real wood, particularly from afar. From afar, you can't really tell. So anyway, thank you. It's good to see you again, Susan. Ms. Hudak, comments?

Ms. Hudak: Does the fence come all the way around? Like, will it block my view too? I'm hoping. I couldn't tell from the site map.

Chairman Dupree: Michele do you want to answer that? I don't believe it does come all the way around.

Ms. Zerfas: No Ms. Hudak's actually two lots over, so she's looking through the other lots to see it. So she'll be looking through the woods. We took the fence; well the fence was originally right behind Mr. Gallo's yard going down and now it's shifted. At that location, it was down in the gully. It's been shifted farther into the site to bring it up. So I'd have to look at where your lot is relative to it. If you're not immediately adjacent, I didn't really look to see where...

Chairman Dupree: I don't think a fence would actually block your view, Donna. I think you're too far away.

Ms. Hudak: Okay. Well, because I can see through the woods. I can see The Hyde, you know, where The Hyde is. I can see that.

Ms. Zerfas: That'd be the other direction, because that's across the road the other way. Where this building is going to be, you'd have to be looking almost towards Susan's house.

Ms. Hudak: Okay. I was just wondering, because like car lights with the entrance.

Ms. Zerfas: I put the fence so that as the cars go around on any of the curves, the fence blocks the curves, where the lights aren't. Lights coming straight, the ones that'll be going straight in front of the building will also hit that fence.

Ms. Hudak: Okay. Well, you're welcome to come over and do another walk through. I'm happy to, you know, if you ever want to, feel free. That's not a problem for me. And another question I have. For the trees when they begin clearing the lots and things like that, for the trees, will they take all the trees down or do you mark certain trees that are going to stay and then you'll have new plantings. How does that work?

Ms. Zerfas: There's a line on the plan. And so they'll be leaving trees along that southern property line.

Ms. Hudak: But they mark, they mark them, right? So there's no like, oops, wrong tree.

Ms. Zerfas: There's actually not a lot of trees on the site. There's trees, but there's not a bunch of big stems, it's little tiny stems.

Ms. Hudak: Like the weed trees. Okay. I do like the plans and I appreciate you're allowing us to participate, so thank you again, everyone.

Chairman Dupree: We always want your participation. As I've said before, we don't live next door to any site. And when we do site visits, they're very instructive, but it's not like living next door and sharing your experiences. Tonight, when Susan talked about, will it overload her septic, I was like, wow, that's a good comment. Because I hadn't thought about it. I don't think so either because there's a lot of snow that occasionally sits on my septic extensions and it's never been overloaded. But that noted, I may have a bigger tank than you or whatever. But we will take a look at that

again on the plans when we go through. Any additional comments from either one of you?

Ms. Hudak: Yeah. Thank you. Just one other thing though. The pump, maybe the pump overloads or something, isn't there like a hole next to the pump or the well, sorry, the well, and sometimes that overflows? I thought that, one of my neighbors said that, when we had all that snow at Christmas time and then his basement flooded.

Chairman Dupree: I don't think I know of any impact on a well. Joe or Pete? These are more engineering questions.

Mr. Setaro: What you're talking about Donna, I think is just a groundwater issue. And ground water is going to be at whatever level that it's going to be at, you know, any particular project, especially one this small, doesn't really have an effect on the overall groundwater table. The rain that we had right around Christmas, between the snow melt and the rain, believe me, everybody got flooded including myself.

Ms. Hudak: Yeah. But I was just wondering, because I thought that that's where it was. That's what my neighbor said, that, there was like a hole near the well, and that's where the excess water came in. So I was just, the location, I was just wondering. That's all. Okay. I'm good. I'm done. Thank you.

Chairman Dupree: Thank you. Before we conclude, I just want to say that the floodlight that's required by the oxygen company, we will need to see, obviously, foot candles on those. Anytime I see security lights my first fear is glare on neighbors. I believe these will be facing onto the backside of the building. It looks like I'm correct.

Ms. Zerfas: Yes. I'll get them for you. Unfortunately, I just got the lights as I was finishing the plans.

Chairman Dupree: I'm glad you brought it up, because it's a detail that we would have been later on, focused on. But if you can assure us that it's somehow going to not create glare onto the neighbor's property...

Ms. Zerfas: Yeah. I'll get the lighting person to do it and where they are tucked, kind of with the retaining wall. I wasn't too worried about it, but I will get the lighting person to add it to the lighting plan.

Chairman Dupree: We find that banks, financial institutions in general will tell us that the federal government requires that they over-light the place to look like Las Vegas, you know, on a bad night. That's not really the case. I looked finally at the law. So we're very careful about security lights because all the lights you propose, are so attractive. And I remember the foot candles do go down pretty quickly on the acorn style. But I don't want to see, you know, things that are there for quote, unquote security, be something that will be a nuisance all night long. Will those have a cutoff? Do you know, are they all night long lights?

Ms. Zerfas: They have photocells, so they wouldn't be on all night long. I'm going to double check with the lighting person to see what we can optimize for providing enough light, but not excessive.

Chairman Dupree: Thank you Michele. What we've been trying to do as well, for these security floodlights is say, can they be motion activated? So they would stay off unless there was theoretically someone there who shouldn't be there and then they'd be activated. But that's not always possible because they don't last a long time either.

Ms. Zerfas: Right. I'd have to check to see what the oxygen company says. If it has to be on all the time, because of the vandalism worry and they're worried somebody could skirt the light. I'll double check and I'll look into that and get you an email.

Chairman Dupree: Are people stealing oxygen?

Ms. Zerfas: No, vandalizing equipment. But I'll look into all that and I'll get it taken care of.

Chairman Dupree: Thank you. Thank you. Thank you. Pete, you said you might need extra time, so should we adjourn this for the first meeting in May and hope that by that point we can sort of get to where we're going to conclude soon? Because we're not really hearing a lot of new comments from Board Members, except for compliments, from what I can tell.

Mr. Setaro: The first meeting in May is good for us. Yeah.

Chairman Dupree: And that date would be? May 5th. May I get a motion to adjourn this to May 5th?

MOTION: Mr. Pickett

SECOND: Ms. Wasser

To adjourn the Public Hearing for the Hudson Valley Hospice House Site Plan and Special Use Permit Approvals to May 5, 2021.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Thank you. All in favor, please raise your hand and say aye. Aye. Okay. Thanks guys. We'll see you in a month. And by the way, in the meantime, Pete, if you need to contact Mr. Berger and Ms. Zerfas, just go ahead as I'd like to get this

done as soon as possible. I know Mr. Kaminski will as well. So thank you guys again and congratulations Jamie. You've heard nothing but compliments on the changes. And if you hear, I will put it to you this way, the last time we had a lot of value engineering, I heard groans from my colleagues instead of compliments. So you did an excellent job.

Mr. Machado: I tried my best. I know how delicate this is for everyone, so I tried my best.

Chairman Dupree: Thank you. And nice to see you, Susan and Donna as well. Take care.

Mr. Berger: Thank you.

OTHER BUSINESS:

HUDSON VALLEY HOSPICE HOUSE

Minor Subdivision Approval (#2020-17)

Location: 31 E. Dorsey Ln. & 542 Violet Ave.

Grid #: 6163-02-570735, -552748

In Attendance:

Joe Berger, Berger Engineering

Michele Zerfas, Berger Engineering

Michael Kaminski, Hudson Valley Hospice

Jaime Machado, MAG Designs

Chairman Dupree: The next item on the agenda is again, Hudson Valley Hospice House. This is a resolution to grant subdivision, plat approval. This will be introduced by Ms. Wasser.

RESOLUTION TO GRANT SUBDIVISION PLAT APPROVAL

HUDSON VALLEY HOSPICE HOUSE

Date: April 7, 2021

Moved By: Ms. Wasser

Resolution: # 2020-17B

Seconded By: Mr. Pickett

WHEREAS, the applicant, Hudson Valley Hospice, Inc., has submitted an application for site plan and special permit and subdivision approval to establish a residential care facility (the "Project") on property identified as 31 E. Dorsey Lane and 542 Violet Avenue, Tax Grid Nos. 6163-02-570735 and -552748 (the "Property"), in the Neighborhood Core Zoning District; and

WHEREAS, residential care facilities are permitted in the Neighborhood Core District subject to site plan and special use permit approval; and

WHEREAS, the Project is located on two lots which are proposed to be combined into a single lot through approval of a subdivision plat; and

WHEREAS, the proposed subdivision is shown on a plat entitled, "Consolidation Map for Hudson Valley Hospice" prepared by Carney Rhinevault, LS, dated 9/12/2020, last revised 03/18/2021 (the "Subdivision Plat"); and

WHEREAS, on October 7, 2020, the Planning Board classified the Subdivision Plat as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law and accepted the Sketch Plan in accordance with Section 96-12C of the Subdivision Law; and

WHEREAS, on December 16, 2020, the Planning Board adopted a negative declaration for the Project, determining that the Project as proposed would not result in any significant adverse environmental impacts; and

WHEREAS, a duly noticed public hearing on the Subdivision Plat was opened on December 02, 2020 and closed on March 03, 2021, with written comments accepted until March 10, 2021, during which all those who wished to comment were able to do so; and

WHEREAS, said public hearing was held remotely in accordance with Executive Order 202.1 and subsequent orders due to the Covid-19 pandemic.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Subdivision Plat and authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:

- 1. Payment of all fees and escrow**
- 2. Department of Health permission to file**
- 3. Revision of the Subdivision Plat as follows:**
 - a. Provide the name of the record owner and applicant**
 - b. List the map section, block and lot numbers for both parcels**
 - c. Correct the tax id on the eastern parcel to -570735**
 - d. Identify the applicable Zoning District as the Neighborhood Core.**
 - e. Include a zoning table indicating lot area, applicable bulk regulations and density.**
- 4. Approval by the Planning Board Attorney of a consolidation deed combining the lots identified as Tax Grid Nos. 6163-02-570735 and -552748.**

Aye Chairman Dupree
Aye Vice-Chair Dexter

general commercial use. And I believe that's what the applicants are pursuing it to be. So it wouldn't be, in other words, storage for the office, it would be a separate storage facility. Otherwise, we've had comments from both Mr. Setaro and Bonnie, that they can get into later on, but let me first turn it over to Mr. Andrews.

Mr. Andrews: Good evening. My name is John, Andrews for the record. I am with the firm of Rohde, Soyka and Andrews located in Poughkeepsie, New York. And I'm here on behalf of the Gleason Family Properties. Also with me this evening is Catherine Gleason who represents and is one of the owners of Gleason Family Properties.

Mr. Andrews: As the Chairman said, what we're proposing to do and I don't know if it's appropriate, Mr. Chairman to share my screen, if that's possible.

Chairman Dupree: I believe you can.

Councilman Krupnick: Yes, go right ahead.

Mr. Andrews: Here we go. We submitted a site plan package. For those of you who are old time locals this is the former Rymph Feeds store. It's been vacant for a lot of years. It's seen multiple uses. There are two existing buildings on the site. The larger building, with a narrow window facing Salt Point Turnpike is a former storage facility. It's an existing barn. The other building, at various times has been an office, has been a small retail shop. It's had a variety of uses. They've kind of been idle for a number of years. What the Gleasons are proposing to do is restore the buildings basically as is. To recondition them. Building A, the larger building, will remain as storage. As the chairman said, we had originally wanted it stand alone. My understanding of your zoning, it's not quite allowed. So it has to be accessory storage. It can't be another principle use, but that's a discussion item perhaps we can have. The other building is going to be returned to an office. We are proposing a general office at this point in time. Some of you may have seen a sign that identified Dr. Gleason. Katherine is in fact working her way toward a doctorate. Whether that's going to be her office or a general office remains to be determined. For that reason we did not seek the specific occupancy of a medical office, because we don't know whether that's going to be that way or not. To the best of our knowledge and belief, there are no existing facilities onsite. There is no well that we can locate. There is no septic. To the best of our knowledge, there was no bathroom in any of these facilities. As a consequence we're proposing to, as part of the office, put in a new wastewater disposal system and drill a well. Those of you who've been out there, it's kind of an awkward configuration. The line of sight from the existing gravel driveway is not the best. Particularly looking to the north, up and over Salt Point Turnpike. We propose to relocate the entry drive. A new DOT entrance. It will necessitate some offsite work to clear the line of sight. But once we clear that line of sight, we can see down to the bottom of the hill and up the other side, more than sufficient. We have proposed a number of parking spaces. The issue was raised, do we really need this many? We considered the two uses. We showed eight. We are fully capable of reducing them, should that be the pleasure of the Board. We tried to pretty much preserve the existing look. We don't propose major landscaping, because most of our neighbors are up right to Salt Point Turnpike as

well. We are proposing to return most of frontage to grass and kind of minimize the view. And the buildings themselves, hopefully once they get restored will be relatively attractive and kind of reminiscent of their earlier days. We are proposing one slight modification, which is the addition of two overhead doors on the back. The reason there's two - the way that this building is supported, it's got a peak and there's a series of posts and columns. So I couldn't put a center door in the back. So we propose two doors, one on either side. Unfortunately there's a misnomer here on the front, it says overhead door. It's actually a sliding barn door. I think it's the client's intent to restore that to its full functionality. There always has been kind of a little loading area in the front. We propose to preserve it. Because of what's surrounding us, the septic system has to be way up in the back. That's the only area on the site that meets general standards for the Health Department. We have scheduled deep and percolation tests. The deep test to be conducted tomorrow with the Board of Health. But other than that, we have received both Mr. Setaro's comments and those of Ms. Franson. Mr. Setaro's, we have no issue with and we will address all his concerns in a future submittal. And I am sure as Pete will tell you our friends at DOT, will make sure that we cross the hurdles associated with drainage. We have a couple items from the Franson letter that perhaps are worthy of discussion. The first is the quandary of how do we classify the uses on this site? We thought based on our discussions, our earlier discussions with Mr. Dupree and Ms. Moss, that we had properly categorized them. We're open to suggestions. The other item that she raised is landscaping and street trees. As you will note, and I see some of the folks has been out there, there's overhead lines along our property frontage and I'm not sure street trees would have the desired effect and they'd end up getting pruned once they reached a reasonable height anyway and then as typical pruning does, they would look ugly in the future. But other than that, the final issue is sidewalks. There are no sidewalks today. I'm not sure there will ever be sidewalks. If you've walked along Salt Point Turnpike, it is an interesting highway. I would suspect that nobody ever does the speed limit through there. And as a consequence, pushing pedestrians, that have nowhere to go on either side of us, up against the highway might not be in the best interests, so we would ask that the Board consider waiving the requirement for sidewalks. Other than that, unless Ms. Gleason has some things she'd like to add, we're prepared to deal with your questions and move forward.

Chairman Dupree: Ms. Gleason, would you like to make a statement of any kind?

Ms. Gleason: No.

