



## **Historic Town of Hyde Park**

**Planning Board  
4383 Albany Post Road  
Hyde Park, NY 12538  
(845) 229-5111, Ext. 2, (845) 229-0349 Fax**

*“Working with you for a better Hyde Park”*

### **MINUTES OF THE MAY 5, 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  
CHRISTOPHER OLIVER  
BRENT PICKETT  
STEPHANIE WASSER**

**MEMBERS ABSENT: DIANE DI NAPOLI  
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, everyone. Welcome to the May 5th, 2021 meeting of the Hyde Park Planning Board. Before I begin, let me make sure that everyone is alone. I'm going to call on the members individually.

- Ms. Weiser:** Absent
- Ms. Wasser:** I am alone.
- Mr. Pickett:** I am alone.
- Mr. Oliver:** I am alone.
- Ms. DiNapoli:** Absent
- Vice-Chair Dexter:** I am alone.

**Chairman Dupree:** Just for the record, we are down two of our members tonight, Ann Weiser and Diane DiNapoli will not be joining us. I also want to note that this meeting has been conducted under the auspices of governor Andrew Cuomo's Executive Order 202.1 last extended as 202.101, which means we've been a little over a year in these virtual meetings by Zoom, so we appreciate that the Town Board has given us the resources to conduct this virtually. Now, please join me as we pledge allegiance to the American flag.

*The Chairman led the Pledge.*

**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**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*

**Chairman Dupree:** Thank you. The first item on the agenda is a new public hearing. This would be a joint public hearing both for Bellefield Wastewater Treatment Facility Lot-line Alteration, which is a minor subdivision under our Code, as well as for an expansion of the wastewater treatment facility. This has been work-shopped as well as discussed, but I'm just going to give a brief sort of overview. The applicants are seeking approval to basically build out the entire wastewater treatment facility. What this does,

is for those who live around us and around Route 9, often you'll notice that Hudson Heritage, the former psychiatric center is proceeding a pace with lots of sorts of different buildings going on roadways, et cetera, because the City and Town of Poughkeepsie have a central sewer system. Hyde Park does not. So, what they currently have on this site at Bellefield is a wastewater treatment Facility that would only serve the approved hotel, which is about to go vertical, I believe. But because there's not a central sewer system, that's already operable and big enough, each time that the applicants would find a new tenant, they would be required to come back for review by the Planning Board, as well as a redo to the SPDES Permit, the state water pollution discharge elimination system permit, that DEC gives. So by building it out in advance, or at least having the approvals to build it out, they'd be able to continue at a pace. In other words, not having to go through a cumbersome lengthy time in which to amend the permits and come to the Planning Board for review. So that noted, may I get a motion to open the public hearing?

**MOTION: Ms. Wasser**

**SECOND: Vice-Chair Dexter**

**To open the Public Hearing for Bellefield WWTF Expansion and Lot-Line Alteration.**

<b>Absent</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Absent</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-5   Absent-2   