Chairman Dupree: Oh, come on, tell the rest of the Board about what attracted you to this property in the first place.

Ms. Gleason: Love! Can't you see, I'm outside. I love nature.

Chairman Dupree: Also. You've grown up, you remember when it was in its heyday, when it was actually being used and you discussed with Tad and me, that you wanted to make sure that we preserve some of our sort of architectural history, our rural or agrarian architectural history.

Ms. Gleason: Well, yes. And this is the first property that you see entering the Town of Hyde Park on Salt Point and I think it makes a huge statement of what the Town of Hyde Park is and the beautification of it.

Chairman Dupree: Thank you. That's what I was looking for. I'm sorry I had to pull it out of you there. I thought the Board would be interested in hearing, because I was. It's funny, I do remember when we first moved here 28 years ago, there was some activity there, but I wasn't in that part of town very often. And over the years, as I've driven that way, I feel sad when I see that it's just fallen into disuse and the idea that there could be a blossoming of use there, that there would be something to reactivate the area is exciting.

Ms. Gleason: We have discussed that the area is developing, even with BOCES expanding and so forth. More people, that road has become much more traveled and people do see that and note that area.

Chairman Dupree: It has. That sort of lets me segue into the fact that I'm going to ask the Board Members tonight to kind of weigh in on the sidewalk issue. It's been the Board's policy that we basically require sidewalks anywhere along 9 and 9G, but these neighborhood business districts, if they're in areas where the design speed of the road is lower, if we feel like it'd be safe for people to walk along the roadside, we require them as well, but then in other areas, because the speed limit is, say 45 and people are going 55 or 60, we have not required it, because we don't want to have a dangerous way of people to get in. And this is a very small Neighborhood Business District. Not as small as some we have, because we have one, that's just one parcel. But it's still a small one. I'll be asking the Planning Board Members to weigh in on that fact. Mr. Andrews, that was a really concise, great summary. Thank you. Let me first go to Mr. Setaro.

Mr. Setaro: Yes, sure. For the ever exciting, engineering comments.

Mr. Andrews: I find them exciting, Peter. *Laughter.*

Mr. Setaro: We really didn't have any, just the sheet flow issue on the site. As John said, that's going to be something that the Department of Transportation will deal with. And then the only other one that we discussed at our agenda meeting was to make sure that, up on the hill that minimal clearing was done for the septic area. And John can just put a note on the map that says that the clearing is limited to what is shown on the map. As we all know, we have had a few issues in the past, with other projects. So that's it for me.

Chairman Dupree: That was very discreetly worded Peter, thank you. Ms. Franson, comments?

Ms. Franson: Hi. So, I did prepare a memo. I just wanted to note, I had been at the site recently. I did see some construction equipment and just a reminder to everybody that once an application is submitted and we've started the SEQR process, there shouldn't really be any big alterations. Things like testing, et cetera, are acceptable to

the extent that that it's limited to the area that's being tested. So again, just a reminder.

Mr. Andrews: Just for the record, if I may, that equipment is there for testing. A, the testing is going to be conducted this week and B, I don't know when you were out there, but if you look through some of the older pictures, the previous owners kind of left the site a mess, and there were some issues in and around the building. So, and it was not done without notifying the Town. The Gleason's did step in to do some cleanup. There was some storm damage, trees and other things, so it's not their intent to do anything more than to clean up and maintain their property. We realize we're in the middle of an application process and they attend to abide by that, but they do have an obligation, to protect the properties and clean them up and make sure they're safe. Because regardless of being private property, people have a tendency to wander through sites like that. And it's just been an effort to clean it up. No disrespect to the Board intended.

Ms. Franson: Thank you. And again, it was just more a reminder to all. I think we cleared up the matter with regard to the ownership. The Gleason's did provide information that confirmed that in fact it has been turned over to you. And this was brought up in the Zoning Administrator's Memo as well, I don't know if you're using these as offices or if there's the potential for a medical office. If you want to use the building for either of those uses, that should probably be so noted on the plan, so that whomever comes in can use it for either use. Only because as a result of recent amendments, I believe we added a new use, called Medical Office. So if you want the opportunity to use that, for that purpose, then it would be good to note it on the plans. I think we have cleared up the accessory storage discussion, so if that's going to be another principle use, which is a general commercial use, then you'll take care of that in the notes on the site plan. The scale, just a reminder that the NB zoning district does have a scale requirement that not only takes into consideration the size of the buildings for area, but also parking. And so there is a limit of 7,500 gross square feet for the total scale. However, there's another section of the code that allows you an increase in that scale, if you adaptively reuse buildings. So if the intent is to keep these buildings adapt and reuse them, and you are exceeding the 7,500 square feet, we don't know what that calculation is at this point, you do have the opportunity to expand based on that section.

Mr. Andrews: Might I ask a question regarding that? The building A barn has a gross square foot of 2,232 square feet. The small office is 720 square feet. Obviously, they're well under. Now, the parking spaces, your Code is kind of, they are 9 X18 spaces, do I simply multiply 9 spaces times 9 X 18 to get the scale?

Chairman Dupree: Yes.

Mr. Andrews: Simply put, then, the actual scale of this development based on that, is 4,410 square feet. So we are under and my apologies, I kind of misunderstood when Tad explained it to me, so I will correct that and get you a table that makes sense on the plans. But we are within the scale limits. Thank you.

Ms. Franson: Terrific. I will note that it seems that you have an adjoiner that may at times encroach onto the property, with vehicles. I don't know, other than lawn, whether you were going to perhaps consider some kind of barrier, so that once you change out the gravel and beautify the property that you're landscaping, whatever you put there is protected. So I just wanted to note that for the record.

Mr. Andrews: Thank you. We'll consider that. We had originally not decided on a fence, then we were hemming and hawing. If we can make everything look the way we want it to look, we might consider a limited fence through there.

Ms. Franson: Yeah, maybe something, you know, to break it up and then to show where your property boundary is.

Mr. Andrews: To break it up, yes.

Ms. Franson: In general, for procedure, the Planning Board is doing a site plan review of this application. It'd be useful to have the full list for referrals. It will go to Dutchess County Health and New York State DOT obviously. A public hearing will be required on the site plan. The Planning Board, in terms of SEQR, this is, it seems reuse of existing buildings on, and I'll defer to Victoria on this, but this may end up being a Type II action, not requiring SEQR, if this is considered reuse. So, if that's the case, then I don't think we have to worry anymore about the short form. I think landscaping in general, should be discussed. With regard to the sidewalks and the need for sidewalks and street trees, again, that's a Planning Board question for them. They know these areas in terms of traffic and whether it makes sense to put those types of facilities in various areas of the Town. And clearly there aren't sidewalks here at present. A tree line, I think if we could just add, to the map, the tree line, to ensure that whatever's there, whatever you intend to preserve, will be preserved. I think, it's a little unclear, I believe there were some comments or notes that said that you were going to clear a lot more area, but it also seemed to indicate that you might just take out some of the undergrowth, saplings of that nature. I think it should just be made clear that either the Planning Board's going to ultimately see a site where you're going to put in a whole bunch of lawn, or whether you're just cleaning out the woodland or if you're going to leave it alone. And that kind of speaks to the limits of disturbance. And again, the extent to which that wooded area will stay there, understanding that you will do some disturbance within your septic area.

Mr. Andrews: Okay.

Ms. Franson: We talked about parking, I had just a general question and I think I would defer to Tad, but you do show this loading area in the front of the building. And it is within the required yard. I don't know if loading areas are allowed there and in general, it also raised a question as to whether if this is a storage area, do you intend, potentially, could someone bring in a box truck, drop things off? How would they maneuver through the site? Is there enough space? And certainly the grade in the front and even with the proposed grading, the building, that first floor, in the front of the building will not be level with the ground. So if you're using that as access,

obviously there has to be some kind of, either you're putting it in or you're using a truck because it has a raised platform, right?

Mr. Andrews: That is correct, yes.

Ms. Franson: So I think it raises a question of how you're going to use the front of the building and a general question about parking within that required front yard. We have various other technical comments. In general with the hours of operation, if access to storage will be later in the evening, if the office will work later in the evening, it seemed that there were only the two lights that were proposed. They were really just spotlights. And so if you do intend to put other lighting in to, of course, show it on the plan. We weren't sure ultimately given the extent to which you'll use it if the hours of operation will be going into the nighttime hours, whether you need or want some additional lighting, which would need to be reviewed.

Mr. Andrews: For the record, we had discussed this a couple of different times. I think the intent of our client is about a 10 hour workday. Whether it's seven to five or nine to seven, you know, general, normal working hours. They're not anticipating any substantially long hours at the office and they wouldn't expect to use the storage off hours and as a consequence, the lighting that is proposed is motion activated. It's only there on an as needed basis. And it's really just there for quasi security purposes, because historically that's the way the site has been used. It hasn't been an all-day event, if you will. But we will review that again and if there's any changes, we will add those to our response and make sure that it's clear.

Ms. Franson: And then, lastly, there are some plans with regard to renovating the building. It'd be useful to be, perhaps more specific about some of the materials. How you will improve the structures. I think it's great that your intent is to renovate the structures. So to the extent that there's more details about the materials, how that will be approached, would be useful. And those are really the highlights of my comments. If you have any other questions on my comment letter let me know. Thank you.

Chairman Dupree: Ms. Moss comments?

Ms. Moss: The sight line issue, the offsite work, I don't think we've really explored, with the attorney, how to accomplish that. I have seen other plats that have been developed that do show line of sight easements on adjoining parcels and assigns the responsibility of the maintenance to the person that needs that location to maintain the vegetation on it. So I think we need a little more, thought on that as to what goes on the drawings and if there's some kind of a legal agreement that the Planning Board needs to be involved with, the Planning Board Attorney needs to review. I haven't seen one of these in a long time, so I'm just thinking that we need to kind of work through that. Also parking is to be behind the front building line, so that loading space in front of the larger structure is not a parking space and I would not want to see a box truck parked there overnight or anything parked there. But I don't think there's a prohibition of the pavement being there, but it's not counted as a parking space and it can't be used as a parking space. Those are the two things that I was thinking we still need to further address.

Mr. Andrews: And for the record, again, I will say the offsite easement, the Gleasons have contacted the adjacent neighbor. They have had the discussions. I agree with you in the final analysis, a proper legal instrument, satisfactory in form and content to all the involved attorneys is going to be necessary. But until we have advanced matters with DOT a little bit more and fleshed out the actual requirements of that, we showed it as a place keeper, fully expecting you folks to require something going down the road and we are fully prepared by the end of this process to have such an instrument to memorialize that, because it's only in the best interest of my client as well.

Ms. Moss: Thank you.

Mr. Setaro: Yeah, we brought that up in my memo too. I forgot to mention that, but, so we're good on that. Yep.

Chairman Dupree: Ms. Polidoro, comments?

Ms. Polidoro: Just following up on the sight easement. One thing that we should have in the file, even if it's just under discussion, is a letter of authorization from the neighboring property owner, just to allow us to talk about using his property. We generally don't like to, you know, have someone else's property as part of an application without that consent. So he doesn't have to agree to it yet, he just has to agree to let us look at it.

Mr. Andrews: Understood.

Ms. Polidoro: The consultants already covered a lot of the topics. I think in order to move this forward we need the clarification on the zoning uses, the zoning table, the authorization form and then some of the other missing material. I agree that this would be a type II action as reuse of existing commercial structures. So, I agree with Bonnie there. It won't be an issue.

Chairman Dupree: Thank you. And I was going to agree as well on the type II action, but I was going to note that we always require an EAF until we type the action itself, we require an EAF to be submitted. Before I go to the Board, I just want to remind my colleagues that in case you can't tell, Mr. Andrews has been on our side of the Board, on our side as well, as you can tell from the way he speaks, he's a thorough professional and it's been a pleasure to work with him thus far. And again, he represents towns as well as individual single clients. So let me start with Ms. Dexter comments?

Vice-Chair Dexter: Thank you. When I first saw this application, the first thing, two things actually, one was, wow, they're putting the parking behind the buildings first. We didn't even have to ask them, so I was very happy to see that. But just in general, I'm really happy to see someone, like the Gleasons, acquire this property. It kind of means something to me. I grew up in Hyde Park. That was an old feed store, that's where we used to buy our cat and dog food. It kind of blows my mind that there's no water or septic on the site. So it just makes me scratch my head. What did they do all

day, except maybe run across the street? Elsie's, I think was the name of the little general store across the street.

Mr. Andrews: Keeping in mind that was a farm, that might perhaps be a question you don't want an answer to. *Laughter.*

Vice-Chair Dexter: Well, this is true, manure is manure. But anyway, this looks like a really wonderful project. I've got to say, when it comes to the sidewalks, this is not a good road to be walking on, at all. This is a scary road. It's got a lot of roads that meet up with it and again, people they pull out, it's really scary to pull out from Cream Street onto this. You just close your eyes and just gas it. So I'm not sure I'm a fan of a sidewalk right in here. So I'll just go ahead and say that. But this looks like a wonderful project and I remember there was a tack shop in the big barn there. I think that might've been the last commercial use of it. And I think I bought a pair of cowboy boots there. That's all have.

Chairman Dupree: Now, I'll fully confess that I called on you firsthand because you are, on the Board, someone who's lived here your whole life. Or most of your life. And so I thought it'd be interesting to see your viewpoint from the historical perspective. I don't think there was an Elsie's here by the time I got here. And I was also surprised that there wasn't any water or septic there either, but on the other hand, you know, back in the day, they may have just gone to the neighbors. You're right. One never knows. Or as Mr. Andrews was, sort of alluding to, maybe like many guys, we just went outside and there, you never know. But at any rate, thank you for those comments. Mr. Oliver?

Mr. Oliver: So this property is probably less than a mile from my house. And I drive by it every day and I'm really excited to see somebody put it to use. I drive by thinking, you know, I'm really amazed that nothing's there. Like Ann said, I'm happy to see the parking in the back, first. And I too, do not think it's a good site for sidewalks.

Chairman Dupree: Perfect, Chris. Thank you. And I also called on you second, because I know where you live, and I know that you're familiar with this property, like nobody else around.

Mr. Oliver: I've driven past this several times, contemplated looking into purchasing it. I'm glad to see somebody doing something with it.

Chairman Dupree: The Gleasons got there first. Ms. Weiser, comments?

Ms. Weiser: I too am happy to see this moving forward. And I agree with my colleagues that Salt Point Turnpike is not the appropriate place for sidewalks. In reference to your barn, I think your barn is just amazing. Is it at all possible to restrict vehicular access to the rear of the barn, so that the front can be just pristine and maintain its rural nature? In other words, do you need to access the barn from both front and back?

Ms. Gleason: I would like to. Just the way it's set up and that's an eight foot access in the front.

Mr. Andrews: That's the only place where there's a single access door. And your planner is correct, the front of the building drops down, so that door bottom is about pickup truck or truck height. So it's one of those doors where you could kind of roll up to it and move the material into it without having to drive into the building. It's going to be a limited access. That's why we put the doors on the back preferring that people would use the back, but because it was such a nice feature on the front, we decided to keep it and give people access in case it was necessary.

Ms. Weiser: Okay, that's it for me. Thank you.

Chairman Dupree: Thank you very much. Ms. DiNapoli?

Ms. DiNapoli: I have not much to add that my fellow members haven't stated. I concur, Salt Point Turnpike just by its mere name suggests sidewalks are not appropriate. And thank you for undertaking this project to restore a beautiful, old, historic barn.

Chairman Dupree: Thank you. Those are great comments. Mr. Pickett?

Mr. Pickett: Yes, I too think sidewalks again are not needed, but I'd like to see that money put elsewhere. Mr. Andrews said that they want to make the site relatively attractive. And so I think if you were to take that money and put it into trees and landscaping and lighting, it would be like Katherine said, it'd be the first property you would see coming into Hyde Park. They could make a nice looking facility. So I think hopefully in the site plan and elevations and things like this, we'll get a good idea of what the planning is.

Chairman Dupree: Thank you Brent. And Ms. Wasser?

Ms. Wasser: I agree, no sidewalks. I also want to really thank Mr. Andrews, and then Bonnie's back and forth with him, it was so concise and informative. Because sometimes just even visiting the site and looking at the plans, it was just really tight and I have a much, much better understanding of what you are wanting to do there, very efficiently. What do you intend to store there? I'm curious what the storage is about.

Ms. Gleason: I don't have any specific things at the moment to put in there.

Ms. Wasser: Well, it's a business venture or is it accessory to your practice or the practice that goes in there?

Ms. Gleason: No, it wouldn't be accessory to what I have as a general office.

Ms. Wasser: I was just curious what might be being moved in and out there. That's it. I'm looking forward to it.

Chairman Dupree: Thank you. Ms. Gleason and Mr. Andrews, I think you've heard positive comments from the Board. You got a conclusive statement that we were willing to waive the sidewalk requirement. I certainly will echo their comments because I don't think this is an appropriate area where we're going to have a lot of kind of neighborhood activity. And if someone wants to go between the commercial uses, they're welcome to walk on the land itself and I would hope not even between the fog line and the edge of the pavement from the highway. When Anne said when you're going off Cream Street, taking a right or a left onto Salt Point, she's right, there is a sort of, okay, I'm going to hope for the best and floor it. And that's what I think causes people to speed so quickly in through there. I'm also excited, you can probably tell, by the idea of revitalizing these historic structures. Personally, because it does sort of speak to Hyde Park and what Hyde Park used to be. It wasn't until we had, a solar array application, that I learned that Cream Street was named Cream Street because it's where all the dairy farms used to be. So we're always learning more things up here. And, you know, just hearing what Anne said about crossing over to Elsie's made me think about my own sort of childhood growing up in the South. I do want to point out, that in terms of landscaping the section, I'm not sure Bonnie was quoting from it, but there is a section that if you're going to increase building or use by more than 1500 square feet street, trees are required along the front edge, but this is not increasing that section. There are sections of the code that, that say that we should be providing, appropriate natural spaces for the public, et cetera, that includes landscaping more importantly in 108-4.5 D 1 CE, screenings should be provided to minimize the view of any off street loading dock from any point along the property line common to any residential use or from any street. And the loading dock would I believe be visible from the street. So it's up to the board to address whether you want something to screen that, or if you think it's attractive, because it's supposed to be an old barn as to whether you'd like to be able to see the loading dock and the door. I mean, Ms. Weiser pretty much commented quickly, Wow, that's a great looking sliding barn door. Is there a way to even keep vehicles from being in front of it to use it? So, just consider that as we go along. However, I will echo what Mr. Pickett had to say, which I do think that this area could be softened up with the addition of a few judicious trees, particularly around the walkway that's planned. You can't see it now on the screen, but the walkways that are planned between the, for now we'll call it the office use and the parking areas. My colleagues have heard this before, but being a southerner, I'm the person who tries to find shade to park in and walk under, because I grew up where it's really hot down in Texas and Louisiana. Otherwise, I agree with all my colleagues' statements. And I do think that with what Ms. Franson had to say about needing more materials and details for the renovation. Tad and I discussed this with the applicants and Mr. Andrews, our real concern is, of course, just that we've occasionally had people and I'm not saying this would happen in this event at all, but we've had individuals say that they're going to keep a building that's somewhat historic, it's not on the registry, but it's still an older building and then they say, Oh, when we went into it, we couldn't really keep it, so we just kept one little tiny corner and what was built wasn't like what was there beforehand. Anyway, I know that's generally a concern for the Board, to make sure we keep the historic nature of the structures and what their original kind of use was looking at it.

Mr. Andrews: We had discussed that Mr. Chairman, and to your point there is a note on the drawing that says, if you can't re fix it the way it's proposed here, we've got to come back and see you before we do anything. So, hopefully that helps down the road, but the Gleasons did their due diligence. They did have a structural engineer look at these things. They are salvageable. And we will do our best to broaden that explanation in our next submittal. And I think also based on some of the comments, particularly, between us and our neighbor, it might provide the opportunity to put some nice trees and landscaping to serve as that buffer between us and our neighbors so that their vehicles don't decide to drive up into our property. So we might be able to kind of soften that corner and landscape that a little bit more than it is. So we'll chat about those things and then we will make a resubmission that addresses everybody's concerns as quickly as we can.

Chairman Dupree: Thank you. And I did see the note, I just brought it up because I wanted to make sure that everybody understood why we're talking about this. And also, the Gleasons did inform us. I believe it was Mr. Day, who did the structural analysis and said that, yes, it could be shored up and reused. That was the very first thing I believe Katie told me and Tom, when they came to talk about this, maybe a year ago. Tom was talking about trying to, now that they'd had someone go in through it and say that, yes, it can be kept. How do we keep it? And again, I'm as excited as all the rest of the Board Members, because every little section of Hyde Park, when it improves, it seems to have kind of a concatenating effect or like a domino, others follow. And so when we've been seeing this area improve, this is going to be a major improvement. And I'm hoping that it'll sort of trigger everybody else in the area to say, Hey, we can make this spot look better too, because that's how things occur to improve, is little by little they're joined, et cetera. I don't have to tell my colleagues, that's how sidewalks happened too. Even though we used to hear, sidewalks to nowhere. We don't hear that anymore, because now we have a better, fully more integrated sidewalk system. And again, thanks to my colleagues for being so clear in their direction. So Mr. Andrews and Ms. Gleason, we'll wait until you have a new submission, to schedule you on and then we'll go ahead and consider typing the action and circulating and getting going.

Mr. Andrews: Very well. Thank you very much. I appreciate all your comments.

Ms. Franson: I'll just add one thing. I don't have my photos in front of me, but I'm looking at Google and it looked like there were spotlights, that are on the front facade of the barn. And, you know, if it is beautifully improved and renovated, it actually made a nice touch, to the extent it meets lighting standards, to have some down lighting there. That would really emphasize the appearance of the barn once it's upgraded. So I'm just bringing that to your attention because I see it in the photo. I don't know if they're still there, but it really could be useful to highlighting the building.

Mr. Andrews: I suspect the vestige of those lights remains, but we'll take that into consideration going forward. Thank you.

Chairman Dupree: Vestige being the operative term. Ms. Moss, did you have your hand raised too. Tad, did you have a comment? No. Anybody else have any comments? Okay. Katie, I hope that we got you some clarity here and Mr. Andrews, same thing and look forward to continuing this application.

Mr. Andrews: Very well. Thank you very much. It's been very helpful. Enjoy. Good night all.

HOLT PROPERTY LOT-LINE ALTERATION

Minor Subdivision Lot-Line alteration (#2021-11)

Location: 51,53, 57 & 63 Holt Rd. and St Andrews Rd.

Grid #s: 6164-03-330038, -314025, -375007, 6163-01-38891, -418982

In Attendance:

Floyd Holt, Owner

Ernie Martin Jr., PE, LS

Chairman Dupree: Next item on the agenda is Holt Property Lot-line Alteration. Under our code, this is basically a minor subdivision. Before I turn it over to Mr. Martin, these are lots that were developed by, I believe, Mr. Floyd Holt, who is a revered former teacher from FDR High School. Mr. Holt's father, I believe developed this neighborhood back when and so in essence, I'm going to sum this up quickly. Current parcels, B and C are disappearing. There will be a new parcel A of 19.41 acres with an access from Holt Road. Then there are a series of a few smaller things, but basically, they're just running through some lot lines to clarify, if that makes any sense. So Mr. Martin, again, this is the first time the rest of the Board will have heard this. So let me turn it over to you.

Mr. Martin: How are we doing? Firstly, Ernie Martin, I'm the project engineer and surveyor for the Holt family. And it's the intent of this application to straighten out and realign some property lines, either with the whole properties and/or some adjacent parcels. Firstly, there's two large parcels owned by the Holts. One is about 16 acres, that fronts on Holt Road, as well as Saint Andrew's Road. And then there's also a smaller parcel of about 4.6 acres that fronts totally on Holt Road and it has a house on it currently. And that house is actually the home of Mr. Holt's mother and she still lives there and I might add that she just recently turned a hundred years old. So that being said, we are looking to realign the property located to the southeast of the Holt home, where Mrs. Holt lives, to realign a property there. Then the Holt home itself, we're looking to put that on a separate parcel. Simply just extending the property line back to the southerly line of the Holt property. Then the common property line between the 16 acre parcel and the 4.6 acre parcel, we're looking to eliminate that property line. And then also further down Holt Road, I believe it's 63 Holt Road, we're looking to realign the property line there, such that, it's a rather odd piece of property. We're looking to take the westerly side of that property and eliminate that. However, there would be property to the north or northeast of the existing house on that property that would be added to the property. So we're actually making that property slightly larger. Then also, and we really don't show it on this map and probably in hindsight, we should have, but there is a small triangular parcel of land that is... And I forget which addresses it's between, but if you go the house past where Mrs. Holt lives,

then there's another house, which is a triangle shaped piece of property. That's not owned by the Holts. And then there's another little pole, so to speak that has frontage on Holt Road. There's... here's a small triangular piece of land there that's only maybe a third of an acre, at the most. And that would be, our map is showing that that would be combined with the larger parcel.

Chairman Dupree: Thank you, Mr. Martin. Mr. Holt, before I start calling on our consultants, do you want to add anything yourself?

Mr. Holt: Just want to, first of all, say how much I appreciate the help from Ernie Martin, members of the Planning Board, yourself Chairman and also Cynthia, as well as the engineers, Pete and Joe. It takes a lot of people to do something, a project like this. But as Ernie mentioned, we're trying to merge these properties, simplify the structures and beautify the properties in the process. We also want to correct a few things, right some wrongs, if you will. So we're straightening out some lot lines. By way of history, my family, we were the ones that gave the County the easement or the land to build the St Andrews Road and it's on the north side of the 120 homes that we built and the whole development. Duchess County was very kind to give us access and egress onto the St Andrews Road too. So we aren't landlocked or anything like that. So we do have that access. The only thing that we can see, is that all the taxes are paid, so it should be pretty straightforward, but there is that 0.4 acre piece that, Ernie mentioned, that my mom owns, but being a hundred years old, I mean, she was struggling with the taxes. And right now it's gone into foreclosure, that piece. There's a good chance we may have to buy it back, just so that we can simplify this process. It's about \$6,500 or \$7,000 of combined land and school. She just simply couldn't afford to pay it. So I'm not sure if it has any bearing on that, but we wanted to check with the Board to see what they thought about it before we do anything.

Ms. Polidoro: Just for clarification, I had trouble following...Where, can someone identify this triangular piece with, can you annotate Ernie so we can see it?

Mr. Martin: I'm not sure I can do that from where I'm at.

Ms. Polidoro: I have a controller. So this is Mrs. Holt's house here, right?

Mr. Martin: So, Victoria, if you go, just take your controller, go northwesterly, cross over the house next to it. Can you do that? Northwestly and parallel to Holt Road.

Ms. Polidoro: So here?

Mr. Martin: Okay. Right in there, Victoria, that adjacent parcel further north, there's a triangle piece of land that has no road frontage. It goes from the upper, no, not that far. It would be the southeasterly corner of that parcel that you just had your cursor on.

Ms. Polidoro: Okay. I guess, I'm not understanding, but if you're changing the lot line...Are you changing it as part of this map?

Ms. Moss: Yes.

Mr. Martin: No. Well what we're showing here is that basically we're eliminating that parcel. So it's being combined with the 4.6 and a 16 acre parcel.

Ms. Polidoro: So if it's in foreclosure, you're not going to be able to file the plat. Right, because you're going to have to show that taxes have been paid on all the lots before you could file.

Mr. Martin: That's correct, Victoria.

Mr. Holt: So, our plan is to, we have several options. So either pay that \$6,500 or \$7,000 off. Then that would be the only small little piece there or let it go to foreclosure and or sell it to the neighbor who is contiguous there. Like he said it's a little bit northwest of where you are. There's a bigger piece of property over there with a house. So we could do that. We also could do an easement next to my mother's house. So there's a lot of different options, but probably the easiest thing to do is for us is just to pay for that. The only problem is that we felt that that was an awful lot of money that the assessor, the previous assessor, levied on my mom for a parcel that's only got a 10 foot frontage and you can't build anything on it. Okay, because it's 0.4 acres, that doesn't fit any of the requirements. So they assessed us over \$2,000 a year, for something that's a little tiny sliver of land. So that's the only thing in question. We thought we would come to discuss that with you and see what you thought was best.

Ms. Moss: I believe that it's in your interest to include that small parcel and incorporate it into the larger lot. That way, your main piece in the back, the largest piece that you're creating will be able to have two access points. If you say there's one on St. Andrew's, the other access point onto Holt would be through that pinch point. And if that existing parcel remains and is sold to someone else, you do not have a wide enough section to have an access onto Holt Road. So I think it's in your best interest to include that and incorporate it into the large piece.

Mr. Holt: Okay, sure. That is one of the options. The other option, and I don't know if you can see it on this. You probably have to zoom back a little bit if you're in control of that. I can tell you that the house next to my mother's house is owned by her grandson and she sold it to her grandson and we think he'd be more than willing to straighten out the lot line, which does give us the access, or the egress. If indeed there's a second point needed. Are you able to move that?

Ms. Moss: No, that's not the right map to move around.

Councilman Krupnick: No, it's fixed.

Chairman Dupree: If I'm correct. I believe that the parcel number that's in question is 375007.

Mr. Martin: Yes, that's correct, Michael.

Chairman Dupree: It's got a really, really, really tiny, tiny, tiny little point of frontage on Holt Road. And it expands a bit to the back. It doesn't have enough frontage to meet our Code right now for what you'd need to have a driveway on it, obviously.

Mr. Holt: Right.

Chairman Dupree: So I looked at this on parcel access. I think Cynthia pointed out that this was going to disappear. So Victoria's right, you wouldn't be able to file the plat unless the taxes were paid.

Mr. Holt: Right.

Chairman Dupree: So since you have options, either your son or your nephew, I take it either way. If he wants to buy it, that's one option, but you should pursue all these avenues as quickly as possible. I believe that's the right way to say it, Victoria?

Ms. Polidoro: Right. Or take it off the plat, because if you're going to lose it to foreclosure, it's going to mess up your approvals.

Chairman Dupree: The reason why I say this is I don't see... There you go. Thank you, Councilman Krupnick. The reason I say this is even though this was complicated for me to sort of look at and piece together. Once I figured it out, I don't think it's going to take us that long to review this and process it. That's what I'm trying to say.

Mr. Holt: Okay. My feeling is we do have these various options, so, again, we could have, and I'm not sure if Neil can zoom back there. There you go. Okay. Do you see that highlighted, 375007? Okay, we could sell that to the neighbors, which are kind of to the left there. That's exactly right. Or my nephew's is to the right of that triangular piece. Right there. And that's trapezoidal. Right. And so if you straighten out his left property line there from Holt Road, that would certainly do it. So that could be done with an attorney and just re-deeding.

Ms. Moss: No.

Ms. Polidoro: Right. You can't change any of the lines without a subdivision plat. So that's why we're trying to understand now, everything that you want to do, because it has to be shown on the plat.

Mr. Holt: Okay. So, we can have Ernie change those. Fix the plat and change that left lot line there so that there is kind of a straight, maybe Neil could point to it there, from coming off the road. That's right. Straight in. That line right there, that left line of my nephew's house, could be straightened out and then we'd have an emergency egress if needed. Also to the right of his house is my mom's house and she could easily put an easement in because that's in a trust and we could put an easement in and do an emergency access or egress there. Or I could simply go, not simply go, it would represent a hardship, but I could...I'm having to pay for all her bills and all her medical expenses now at a hundred years old. So I'm going to have to shell out probably \$7,000 to get that piece back. We were going to let it go to foreclosure, but

that won't happen for a while. So, we may do that, but we thought we would get to the Board's input.

Ms. Moss: So if you straighten out the line on the grandson's lot, that line will have to be at least 20 feet from the house. And then that would need to leave you preferably a 50 foot strip.

Mr. Holt: Yes, correct.

Ms. Moss: That doesn't look like 20 feet to me, but you know.

Chairman Dupree: Victoria is doing the best she can. *Laughter.*

Mr. Martin: Great. And I understand that that strip has to be, at its narrowest, has to be 50 feet.

Ms. Moss: It doesn't have to be, I'm trying to think of development of the back piece that doesn't have anything on it right now. And it's going to need two access points for development. And then it would need to be 50 feet wide.

Mr. Martin: I understand.

Ms. Polidoro: Another question about the plat. Neil, if you wouldn't mind putting that back up. I was just trying to understand some of the lines and while he's doing that, the other thing that we're missing before we can really proceed is, everyone whose lot lines you're proposing to change, needs to submit consent forms to the Planning Board, because we can't process this without that.

Mr. Holt: Correct.

Ms. Polidoro: So one of the questions that I was having is, what is this line here that I just highlighted in red?

Mr. Martin: That's the common line between the 4.6 acre and the 16 acre parcel.

Ms. Polidoro: So it exists or is it being modified, because it's not red or green?

Mr. Martin: No, no, it exists.

Ms. Polidoro: It exists. Okay. So why is it a different line than...

Mr. Martin: Well, I think it's a line, it's dashed because it's a line that's going to be eliminated.

Ms. Polidoro: But only the red lines are going to be eliminated. Right?

Mr. Martin: Right, well, that's right.

Ms. Polidoro: No, this one's not red.

Mr. Setaro: It's not red.

Mr. Martin: Wait a minute. Point to that again, I'm sorry, Victoria.

Ms. Polidoro: Let me change the color. Maybe my colors...I'll make it pink. This line here. I'm just trying to understand why some of the lines are like...

Mr. Martin: That's just an existing lot line that's within that parcel. That's not affected by this application.

Ms. Polidoro: Okay. So the ones that are dot dot dash, dot dot dash are just existing and you're not changing any of the solid black lines.

Ms. Moss: I think the solid black lines are outlining the entirety of the application.

Ms. Polidoro: Okay. Thank you. I think that makes sense.

Mr. Setaro: I'll have some comments too, when we get to it, in terms of trying to clarify some of it.

Chairman Dupree: I'm just making sure that the Board understands what's being proposed.

Ms. Wasser: I'd love to see more color coding on the next plan that comes in.

Ms. Polidoro: Yeah, because I think it's missing something. If this is where the triangle is, this piece here, that needs to be shown on the plan too, right?

Ms. Moss: Yes.

Mr. Martin: Correct.

Ms. Polidoro: Okay. So either it's shown as existing or shown as being removed.

Mr. Martin: That's correct.

Ms. Polidoro: Okay. Well good. Now I don't feel bad for not being able to find it.

Chairman Dupree: I had to go to parcel access, I told you. That's how I knew where it was, but yes, it should be shown. So thank you. Victoria, do you have any other comments or questions?

Ms. Polidoro: No. I think I have a better understanding of what's being proposed. It sounds like the applicant has to go and do some thinking about what they ultimately want to propose for us to process based on some of the discussion we're having tonight. And then, they can get the neighbor authorization letters and come back.

Mr. Holt: Absolutely.

Chairman Dupree: This wasn't listed as a pre-app meeting with the Board, but in some ways, it is, because we had a very brief meeting, with the applicant and Mr. Martin back when we could still meet outside at Town Hall during last summer. And then, they just presented it and I know Tad was interested in getting Board feedback because again, it's complicated to understand where the lines are, et cetera. But in essence, it's still basically a minor lot revision, but we do have to have authorization from the property owners. Pete, do you want to weigh in now?

Mr. Setaro: Sure. If we could just keep this map up that's on here. That'd be great. So the first thing is I think we should have a table with the before and after acreages just for each of the effected parcels. It is noted on the map, but I think instead of like searching around for before and after, it'd be nice to have like a table to make it a little clear. The second thing is, on Kolmer and Wagner parcel C, are there any wells or SDS that may be affected by the lot line changes?

Mr. Martin: We checked that Pete and there is obviously, a well and a septic for that house. The well is right in front of the house and the septic is directly to the rear. So it would not be affected here.

Mr. Setaro: Okay. All right. That's fine.

Ms. Polidoro: Could you show him the approximate location.

Mr. Martin: You can put that on. But the thing is, I don't want to put it on because we're treating this as a permission to file.

Mr. Setaro: Yeah, you won't be able to file it.

Ms. Polidoro: Even if it's shown as reputed SDS?

Mr. Martin: No, we've done that before and they want nothing on there ...

Mr. Setaro: They won't file it. I mean, unless you just want like a worksheet map for the file. Just to have it

Ms. Polidoro: Honestly, I think we do, because I want to be able to show that we considered where the septic is.

Chairman Dupree: Considered it, yeah. It doesn't have to be on the actual plan set.

Mr. Setaro: Just do like a worksheet map, Ernie, for the file. That's all. Or something like that. On parcels A and B, parcels A and B are being combined, but it's labeled on parcel B that there's an after acreage or after revision acreage. And I don't understand why that would be there if they're being combined.

Mr. Martin: That might've been a typo. It should be overall for both parcels.

Mr. Setaro: Well you do have it there, because it does say parcel A and B combined new area in 19.4. So just go check that labeling for where you have parcel A and parcel B, individually. All right.

Mr. Martin: Okay.

Mr. Setaro: I think, now that I see the map up here and I know you submitted, I believe you submitted a colored map with the lot lines. So my last one, not my last one, but parcel E and parcel F down in the lower right corner, I was confused as to how parcel F got bigger, but I see now where you're eliminating a lot line, it looks like the green line. Is green, I'm sorry, as well, are new, right?

Mr. Martin: Yes.

Mr. Setaro: Okay. So then the red, I think I understand it now, but I think you need to clarify, because I couldn't, I guess if I would have looked at the colored map that would have helped, but just looking at the map, that's going to be filed those lines down there by E and F, maybe you can just go label them like you had labeled some of the other ones, new property line and property line to be abandoned. That would probably go clear that up down there where E and F are.

Mr. Martin: Okay, now we can do that.

Mr. Setaro: You know, now I see it by looking at the map. Then the only other thing, I'm going to assume this is a Type II action under SEQR. And that was it.

Chairman Dupree: Thank you, that was a lively discussion. Ms. Moss, any comments?

Ms. Moss: Currently there is not a planner working on this and I'm not sure whether the Board wants the services of a planner on this application.

Chairman Dupree: That's something for everyone to consider. We did not get escrow for Bonnie because Tad and I both thought that it wasn't necessary. Again, even though it's complicated, I think this is really more legal issues, so to speak. The Board, feel free to weigh in. That's it, Tad?

Ms. Moss: Yes.

Chairman Dupree: Thank you. Then who wants to go first on this one? How about Stephanie? You're always up for it.

Ms. Wasser: I'm not sure why I won the lottery on that one. *Laughter.* Well look, I think the applicant has some decisions to make, to begin with. And I could read everything and mostly understand where the changes were, but I do think that if they're going to put it forward to us again, more colors, maybe for each lot, or before and after colors. I don't know, I just think it's difficult to read. It's just difficult to

figure out, so when you come back, that would be my only request right now. I think the applicant has to do some work on their own.

Chairman Dupree: Thank you. Mr. Pickett?

Mr. Pickett: Ditto what Stephanie said! I think there's legal issues and they've got to pursue what's best for them and what their issues are and what their needs and requirements are. Look forward to seeing it when it comes to us.

Chairman Dupree: Thank you, Mr. Oliver?

Mr. Oliver: I agree with my colleagues. Overall, I don't think it's extremely complicated once it gets cleaned up, but when we're looking at maps with properties, properties that are going to change, that aren't even shown here. It makes it kind of difficult to digest for everybody. But I think once it gets cleaned up and they figure out the direction they want to go in, it's not too bad.

Chairman Dupree: Excellent point. Thank you. Ms. Napoli?

Ms. DiNapoli: I have nothing new to add. I agree with all of my colleagues, they were very clear and concise.

Chairman Dupree: Thank you. Ms. Weiser?

Ms. Weiser: Yes, this has been helpful. It's helpful to digest what the approaches are. I do think it can be cleaned up and I really don't have anything constructive to add to the conversation.

Chairman Dupree: Thank you, Ms. Dexter?

Vice-Chair Dexter: Oh, I'm not sure I'm going to be useful. I do concur with my colleagues. I think instead of trying to bring in more colors and stuff, I'd kind of like to see a before and an after. So here's what it is and here's what it would look like after. That might help to show, because at this point it's just...my brain is not working to figure out what it might look like afterwards because we have so much going on all on one page. So I guess I'm looking for layers, I think maybe that might help. And then that weird little triangle, that definitely has to be settled. I mean, the first thing that that popped into my mind is can they grieve it? Grievance day is coming up. Talk to the assessor.

Mr. Holt: I can answer that question. I spoke to both the Hyde Park Assessor and also the Dutchess County Tax and they said that all the money that is due right now, you can't change that, but you can change anything going forward. So we are certainly going to appear before the Grievance Board, but I think, one of the options is to just pay it off so we don't incur any more penalties or whatever. But the other thing is just to let it go to foreclosure and straighten out that one lot line next to my nephew's house. And that solves the problem without having my mom pay, you know, \$7,000.

Ms. Polidoro: Can I just say, if you let it go to foreclosure, that that's definitely your choice, but when you do go to develop, you may have opposition, you'll have to deal with another party. Should you need to straighten that line again or widen it.

Mr. Holt: Actually? Yes, you're right about, we would have to maybe deal with someone else. We could have somebody bid for us on that property and pay substantially less, \$200 to get that back, versus \$7,000. But I think if we straightened out my nephew's lot line there, as they pointed out before and made that sort of trapezoidal, squared that up off the road. And if there were the correct meets and bounds, a 50 foot right of way, I think that would solve the problem. But we will certainly look for solutions, the best solution we can. And I do agree about, we've lived this whole parcel as we do with all our properties, so I think a heavy line around the entire parcel afterwards would clarify things. Like a before and after was suggested. I liked that idea.

Vice-Chair Dexter: Great. And just one more comment, Mr. Holt, you were my physics teacher back in the day and I have been instilled with a lifelong love of science and I wanted to thank you.

Mr. Holt: Oh, thank you very much.

Chairman Dupree: I announced that the beginning he's a revered teacher, a former teacher, I should say. I've heard from many people who grew up here, similar experiences, Floyd, you left a lasting impression on lots of people and that means a lot.

Mr. Holt: Well, I appreciate that. Thank you very much.

Chairman Dupree: So I agree with Anne, I think that a before and after actually would clarify this much better. It would make it easier for everybody to see and understand what they're proposing. You are going to have to make a series of decisions. Just as Victoria said, when it goes into foreclosure, there's no guarantee who's going to get it. I mean, I see when the County Legislature approves these and what the amounts are that they get and it's astonishing. You know, you can pick up some times lots for as little as a couple of hundred dollars. It's amazing. So you could have someone bid for you, but you might be outbid is what I'm trying to say. And then you don't want to lose control of all that, but at the same time, paying \$7,000 in back taxes that's owed, is a lot different than thinking, well, I could get someone, a lawyer to bid for me and they get it for \$300. So I understand your quandary there. That's a lot of shekels there, so to speak. You'll have to make those decisions and you do have the option of conferring with your nephew, as to whether or not he wants to cooperate and then create something that will ultimately solve stuff too, but that doesn't still solve the back tax issue, I'm aware.

Mr. Holt: That's a great suggestion to go check with my nephew to see if he will agree with that. And Ernie is an expert at what he's doing there too. So he knows, if that would be the desired outcome based on what the Board has said here tonight.

Chairman Dupree: And the other thing is that it was mentioned by Mr. Setaro, but I do agree, I think that you're going to need to have shown a table with the acreage of all lots, both the new and old. The tabular summary is going to help, for the future as well, if there's future development on the new big lot, which there certainly could be, that would assist us on that as well. Other than that, we just need the authorizations from all the owners whose lots are affected. So this will be another one where I guess we'll just wait to hear back from you. And then once you are further along with that...Oh, Ms. Moss, yes?

Ms. Moss: The grandson's, the nephew's lot, can't be any smaller than half an acre, because that's the Zoning District. Careful. When you figure out how much you're going to lop off, that you still maintain the appropriate density for that lot.

Chairman Dupree: That's what Tad was saying, with the 20 foot side yard, you need to make sure you don't make it a non-conforming lot that would need a variance, because then you just get more expense and more time trying to create this.

Mr. Martin: I understand.

Chairman Dupree: Well, you're a professional too Ernie and we've been dealing with you for years as well, so I know you do. We're just reiterating it, I guess, out loud for our own purposes as well. So we'll wait to hear back from you guys.

Mr. Martin: Okay. Very good, thank you and good evening, everyone.

Chairman Dupree: Pleasure to work with you guys. We'll see you soon. Thank you.

BELLEFIELD WWTF LOT-LINE ALTERATION

Minor Subdivision Lot-line Alteration Approval (#2021-05)

Location: 3834 & 3760 Albany Post Road

Grid #s: 6163-01-000897, -131849

And

BELLEFIELD WWTF EXPANSION

Site Plan Amendment Approval (#2021-07)

Location: 3834 & 3760 Albany Post Road

Grid #s: 6163-01-000897, -131849

In Attendance:

Larry Boudreau, The Chazen Companies

Tom Mulroy, T-Rex Hyde Park

Chairman Dupree: Next time on the agenda is Bellefield Wastewater Treatment Facility Expansion and Lot- line Alteration. We workshopped this at a prior meeting to discuss it. There were memos and comments and responses. Basically, as we know, they're seeking to increase the size of the wastewater facility parcel, because they're

also going to seek to expand what was already approved in the wastewater treatment facility to be the full build-out as we discussed last time, or rather simply would accommodate the full build-out. Again, to reiterate, the reason why the applicants are seeking this is because, if they don't have permission now from the DEC with a SPDES permit and Department of Health, then they would have to go back and amend that SPDES permit every time they have a new tenant proposed at the site. So they want to go ahead and get the whole thing ready to go. So that, that way it's sort of similar to, if you had already a fully built sewer for like a city, like City of Poughkeepsie. People can just add onto it, because they already have the sewer system. So this would be something similar, although it's not a public system, it would still be private. Mr. Boudreaux, I believe is here tonight and Mr. Mulroy, et cetera. Larry, let me turn it over to you. Thank you.

Mr. Boudreau: Yes, thank you, Mr. Chairman. And thank you, Board Members. And thank you to the consultants. I received comments from Pete and Bonnie. On April 1st, Tad, Pete, myself, and some staff from our offices went out and met onsite. A beautiful day out there at the wastewater treatment plant. So thank you for that. Yeah, we responded to the comments, had quite a few. We got through a whole bunch of them. We have some follow-up to do, some cleanup to do, so I'm going to go through them briefly and try to hit the major topics and also give the Board an update as well. So we submitted to DEC for the SPDES permit. They are under review. As they're doing that technical review, there is a follow up that we're addressing. Once we complete with the follow up, then the 90 day clock will start ticking. So I expect that we should have the SPDES permit substantially complete, so that's, April, May, June, by the end of June with some follow-up comments. So certainly by the end of the summer, we'll have that done. Again, this is an amendment, this is not us applying for a new SPDES permit. We're amending one that's already in place, so we expect that it should go pretty smooth. The other thing that we're working on is getting the wastewater treatment plant final design into DOH and the Dutchess County Wastewater Authority. That should go in in a couple of weeks. I'm going to be reviewing the set this week and we'll advance that and move that forward. So, those two fronts are moving well. Onsite, mainly I wanted to show everybody what's existing out there. The other thing that's going on, as I know everyone knows, is we are getting our building permit for the wastewater treatment plant re-instated. We're working with Don Westermeyer and the Town over there with that. So we met with him last week. It went well. He's working with us. And one of the things that he's working with us on, is looking at how we're managing the foundations and the footings for the MBR buildings. And the reason why I bring that up, is an alternate solution, will be to use stone instead. But that stone will be four feet deep and we got a wrap a drain around it. So we, as you know, one of the requirements was put an easement on the, it's not really footing drain, but groundwater drain, existing underdrain, which we did. We do show that on the plan. In fact, I'm going to share the screen now. Let's see if I can do this.

Mr. Boudreau: Okay. Can everybody see that now? All right. Great. So this under drain here was put in to take care of the groundwater, around the headworks underground tanks that are in. We will have to do that for MBR, phases one, two, and three. Where they go, not sure yet Pete. So I would rather get them in and then come

back with the easement. But what I'm saying here, an alternate for the footings on the MBR maybe is four feet of gravel, which we will then have to do another underdrain and get this out in daylight. And I think everything will be going to the north because you can see how the grade falls off here. So we're working with him through that and our structural engineers and LMV, the architects. So, that's another update on that end.

Chairman Dupree: Wait, just real quickly. Normally that would be a condition for you to show the easement. You're wanting to not show the easement at all.

Mr. Boudreau: No, no, no. Showing the easement on the existing underground pipe, this one right here, absolutely. But the future underdrains, I'm not sure where they're going to be.

Chairman Dupree: I know, but if we're approving the future, if we're approving this expansion, wouldn't we need to know where they're going to daylight?

Mr. Boudreau: The underdrains?

Chairman Dupree: Yeah. Shouldn't that be shown now before we can actually approve or that would be a condition of approval? Pete, do you want to weigh in on this?

Mr. Setaro: All right. So, what we could do and I do understand what Larry is saying, that until they see what they what they have in the field that it's going to be hard to determine where the best place to outlet the drains are. Most likely it would be in the same area where the current one is so, I could see where he'd be hesitant to say, well, I'm just going to make that easement bigger and then something happens in the field and the contractor's say, well, it would be better to route it over here. But what we could do is, what about having a note on the site plan and the subdivision map that says something like, if underdrains are determined to be required in the field that a sketch be provided to the town engineer and the zoning administrator for review prior to installation. And then at least we'd be able to approve it. And then, Larry, may have to come back with an amended subdivision map to enlarge an easement at some other at some other point in time. So that's my thought just sitting here tonight.

Chairman Dupree: I tried to get all that down quickly. I'm not sure, I'm not a stenographer, so I'm not sure I got it all, but it sounds like an easy way to solve it. So back to you Larry.

Ms. Polidoro: When will you understand when you're...

Mr. Boudreau: Do you know what, I might just widen this easement, right here. Just take it out another 10, 15 feet here, so I know I can get these things out, because they're going to go this way.

Mr. Setaro: Well, then that's fine. Then I would just go do that. I mean, you know, it doesn't hurt. It's not going to really encumber anything.

Mr. Boudreau: Yeah, I agree. I agree.

Mr. Setaro: So just make it big enough and then if it's got to be modified for some other reason, then we can deal with that later.

Mr. Boudreau: I'll do that. That's easy enough.

Mr. Setaro: Perfect.

Mr. Boudreau: I can do that. So, Pete did bring up a good comment here on, you know, we've all been talking about these tanks here, right? These six tanks here. So this is the first train. This is the headworks here. First train. Second train, third train. These six tanks are all underground and we've got to dig a big hole to get them in. And so the question is where does this dirt go? Hopefully this works because I've got Google Map open. There it is, everybody see that?

Chairman Dupree: Yes.

Mr. Boudreau: Awesome. So here's the wastewater treatment plant here. This date is September, 2019. This is the area that it would go right here. This is a material staging area, top soil, and that kind of thing. That top soil is being all cleaned out, the area is being cleaned up and then we would haul from here to there. Each MBR phase would require about 1500 yards of dirt. As I was telling you, Pete, out at the site, I didn't want to commit to doing all the tanks at once. We're not sure, exactly what we're going to do yet. We may, but we may not. 1500 yards of dirt is a lot easier to manage than, 4,500. Although 4,500, I did the calcs on it, would fit in here. I can respond to your letter and give you the actual dimensions, but it would be six feet high, a hundred by 86 feet high. Something like that, you know, would work. So this area is sufficient in size to accommodate the full haul for those underground tanks right here. But again, we may just go with the first MBR phase and dig and put these two in and wait for that one.

Mr. Setaro: All right. So, just to follow up on that for a minute, why don't we put a note on the map, in regards to the stockpile area, just saying, where the material will be taken and that the stockpile area has been reviewed and that even if all of the tanks are installed now, that there is sufficient area in the current stockpile area to accommodate that. The thing we just want to avoid is obviously, we get out there and oops, we don't have enough area. We need to clear more trees. We don't want to get into that.

Mr. Boudreau: I get it. I knew exactly where you were going with that.

Mr. Setaro: And honestly, when we had met out there last week, I was surprised at how much material had left that stockpile area. Tad and I hadn't been out there in quite a while. So, I was surprised that there is quite a bit of area there. So as long as we can put something on the map that notes that it was looked at.

Mr. Boudreau: Okay. Will do. Again, just so everybody knows, the idea with this facility, it'll be gated, because that's your last question, Pete, it will not be fenced, but will be gated. All these tanks are locked. All the MBR buildings are locked, everything is locked. So the idea is to gate it, and then we, our landscaping. We beefed up the landscaping on this submittal, which is right here. So we beefed up this area and all through this area here. And any comments on that, please let me know. Going over to Bonnie's comments, by way of update, thank you again, Bonnie, going through this I did shoot you back an email earlier today. We did get the SHPO determination, no effect letter. So, still waiting on DEC, on the habitat assessment. We expect that to come back, gosh, it's been in there about a month now, so hopefully soon. By way of update with the Corp., as you know, we submitted again. I said this last time, we submitted a revalidation of the overall property and all the wetlands that were identified back in 2015. The date was in March that it expired. We had the application in well, before that. In fact, we wanted to submit the application last fall and Brian Orzell told us not to submit, you know, I got too much work, submit it in March, which is what we did. So we're still waiting on that. He has it. We follow up with them every couple of weeks. Going down on the... this is a comment we tried to address, graphically, but the whole idea of working with the design grades, and I'm going to go back a little bit here, with the design grades, what's design grades, and what's pros grades and what's existing, what's not existing, that kind of thing. It's my opinion that the design grades for the wastewater treatment plant previously approved, generally reflect what is out there today, right now. And that's what we show in these dash lines here. So in other words, its cut slope is in. This swale is in, it runs around here. This stitches in here. This here is not finished, but we'll finish it in the spring and bring all this up to grade. So in other words, it's still under construction. So, I'm hesitant to go out and re-topo something when in the spring I'm going to be finishing it. So what we try to represent here is what the design grades were from the approved plans and was showing in this solid line, what the proposed grading would be, which is all cut through here. This cut here is needed to bring all of this up to grade. So none of this, generally, most of this cut here, we'll be going over here, bring this up to grade, which obviously we have to coordinate with because we're looking to get these tanks at least this MBR phase one in first. And of course that gets hauled out to the area already talked about.

Ms. Franson: Larry, I was just going to say, ultimately, I think you've updated and provided notes for the grade that's on the site plan. What is older and from 2004 is on the lot-line plan, but from my perspective, the lot line plan doesn't really need to show to some extent, topography, et cetera. You're just dealing with a lot line revision. So, if the Board agrees, even though it's old, I think it's okay because ultimately, you're showing whatever revisions have been made on some of the plans as part of the site plan part of this application.

Mr. Boudreau: Okay. All right. Okay, great.

Ms. Franson: Did I solve it, Victoria?

Mr. Boudreau: Yeah, I liked that. I liked that. Going through your comments, good catches. I've got to just follow up with them. We've made a lot of progress.

Ms. Franson: You did. I think for the most part, my comments were minor in nature. I think some of it was just clean up. Making sure for whatever reason, I think that the lot-line application has TR Sewage works noted, but the site plan application didn't. So they were those kinds of, at this point, minor types of comments and if anything, we were reiterating and just reminding in our comment memo, the Planning Board of what the process is and also making sure we get the referrals out. We have to obviously send to Dutchess County, whatever other agencies, simply as a reminder to continue the process.

Mr. Boudreau: Gotcha. Again, as soon as we get the response back from DEC, we'll get that out. The last thing here I want to note is, I wanted to get Tad out to the site and talk about the trees. I think Tom and I and whole Bellfield team, we understand the importance to protect and save specimen trees to the extent possible. Now the wastewater treatment plant had some really nice sycamores in there. That's where they liked to grow. And that was tough getting them down, but we didn't scrap those. You know, Tom took those and he can even tell you what he did, but he had those milled and they're up being dried right now. And they will be used to make furniture for the, for the site. We did save the big Sycamore, that we're very proud of and work hard to continue to save that.

Mr. Mulroy: Yeah, we have an outside arborist, Green Cross monitoring that tree, fertilization, water, making sure the root system is strong. Annie Farrel is obviously out there all the time too, but Green Cross is the official arborists out there watching that tree. And Larry's right. We did, any tree, unfortunately, that we had to take down for this, we have stored, had milled and it's stored and it will be used within the whole project. Whether it's furniture, bar tops, benches, what have you, as well as on the trail system. Again, our main goal to the extent we can, is to really keep those heirloom specimen trees there when we can. It's not cheap though.

Mr. Boudreau: Yeah, and then I wanted to, you know, just again, just to make sure I understood where the Town was coming from, which we do, but the other thing too, is the trees in this cut area. Once you expose the edges of clearing, a lot of these trees are starting to fall down and in this immediate area, we didn't see any significant tree. Other than there was a Sycamore further back here. If you want Tad, I can go GPS that Sycamore and get it on this plan to show you. I think that would be a value so I can do that. Yeah. Yeah. I will do that. While I'm out there, if I find any more, we saw one up here, I'll GPS that, get that on there.

Mr. Mulroy: The map is not on the, on the screen.

Mr. Boudreau: Oh, gosh. Sorry about that. All right. Well, I'll do that.

Mr. Mulroy: Also. Annie Farrel is also working with Larry. She's mapping out the trail system, which has already been sort of outlined. And these trees are going to have labels on them, age and what have you as part of the trail system and incorporated into the park.

Mr. Boudreau: That's all I have. Victoria, I did speak to Jennifer this afternoon and she said she was going to contact you. And that's the last I heard from her.

Ms. Polidoro: So Jennifer did try to call me, but it was right before the meeting and so we weren't able to touch base, but we sent her a draft resolution. She made a few edits and we accepted those edits and that will be what the Board looks at this evening. The resolution is to start the referral process. SEQOR's already been completed on the project, but there are a few agencies that we do want to send the new plans out to, just to make sure that they don't have any comments on the changes.

Mr. Boudreau: Okay, great.

Chairman Dupree: Lots of technical discussion there. I doubt you're going to hear those kinds of comments from my colleagues, but I want to thank Bonnie and Pete for going through this as well as you Larry. I feel like we all have a pretty good handle on what's proposed here, but I do just want to point out one more thing, and this is not sort of a topic for discussion tonight because it's still evolving. You're revising the concept plan and I think it's G, your district standards for Bellefield, G has preserve and protect important views and natural features of the landscape. When I read through the narrative and sort of the draft-draft, revised concept plan, a lot of what you're using to justify that is that you're keeping a great amount of open space. So the natural features stay there, which is great, but I think that the Board, and I'll let them weigh in, but in terms of the trees, I'll be happy to go out with Tad if she wants to go, or whenever she wants to go. But there are certain things I think would make this, I know I harp on this, but no one wants this to look like a mall. That includes Tom, I believe and any partners he has. Where you just clear out everything and then see small scrubby things that take forever to grow. Because there's so much, when you showed the Google map location just now of the site, and I saw how rich the trees were undulating in through there, et cetera. I thought, that's what we'd like to do is try to preserve certain aspects of the natural features in there so that when this is built, it's not going to look like it just has been vomited forth.

Chairman Dupree: It's going to look as though it's nestled into some existing trees to make it look like it's already old growth, so to speak. That's at least one of the things I've always thought about, but that's sort of an aside. I just wanted to point that out, that there's a reason why we've been asking for those trees as well, not just their historic nature and their size. And by the way, Tom, that's great, I didn't know you used those sycamores that were taken down. Sycamore wood is so hard. Furniture is what it's used for, sometimes paneling and butcher blocks, because it's not easy to split. But it's often used in furniture because of its hard nature. So that's going to be great.

Mr. Mulroy: Yeah, we have a lot. It's amazing how much has been stored right now and then the inventory. We actually had to get it insured. But if you ever do, I know I've invited you down, at least the dozen times in 10 years, but if you ever get down to Serenbe, you will see how the houses and everything else is all nestled into the trees. They did not clear cut anything, other than the footprints for the most part.

Chairman Dupree: I was going to say, I've seen it. I haven't seen it physically, but I've actually gone on Google. Bonnie knows how to do it better than I do, but where you can go to street level and actually eye everything. And that is something that's great there. I often talk about, Warwick Grove, I believe it's called, what a great development that is. But they also clear-cut that area, even though part of it had been a farm. It's taken a while for it to sort of look like it fits into the landscape and the existing historic nature of Warwick, the community. Tad, do you have any comments? None? Bonnie, do you want to continue on with any of yours? A lot of them were addressed.

Ms. Franson: Yeah. I think most of them have been addressed. And again, others are just minor that can, that can be addressed by Larry.

Ms. Polidoro: Victoria. Any other comments from you?

Ms. Polidoro: Not at this point.

Ms. Moss: Can I change my mind? One of the things that our MS4 communities are implementing is that if there's going to be over five acres of disturbance and a waiver of the five acre disturbance limit, under MS4, that the Planning Board has to authorize that, rather than just the Town Engineer and myself. So I'd like to have an estimate of the disturbance areas and that includes the stockpile area. I don't know whether it's going to go over five acres or not. Currently, your weekly reports are showing like six and a half acres of temporary disturbance. And I think we need to, Larry and I, and Pete need to talk about what a temporary disturbance is and whether or not what is actually stabilized is not temporary, but is more of a permanent stabilization. So I think we need to go through that and make sure that we're all on the same page with the meanings of the terms.

Mr. Boudreau: Okay.

Chairman Dupree: That was somewhat elusive, but I believe if I can translate that into layman's language: You're sort of looking to see, even though the stockpile area is temporary, it's not temporary in the sense that it's already disturbed. So would that count toward the five acres or not? Is that what you're saying?

Ms. Moss: No, no. There are pad areas that are listed as temporary disturbance and shale areas as stabilized, I believe permanent stabilization, but I think some of the areas that are listed as temporary stabilization probably qualify as more permanent stabilization. And that's important going forward, because we would have a baseline of less disturbance. Because if you can't disturb over five acres, then how do we have six acres of temporary disturbance, that's really been sort of temporary stabilized for a year? So we just need to kind of work with it.

Mr. Setaro: Yeah. We need to discuss that offline.

Chairman Dupree: An offline meeting. If you need any Planning Board Members, let me know. You may need some of us, because I didn't realize that we were going to be required to authorize this now as well.

Mr. Setaro: Well, Tad we can talk about it, not now.

Chairman Dupree: No, this is offline. Just let me know if you need anybody else. Okay. So let me start with Mr. Pickett, comments?

Mr. Pickett: No, the only input I have is that you're not going to fence the area, but whatever building for the control systems, you're going to have that highly secured, right? So nobody can go in and play with it or mess with it.

Mr. Boudreau: Correct, it's all in the lab building.

Mr. Pickett: Okay, great.

Mr. Mulroy: We have security cameras there as well.

Mr. Pickett: Okay, great.

Chairman Dupree: Thank you, Ann Weiser.

Ms. Weiser: I have nothing to add, except that I agree with you, Michael, that it's imperative that we do whatever we can to keep the old growth trees. It's imperative.

Chairman Dupree: Thank you. Thank you, Ms. DiNapoli?

Ms. DiNapoli: I remember when we did that site walk eons ago, and as we walked to the projected sewer system, we passed the most beautiful Sycamore trees. So they are forever in the forefront of my mind and thank you for saving at least some of them. I envision the ones you've had to take down to be benches, because they should be outdoors. But that's my only comment and decorating suggestion.

Mr. Mulroy: Then you're more than welcome to be part of that committee.

Chairman Dupree: And Bonnie, you won't know this necessarily, but when we did the site walk, there were several sycamores or London Plane trees, that to get the circumference, we had to hold hands together to get our arms around them. They were that big, because of course, those are really long-lived trees. So I appreciate my colleagues saying this as well. Mr. Oliver?

Mr. Oliver: Just to thank the applicant with their due diligence and doing everything they're doing on the site and continued effort to make it a well thought out plan and thank you for still going forward with everything.

Mr. Boudreau: Great. Thank you.

Chairman Dupree: Anne Dexter?

Vice-Chair Dexter: I would agree wholeheartedly with my colleagues. Can you repeat the name you said, what is the name of the development where they did nestle the construction in amongst?

Mr. Boudreau: Serenbe.

Chairman Dupree: S E R E N B E, it's outside Atlanta in Georgia.

Vice-Chair Dexter: Thank you.

Mr. Mulroy: It's an hour and 45 minutes outside of Atlanta. You literally can fly into Atlanta tour the property and be back for dinner.

Vice-Chair Dexter: Well, you might. But, thank you because that's just such a wonderful concept and really appreciate, again the due diligence.

Mr. Mulroy: In fact, the owner of Serenbe, who's designed and been in for 20 years is on our group that is part of the whole charrette, he joined months ago. He's been very involved. He's toured the property and he's highly sought after and this is one of the few he wants to be involved with. His name's Steve Nygren and great guy if anyone wants to talk to him.

Vice-Chair Dexter: That's awesome. Thank you.

Mr. Pickett: I'm sorry. Where is it located? I used to live real close to Stone Mountain.

Mr. Boudreau: Southwest.

Chairman Dupree: Any other comments Anne?

Vice-Chair Dexter: No, that's it. Thank you.

Mr. Boudreau: Ms. Wasser? See, I saved you for later.

Ms. Wasser: Thanks. I was sure you were going to come to me first. It sounds like Serenbe is on the way to Montgomery. So I didn't think I had any comments, but then when the tree comments started to develop later in the presentation, I remember the last time I asked about the 250 foot diameter protection zone around the treatment plant for among other things, odor. And I believe, last time I'd asked Larry about it, he said, well, trees tend to mitigate the odor. And so now I'm just thinking, it's very brief, perhaps, but I'm not really interested in having people come down north or south on Route 9 and even momentarily smelling it. You know, it's not exactly like going by Newark airport, but I don't want to smell it.

Mr. Mulroy: Neither do we.

Mr. Boudreau: Oh no, we're, we're doing odor control.

Ms. Wasser: In all fairness, all of your residents and occupants are well away from the 250 foot diameter, so I just want to bring it up, again, because I just have a concern about it.

Mr. Setaro: Well, you don't have any open tankage anyway. Right? I mean, that's typically what produces the odors.

Mr. Boudreau: It's vented and we'll have a robust odor control system in there, which is going through the DOH to review and that's good for us. Otherwise the 250 would be a 500 foot buffer.

Chairman Dupree: Good point though, Stephanie. That's a good point.

Ms. Wasser: Yeah, just I remember the last time we talked about the cake being removed and some odors, and then we got into 250 foot diameter. So I'm just bringing it around full circle again with the tree conversation to make sure we're all good with it, especially Pete.

Chairman Dupree: They are retaining most of the trees, between the treatment facility and Route 9. And that's why when Larry said they beefed up the landscaping, that's an area where you could potentially, if you were walking, you could maybe look at an angle and see it. But those will also, when those trees are more fully grown, they'll also help mitigate any potential odor impacts. But if I recall, when I went down, as I said, the rabbit hole, reading about the cake as they call it, this particular system does produce less odors than what older systems do, because the effluent that comes out, looks like clear water. That's why the cake is there. And the odor would come while the cake dries, but the cake drying does produce less odors in this system. That was one of the things I learned.

Ms. Wasser: It's going to be modern, it's state of the art. I just want to make sure that we touched on it and we circled back when we got to that tree comment.

Chairman Dupree: Excellent point. I don't really have anything else to add except that as you know, we're prepared tonight to type the action and refer it out. Also I think we're going to set the public hearing for May 5th. And I believe this resolution will be introduced, let's see who gets the fun times on this one.

Vice-Chair Dexter: I get this one.

**RESOLUTION ACCEPTING SKETCH AND REFERRING THE APPLICATION TO THE
COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

**BELLEFIELD – WWTF
Subdivision and Site Plan**

Date: April 7, 2021

Moved By: Vice-Chair Dexter

WHEREAS, the applicant, T-Rex Owner Hyde Park LLC and TR Sewage-Works Corp., has submitted an application for subdivision, site plan and amended final development plan for sub-phase 1A of the project formerly known as St. Andrew's PUD to construct all phases of the proposed Wastewater Treatment Facility ("WWTF") and to adjust the proposed work limits and lot lines to accommodate the WWTF on property located at 3834 and 3760 Albany Post Road, identified as tax parcel nos. 6163-01-000897 & -131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Amended Site Plan, to be known as The Inn at Bellefield", prepared by the Chazen Companies, dated June 30, 2017, last revised March 19, 2021 (the "Amended Site Plan Set") and a subdivision plat entitled, "Map of Lot Line Change, Lots 1 & 3, Filed Map #12627" prepared by The Chazen Companies, dated 1/20/21, last revised 3/19/21 Sheets SP-1, SP-2 and SP-3 (the "Subdivision Plat"); and

WHEREAS, on January 3, 2018, the Planning Board granted the applicant Final Development Plan approval for the first sub-phase of the St. Andrew's PUD Project (now identified as Bellefield PUD) (Sub-Phase 1-A) in accordance with Section 108-7.3.E and 108-7.4.B of the Zoning Law; and

WHEREAS, the Hyde Park Town Board served as lead agency in a coordinated SEQRA review of the St. Andrew's PUD, which included preparation of Draft and Final Environmental Impact Statements as a predicate to the Town Board's adoption of the PUD legislative zoning designation for the Property and approval of the Concept Plan and Comprehensive Development Plan for the Property; and

WHEREAS, on August 29, 2007, after accepting the Final Environmental Impact Statement for the St. Andrew's PUD as complete, the Town Board adopted a SEQRA Findings Statement and approved the Concept Plan for the St. Andrew's PUD; and

WHEREAS, due to changes in project circumstances, the Town Board reevaluated the proposed SEQRA mitigation relating to sewer issues, and, after holding a public hearing thereon, adopted an amended SEQRA Findings Statement on June 13, 2017, and thereafter filed and circulated same; and

WHEREAS, on September 6, 2017, the Planning Board, noting the Town Board's consent that lead agency be reestablished and that the Planning Board serve as lead agency for the ongoing review of the project, declared its intent to serve as lead agency for the project, including ongoing final development plan approvals for the PUD development, to which no other agency objected; and

WHEREAS, on January 3, 2018, the Planning Board, having considered the previous Environmental Impact Statements as well as supplemental information provided by the applicant, determined that the environmental record before it was sufficient to assess the potential impacts of the project as proposed in the site plan application, that a Supplemental Environmental Impact Statement would not be required, that the proposed development as set

forth in the Final Development Plan for Sub-Phase 1-A would not create any significant adverse effect upon the environment, and that it would adopt a Negative Declaration; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated March 22, 2021, pursuant to the State Environmental Quality Review Act (“SEQRA”) to evaluate the changes in the 1.33 acre area of disturbance for the proposed WWTF and associated infrastructure and access road, stormwater management, water line installation and sewer force main; and

WHEREAS, pursuant to Section 96-12C of the Subdivision Law, the Planning Board is required to determine whether the sketch plan may be accepted as adequate for further review by the Planning Board and, where necessary, to make specific recommendations to be incorporated into future submissions; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state or county highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

- 1. Classifies the Subdivision Plat as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**
- 2. Accepts the Subdivision Plat for Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**
- 3. Directs its Secretary to provide a courtesy notice of the application to the Dutchess County Water and Wastewater Authority, the Dutchess County Department of Behavioral and Community Health, the Department of Environmental Conservation and the NYS Office of Parks, Recreation and Historic Preservation.**
- 4. Directs its Secretary to refer the Amended Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

**Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser**

Voice Vote Aye-7 Absent-0 Nay-0 Motion Carried Chairman Dupree

Setaro to say that it can be reduced to \$10,000 from \$50,000. The \$10,000 is based on a number that is estimated for what would be needed to complete a federal wetland restoration. The amount might even be a little bit high, but it's what they have on record. And as I said, Mr. Setaro recommended it. Anybody have any questions on this one? And I believe this resolution will be introduced by Mr. Oliver.

RESOLUTION TO RECOMMEND REDUCTION OF A PERFORMANCE GUARANTY

The Inn at Bellefield

Date: April 7, 2021

Moved By: Mr. Oliver

Resolution: #2017-04L

Seconded By: Mr. Pickett

WHEREAS, on January 3, 2018, by resolution #2017-04D (the "Resolution"), the Planning Board granted T-Rex Hyde Park Owner LLC conditional site plan approval for Sub-Phase 1-A of the approved Concept Plan for the St. Andrew's Planned Unit Development, consisting of a 5-story, 133 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no. 6163-01-131849, together with the first phase of a proposed wastewater treatment plant and other infrastructure improvements to serve the hotel (collectively, the "Project"), as depicted on a site plan entitled "Inn at Bellefield" prepared by Chazen Engineering, dated June 30, 2017, last revised December 15, 2017, and architectural elevations prepared by ZHA Architects, dated September 6, 2017 (the "Approved Site Plan"); and

WHEREAS, condition 25 of the Resolution required submission of a site restoration bond in the amount of \$50,000 to cover the cost of erosion work in the event that the Project was abandoned during the course of construction; and

WHEREAS, the conditions of approval as set forth in the Resolution were modified by the Planning Board on June 20, 2018, April 17, 2019 and August 7, 2019; and

WHEREAS, the applicant has partially completed the restoration with the exception of a wetland repair where the utilities cross the entrance just north of the primary entrance on Route 9; and

WHEREAS, the applicant has requested that the site restoration bond be reduced; and

WHEREAS, the Town Engineer has reviewed said request, and by memorandum dated April 2, 2021 has indicated that he has no objection to the bond being reduced to \$10,000.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby recommends that the Town Board reduce the performance guaranty for site restoration to \$10,000.00 in form, substance and manner of execution acceptable to the Town Board and the Attorney to the Town.

**Aye Chairman Dupree
Aye Vice-Chair Dexter**

Mr. Stokosa: Let me just see if I can just pull up the plan, just to get everybody on board here. Can you guys see that? So, here is the subdivision road, Pond View Road, Enderkill Drive, is here. Here's the existing intersection here. The driveway was installed, in the drainage easement here. This is the existing driveway. The easement in this dashed line, if you followed my hand, runs along the property boundary. So what we're showing here in this amended plan is to remove this section of driveway, which is in this cross hatched area here and then reposition the driveway entrance 60 feet plus from the intersection of the new Town road or it's soon to be new Town road. And then it would come back into alignment and its current shape. So just doing this wiggle here, performing this in the field, so we can restore this area here. Some of the other minor amendments with this plan and this action, the original driveway in the original filed map was shown to come in this direction here. So, I think during construction, a portion of this was actually used to construct the house and at such time the driveway was installed. So as part of this remediative action that we're showing, any disturbance that's in this general area here would be restored, along with any disturbance in this area here, would be restored. I didn't know, kind of how to show it, but this dashed line here was the original disturbance line. I know we had a request to update the disturbance line with in-field conditions, so we took a trip out onsite and this squiggly line here represents a modification in that original disturbance pattern. The one thing that I wasn't a hundred percent clear on, but I wanted to let the Board know that we were willing to address it, was as far as the easement goes, the driveway easement, I didn't know if with this modification that we're showing, if we needed to adjust the metes and bounds of this easement, or modify the language in any way. So just as a cover your butt basis, what I did, not a real professional term, but this slant hatched area here is a potential easement modification. Instead of coming all the way down toward the house in its current form, that we just basically peel it back to just prior to this driveway being modified. I'll just open that up to the Board, but that's kind of where we've been and where we're at. And we're here basically begging for more mercy from the Board and trying to put this one behind us.

Chairman Dupree: I didn't mention, but the site has been sold. The house is constructed and the owners, I believe if I've been hearing the stories correctly, might be living in a motel or hotel or something for the time being. We are interested in granting you mercy. Thank you for putting it that way, so candidly. The question about the easement will be addressed by Ms. Polidoro and Tad and Pete in their sort of roles as Stormwater Management Officers. But that's a good explanation. And just for a quick edification note to the Planning Board, prior to when Ms. Dexter and I were appointed, they did not show any limits of disturbance. And so people would just go through and clear cut the lots, entirely, which is what you often see in subdivisions. And once we started requiring it, the interesting thing was, that afterwards some developers or project sponsors would tell us, you know what, the realtors who are selling these said it's better to have more trees. Duh. At any rate, this was expanded beyond the actual limits then, but I'm sure that was related to construction requirements. Let me start with Mr. Setaro, comments?

Mr. Setaro: Yeah. So, this map has to be filed because there's an existing filed map for the original subdivision, so to change an easement does require the map to be

refiled. As a result, I suggested that the title be changed to Lot 1 Amendment to filed map 12393. And this way, I think Brian, this will get filed as an A map, maybe?

Mr. Stokosa: Yes, sir.

Mr. Setaro: Okay. So that takes care of that. Brian covered some of the other things. I would like to see a backup area at, the garage. I'm sure at some point the owners are going to go do it, whether it's now or later. When I had gone out there to look to look at the site, I pulled my small pickup truck up there and you really can't back up out of the garage. So Brian, if you could just talk to Bob. If the owners are going to want it, I don't know how they could turn that around without backing out. If it's going to actually be done, let's just go show it now. In regards to the drainage swale and the easement that Brian was referring to, I don't remember exactly why we had the easement so large to begin with. There was a natural drainage flow down through that area, before the property was developed. It took a lot of flow from off-site areas to the, I guess, the south. Some of that offsite runoff was intercepted by the drainage system for the road. There still is a small, natural drainage path that comes down through here, that's between lots 1 and 2. We may have had the easement larger to cover part of the ditch line. Again, I'm not exactly sure, but anyway, the Town doesn't really want to maintain a ditch line. We typically only maintain the pipe that comes out of the basin and the end section that the ditch drains into and we only have a short section of pipe and an end section that comes off the basin at the intersection of Pond View. So where Brian is showing the limits of the revised easement, that will cover the end section of the pipe and that's really all that the Town needs to be able to get in. To maintain the rest of the ditch line that's out there, is really up to the property owners of lot 1 and lot 2. I did ask that during the construction of the driveway for lot 1, it appears that there was some disturbance to the existing ditch line. It wasn't anything major, but there's a lot of rubble in there. It's just not clean, so I just ask that that get cleaned up and some stone fill be placed in there, because it's going to be very difficult to grow any grass there. And then, I'll leave it to Victoria, but I do believe that the easement, we'll need to have a new easement with metes and bounds. I don't know if the language needs to be modified in the agreement or not, but I'll leave that to her. So that's pretty much the extent of what we had.

Chairman Dupree: Do you want to talk about the dry wells for the roof leaders?

Mr. Setaro: I hadn't mentioned that. The original Plat had the house on lot 1, the roof leaders draining to a dry well, so that should be shown unless there's some reason not to do it, but that was part of the original approval. And then Brian, I don't know if you have any topo or anything on the driveway. I don't really want the driveway to totally drain out onto the highway, if there's a way to grade that new portion a little bit where at least it'll drain onto the lawn of lot 1, instead of coming right out onto the road. If you could just look at that.

Chairman Dupree: Pete, are you asking for grading to be shown?

Mr. Setaro: Well, I mean, you know, depending on what he's got, even if it's spots, just to make sure that Bob understands that it's not supposed to come out onto the

road. If you've got topo there and you can show some grading, that's fine, but we'll work together on it just to make sure that we don't get any water flowing out onto the road.

Mr. Stokosa: Yeah. I'll capture it. I'll try to capture it with some topo, if I have it. If not, we always defer to a spot elevations and a notation in that area. And then, with respect to the dry well, the dry well is going in. At the time that the survey was done, we just didn't have that information. Bob is in the process of installing that now. So we'll depict that on the plan, along with any other notation of course.

Mr. Setaro: And even as far as the driveway and the drainage goes, just do the best you can with what ever spot grades that you have. Worst come to worst, we could just have a note on a map that says that we can meet in the field and figure it out before he starts the work as to how it should be graded. , It's not going to be that difficult so we can figure it out.

Chairman Dupree: Thank you, Pete. Ms. Polidoro, comments?

Ms. Polidoro: So, just to start, we're here because they amended the map in two ways. One was because they're messing with the easement. The second, and I just want to say this because I want other applicants to hear, is because they went outside of the limits of disturbance as shown on the filed plat. So, it's our position that those limits of disturbance do carry the weight of a requirement. And so we don't want applicants to go outside of them without having a map amendment, because the Board puts a lot of thought into them. If Pete is okay with the reduced area of the easement, the Town has no issue with it, but a new easement will need to be approved by the Town Board and recorded with Dutchess County Clerk. An easement will need updated metes and bounds.

Chairman Dupree: So the reason why I wanted to make sure that you reiterated the first point was that's well taken, because we do a lot of consideration as to where you want to see the disturbance happen. I know that also neighbors prefer to have more trees separating them as well. In terms of the easement being filed with the metes and bounds, et cetera, I guess, getting the metes and bounds shouldn't be that hard. So I don't know if you've got a surveyor Mr. Stokosa, but we usually require all of that to be done as conditions before I can sign. We sometimes will do that as a condition before a building permit is pulled or a certificate of occupancy is authorized. In this case, there's no more building permit because it's already been pulled and constructed. And I don't think we want to try to wait for the CO, so I guess we'll just have to make this a condition that I can't sign until it's all done. Is that right, Victoria?

Ms. Polidoro: What we can do, is we can write the condition so that we can approve the easement. It won't take very long for their attorney to amend it. And then we can get an undertaking from Mr. Stenger, just saying that he promises to have it recorded and then it'll be on him to get that done.

Chairman Dupree: I'm trying to make sure that we don't, I mean, these are new residents who want to move here and I do feel sorry for them that they didn't know

this when they bought the land. So just trying to work with them and also to help Mr. Macho.

Ms. Polidoro: Have they closed? I didn't think they could close with these issues.

Chairman Dupree: If you saw the original plan, the original plan did not have RJ Holding, so I'm not positive, it had the names of the new owners, so if they didn't close. At any rate, thank you. Ms. Moss, any comments?

Ms. Moss: On the original subdivision, you have noted that the open space is defined with a dash line. I believe there are supposed to be some kind of infield markings at the corner of the property that intersects with green for lot 30, I think and then where it goes, the lots aren't defined or I can't see it, that one. Yes. And possibly at the one in the middle where the direction changes and they can be just a big rock. It can be a post. It could be a rail fence, but there needs to be some note on the filed map, the amended filed map that indicates that there's some kind of a structure or an element there that gives a clue to the homeowner, that that's where the open space begins.

Chairman Dupree: You don't want monuments because they're too small and low to the ground. You want something bigger? I mean, we have had large rocks before.

Ms. Moss: Mr. Macho said that there is, and I did see a large stone placed out in the lot, but I couldn't tell if it was at the appropriate location. So before the Chairman signs the Plat, we should make sure that there are currently markings, there are currently monuments there, so that they're there before the Plat is signed. But then we also need the note, so that if they're ever removed, the Town can require them to be put back.

Mr. Stokosa: Sounds reasonable to me.

Chairman Dupree: Thank you, Mr. Stokosa. Are there any comments from the Board? I'm not even going to ask individually, if anybody has one, just raise your hand. I didn't think so. Yes.

Vice-Chair Dexter: Michael, I just have, well, I guess mine is a question, because one of the things I remember about the subdivision when we approved it, was a huge concern about runoff basically, where Pond View meets Enderkill where the driveway is. And so I guess my question is, what they're proposing, I think the reason why we put those drainage easements in was to try to help really prevent...Do you remember when they first did that and they didn't have any of the swales, there was like ice damming all through there, so I guess my big concern is that...You know, I understand that this has already been done, but I want the fix to be a good fix. And I know that the engineer will, I want him to do more than try his best. I want him to make sure that there is not something very dangerous at the end of this road, that we could have fixed right now. Because that was one of the huge issues with this project, was the fact that it's on a hill and everything just all flows down the hill and so if we're missing one of the drainage areas, that's for this house, there's more houses going on

up above. And so I just want to make sure that we treat this with the gravitas that I think it deserves.

Mr. Setaro: Well, let me answer that Anne, and I can give the Board an update. So we're up on that, this particular driveway change is not going to have any effect on the drainage at the intersection. And in fact, we have been talking to the developer, as now the lots are being finished, it's my understanding that actually there's going to be homes built on lots 7,8 and then I believe 9 is going to be coming shortly thereafter, which only leaves one or two more lots in this development. So we've started discussions with the developer about completing the road improvements that we know need to be done as far as the drainage goes, because now that houses are being built, we kind of see exactly what the drainage patterns are and all the things that you talked about will be addressed during the final road construction, before the Town takes over the roadway. And there is some work to do at the catch basins. You see on this plan, right at the intersection there. So any of those prior concerns, they will all be addressed with the final road construction before the Town takes over the road.

Ms. Polidoro: So Pete, I still have a question for you. If this is where the pipe is, in the easement area here, but you're saying that the water flows out of the pipe into some kind of channelized ditch here?

Mr. Setaro: No, no, no, no, no, no, no, no, no, no. It's connected to the two, it's tied into the two catch basins that you see there.

Ms. Polidoro: Okay. So there's no need for a ditch here, for the water?

Mr. Setaro: I don't know where you're pointing to. I can't see.

Ms. Polidoro: So this piece here, is this a ditch that's being used to channel water now?

Mr. Setaro: Yes.

Ms. Polidoro: If that's the case, I don't think that we should be eliminating that from the easement.

Mr. Setaro: We do not want the Town to have to go in and maintain a ditch line on private properties. It's just...

Ms. Polidoro: Okay. As long as, I mean, I think we're going to need a memo from you then confirming that the elimination of this ditch or channel is not going to have any...

Mr. Setaro: No, we're not going to eliminate it.

Ms. Polidoro: It is being eliminated.

Mr. Setaro: No.

Chairman Dupree: It will eliminate the easement, eliminating the easement that covers the maintenance.

Mr. Setaro: Right. We're going to eliminate the easement. We're not going to eliminate...

Ms. Polidoro: There's going to be a driveway put over it.

Mr. Setaro: No, there's not.

Ms. Polidoro: Yes, there is. The driveway goes right over the ditch.

Mr. Setaro: All right. Well, if you go out there in the field, you know, the ditch is there in the field, adjacent to the driveway, where it's always been.

Mr. Stokosa: Guys, if it helps, when the subdivision went in and all the infrastructure went in for the subdivision, it captured a majority of the flow that used to come down that natural sloped area. So, you know, when you think of ditch, think of like a shallow swale.

Mr. Setaro: Right. It's just a very, very...

Ms. Polidoro: Yeah, I see it's just swale here. So I guess my question is, if you want the landowner to be required to keep that and not to dig it up or pull it out, then I think we need the easement to extend over at least the swale.

Mr. Setaro: I don't want the Town to have to go maintain something that's on private property that has nothing to do with the drainage for the road.

Ms. Polidoro: Okay.

Mr. Setaro: I mean, I'll write something on that, but I've already discussed this with Howie and Tad. I mean, we can put a note on the map that says, lot owners 1 & 2 shall continue to maintain the swale, but it's going to be their responsibility. If they don't maintain it, it's just going to hurt their own lots. It's not going to hurt the Town road.

Chairman Dupree: Wait, why would Ms. Campagna be required to also maintain that if it's not on her property? Does it go on her property?

Ms. Moss: It is in part on her property.

Mr. Setaro: It is partly. It was not constructed exactly within the easement, as we're seeing on the map now.

Mr. Stokosa: I believe it's my understanding that where the swale is now, everybody was okay with that in the field. Just based upon my involvement with it.

Mr. Setaro: Well, we're going to have a public hearing on this, so at that point, any affected neighbors will be able to speak.

Ms. Polidoro: Neil, could you zoom in on this swale area a little bit, please? Oh, so does the original subdivision plat show the swale going onto the neighbor's property, this Campagna?

Mr. Setaro: I'd have to look. I don't remember.

Ms. Moss: I don't believe that it does. All it shows, is the easement area. It does not show the location of a swale, is my recollection.

Ms. Polidoro: Because then I think we need to show this now. We have to have some kind of note that says existing condition, not being approved by the Planning Board, because we can't approve an improvement on someone else's property now.

Ms. Moss: But we don't know where it was to begin with it. It wasn't recorded. I don't know that the location has changed. The easement was probably put in the wrong place.

Mr. Setaro: Why don't we look at it? Let's just go look at it and we can discuss it outside of the meeting the three of us.

Ms. Moss: Okay.

Mr. Setaro: All right?

Ms. Polidoro: Okay.

Chairman Dupree: Anne thanks for starting off that discussion and as you said, taking it with the proper gravitas that it requires, because as those of us who've been on the Board for a long time will recall, that there was also something started and then stopped and we had real problems with what was spilling out on both, the Town road, as well as Route 9. So this is definitely an area that requires a lot of careful attention to water. And I just had a chat comment from, Cathy. I told her she couldn't speak now, but she can at the public hearing, but she seems to have expressed that there's already...Aha. Victoria said, we can let you speak Cathy, if you'd like to, do you want to pop on and speak?

Ms. Campagna: Yeah, I'm here. And that easement, the water runs through the swale and the easement all the time. It drains out on the road. In the winter, it causes ice. It goes down to Route 9. The intersection becomes a skating rink. It goes out into Enderkill. He puts hay bales up when he's working, because the water keeps going in the mud, down the road, and the other neighbors are complaining. When he put in that driveway, I told him it was in the wrong spot, but he didn't listen. He never listens. I mean, my house included. Anything I've asked him to fix he never did. Say that again. I can't hear you.

Chairman Dupree: That was your echo.

Ms. Campagna: But that swale runs water all the time. I saw it today. There's always water in the swale. There's always water in the easement, but by the easement. But why should I have to take care of it? The other owners, why do we got to clean it? I thought it belonged to the Town. I'm here for over four years. I've never seen anyone clean it. There's broken tree branches in it. He keeps breaking everything up into it. He leaves everything there. It's a mess.

Mr. Setaro: That's why we want him to clean it up.

Ms. Campagna: Behind the house that he's built, there's like a river back there. It looks like a pond. There's water all the time. What about when it gets warm, mosquitoes? The grading he is doing is ridiculous. I yelled at him already, a couple of times. I keep my property very nice. And every time I see him, I want to just like scream. And he's a nice guy to talk to about a nice place to eat or the weather, but when it comes to construction, I can't stand him. But if the new people want to take care of it, I don't know if I want to take care of it. He's got a bunch of junk in it.

Mr. Setaro: Well, we're going to get that, I mean, that's one of the comments that I made. He's going to have to get that cleaned up and reshaped. But that particular swale is not carrying any water that is coming from the Town, that's just water...

Ms. Polidoro: Someone needs to be responsible to maintain it. We can't just say no one is maintaining this swale. So even if the Town has the right to enforce it, but not the obligation to maintain it.

Mr. Setaro: Well, we can ask Howie what he wants.

Ms. Campagna: Let Lot 1 maintain it. I think I have a big stake here. I own Lot 9 as well. I'm building on Lot 9. I own two properties here.

Ms. Polidoro: Okay. Well, thank you for your comments. We've got to work this out.

Ms. Campagna: But yeah, it seems to me it's going nowhere. Every day, there's nothing being done here. I see the people every day standing there staring at their house. I feel bad for them, of course. But the original thing was they wanted me to give up 10 feet of my property. I wasn't giving it up. That was the original thing that Macho came to me with. Give up 10 feet of easement and then we can do something with the driveway. I forgot what he said, move it somewhere. But he started on the other side, there's all broken stone. And then somehow, he ended up over here. And what the man said before, you can't even turn around in that driveway. Everyone's backing down 150 foot driveway. The apron looks too small, too small. My husband was in construction for 30 years. He was an iron worker building high rises. Everything he did here is a mistake. And I'm building Lot 9 with Mid Hudson soon and I'm doing it right. And they're going to do it right, I'm pretty sure. I'm not using him, because I know he's going to screw it up in plain English.

Mr. Setaro: All right. Well, we'll get together on this.

Ms. Polidoro: One of the questions for the Board tonight, I mean, Pete, Tad and I have to sort out.

Mr. Setaro: And Howie needs to be part of this.

Ms. Polidoro: Do you want to set a hearing and start getting public comments from some of the other neighbors?

Chairman Dupree: Yes. I would like to hear from, I mean, not just Ms. Campagna, but anybody else who's around. So, we were going to set the public hearing for April 21st, if that's acceptable. Sounds good? Any other comments from the consultants? And I'm going to have comments from Board Members. Diane, you have your hand raised first.

Ms. DiNapoli: Can we have a site visit? Because I think that will help a lot figuring this all out, at least for me, visually.

Chairman Dupree: Mr. Stokosa, is it okay if I email you to set up a time for us to visit the site?

Mr. Stokosa: Yeah, that works.

Chairman Dupree: Chris, any comments? Nope. Anne, any other comments? Ann Weiser? Mr. Pickett? No. Stephanie, comments? Okay. So this is going to require some negotiation between the three of you to sort of solve what the easement issue is. In the meantime, may I get a motion to set a public hearing for April 21st, in two weeks.

MOTION: Mr. Pickett

SECOND: Ms. Wasser

To set a Public Hearing for Norrie Park Estates Amended Subdivision of Lot 1 easement for April 21, 2021.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Any further discussion? All in favor, please raise your hand and say aye. Aye. Motion carries unanimously. Ms. Campagna, thank you for joining us. If you're still here, I don't know if you are, but please encourage anybody else you know,

who wants to speak, to come and speak at the next meeting in two weeks. Mr. Stokosa, I'll be emailing you shortly once I get some dates going and to see who wants to join us on the site walk. Okey-doke.

Mr. Stokosa: Thanks very much guys. I appreciate it.

Chairman Dupree: Thank you. And also, Pete, if you want to go, you can as well. I went ahead and let Bonnie go because there's nothing else left for the consultants. I believe it's waivers, et cetera, unless you're interested in staying.

Mr. Setaro:

No, I'm good. Good night, everybody. Hopefully we'll be back together soon.

RAICHE, THOMAS & KRISTA

Site Plan Waiver Approval (#2021-18)

Location: 7 Fuller Lane

Grid#: 6065-20-873037

Chairman Dupree: The next item on the agenda is a recommendation for a site plan waiver for a 21 foot above ground pool. It is in the Scenic Area of Statewide Significance. This is for Thomas and Krista, I hope I'm going to say their name correctly, Raiche, at 7 Fuller Lane. This is not visible from, as far as we know right now, from the river or from the two historic sites, the FDR home and the Vanderbilt Estate. And Tad has made a recommendation. Does anybody have any questions? This resolution will be introduced by Ms. DiNapoli.

TOWN OF HYDE PARK PLANNING BOARD

Thomas and Krista Raiche

6065-20-873037

7 Fuller Lane

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: April 7, 2021
Resolution: #2021-18

Moved By: Ms. DiNapoli
Seconded By: Ms. Weiser

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Tom Raiche, for installation of an above ground pool associated with a single-family home requiring a building permit, and,

Whereas, the proposed change is declared a Type II action under SEQRA, and

Whereas, the applicant is proposing to construct a 21. ft. diameter pool in the rear of the home, and

Whereas, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C2, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, and

Whereas, no other changes have been requested at this time and whereas the applicant is required to return to the Planning Board for all other changes to the approved plans, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, now

THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the building permit received by the Building Department March 20, 2021, and per the request to the Planning Board dated March 30, 2021.

- Aye Chairman Dupree
- Aye Vice-Chair Dexter
- Aye Ms. DiNapoli
- Aye Mr. Oliver
- Aye Mr. Pickett
- Aye Ms. Wasser
- Aye Ms. Weiser

Voice Vote Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree:

Thank you. Any further discussion? All in favor, please raise your hand and say aye. Aye. Motion carries unanimously.

DOLLAR GENERAL 1 EAST DORSEY

Site Plan Approval (#2019-04)

Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601

Grid#: 6163-02-504633

In Attendance:

- Ken Fioretti, HSB Hyde Park*
- Caryn Mlodzianowski, Bohler Engineering*
- Chris Boyea, Bohler Engineering*

Chairman Dupree: Victoria, by the way, I forgot you can leave too if you want to. I don't think there's anything left, unless you want to stay for Dollar General. So, go ahead and stay. And I believe that Mr. Fioretti is here and it looks like Ms. Mlodzianowski has joined us as well. We went on so long.

Ms. Wasser: They might be in their pajamas with hot cocoa.

Chairman Dupree: Where some of us would like to be as well. *Laughter.*

Ms. Wasser: I can't imagine coming onto a call at 9:30.

Chairman Dupree: In essence, we're amending the site plan approval to reference revision. The revision is the relocation of the sidewalks, as you know and some minor landscaping. These are not major, but because we haven't signed the site plan yet, we're going to amend certain sections of it, so that way I can sign them later on. Otherwise, we can just do it maybe as an as-built, because this has been discussed so much, but it's cleaner this way. So Karen and Ken, do you want to add anything?

Ms. Mlodzianowski: Good evening? This is Karen Mlodzianowski from Bohler Engineering here with Ken Fioretti, from HSC Hyde Park, LLC. Nope, I think that covers it. I think it's straight forward. We presented the sidewalk shift over five feet onto the site, at the last meeting, and that is the way we would like to proceed. Thank you.

Chairman Dupree: Thank you. Anybody have any comments or questions? Ms. Polidoro, any comments?

Ms. Polidoro: No. No comments.

Chairman Dupree: Then we have a resolution prepared. It's going to be introduced by Ms. Weiser.

RESOLUTION TO MODIFY RESOLUTION GRANTING CONDITIONAL SITE PLAN APPROVAL

**Dollar General
1 East Dorsey Lane**

Date: April 7, 2021

Moved By: Ms. Weiser

Resolution: #2019-04F

Seconded By: Ms. DiNapoli

WHEREAS, on December 4, 2019, by Resolution # 2019-04B (the "Resolution"), the Planning Board granted site plan approval to HSC Hyde Park, LLC to demolish an existing building and construct a new 7,500 sq. ft. retail building along with new access, parking, landscaping, lighting, utilities, and stormwater management at property located at 1 East Dorsey Lane, tax parcel no. 6163-02-504633, in the Neighborhood Business District (the "Project"); and

WHEREAS, site plan approval was conditioned on satisfaction of 12 conditions of approval; and

WHEREAS, on December 16, 2020, by Resolution 2019-04E, the Planning Board extended the time to satisfy the conditions of site plan approval to and including July 15, 2021; and

WHEREAS, the applicant has provided a modified site plan to the Planning Board entitled, "Site Development Plans for HSC Hyde Park, LLC" prepared by Bohler Engineering, last revised March 16, 2021 (the "Modified Site Plan Set"); and

WHEREAS, the Planning Board has reviewed the modified Site Plan Set and has determined that the changes are not significant.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby accepts the Modified Site Plan Set and modifies the Resolution to permit the Chair or his authorized designee to sign the Modified Site Plan Set after satisfaction of the conditions set forth in Resolution and the following additional condition:

- 1. Revision of the Modified Site Plan to depict the proposed public access easement with metes and bounds.**

BE IT FURTHER RESOLVED, that before the Zoning Administrator may authorize issuance of a building permit for the Project, the applicant shall supply the Zoning Administrator with a pdf of the signed Modified Site Plan Set.

**Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser**

Voice Vote Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Discussion? Any discussion from Ms. Mlodzianowski and Mr. Fioretti? Nope. There being none. All in favor, please raise your hand and say, aye. Aye. Motion carries unanimously. Sorry, Mr. Fioretti, that we make you wait all that time? I didn't realize that you'd been there all that time. When we are sharing screens, I can't see who's here anymore, so it makes it harder. I'm sure you were as thrilled as we were throughout all the discussions. It's good to see you guys and I'm crossing fingers that you're going to get everything from DOT and Department of Public Works shortly. Because again, we're very interested in seeing this start.

Ms. Mlodzianowski: Thank you as always. We hope to have that soon. We're excited. Thank you.

Chairman Dupree: Have a nice night. Stay safe and well. Thank you.

LOCAL LAW D OF 2021 ADOPTION OF AMENDED ZONING DISTRICT MAP

Chairman Dupree: The last time on the agenda, I apologize, I wrote this earlier today and I forgot, is a recommendation for the Town Board to adopt Local Law D, which is the amended Zoning District Map. As you saw, it's a very short and sweet letter because basically they have to adopt it or the Zoning isn't going to be enforceable. Just also for everyone's knowledge, DC Planning does make the maps for us and there was some discussion about certain parcels that they didn't know were going to be in the new zoning. Basically, they kind of fought for a little bit and Victoria and Bonnie, et cetera, and Warren, all kind of said, Nope, it's our map. You're just creating it. So, Councilman Krupnick has shown it. Basically this updates it so that now you have the Town Core and the Core Business. At any rate, anybody have any questions about the letter?

Vice-Chair Dexter: Short and sweet.

MOTION: Vice-Chair Dexter

SECOND: Mr. Oliver

To authorize the Chairman to send a comment letter in favor of adopting Local Law D of 2021 for the Amended Zoning District Map.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Thank you. All in favor, please raise your hand signify by saying aye.

Vice-Chair Dexter: Can I just say that this is one case where a picture is worth at least a thousand words.

Ms. Moss: Thank you all so much.

Ms. Wasser: Maybe a million.

Chairman Dupree: I do want to just say one last thing before I ask for an adjournment. I really do mean it when I say it's a pleasure to serve with you guys. Tonight is a good example. We've been here for three and a half hours, and I have to say no one's attention lagged. I noticed everyone stayed alert and on top. So this shows your dedication to the community, our neighbors, our fellow residents. And again, I just want to say thank you, personally, from me to everybody.

Vice-Chair Dexter: Right back at you.

ADJOURNMENT:

Chairman Dupree: So I'm not sure we're going to be able to meet in person yet for Cinco de Mayo, but I do volunteer that when we first meet again, I will bring guacamole and I'll challenge anybody else who wants to bring it too.

Vice-Chair Dexter: You're on.

Chairman Dupree: May I get a motion to adjourn?

MOTION: Mr. Oliver

SECOND: Vice-Chair Dexter

To adjourn.

**Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree**

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Thank you all in favor. Aye. Good Night everybody. Thank you, Councilman Krupnick and Supervisor Rohr for televising this.

**** Motion made at the July 21, 2021 Hyde Park Planning Board Meeting****

MOTION: Ms. Wasser

SECOND: Mr. Pickett

To approve the minutes of the April 7 and 21, May 19 and June 16, 2021 Planning Board Meeting.

**Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Absent Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser**

VOICE VOTE Aye-6 Absent-1 Abstain-0 Nay-0 Motion Carried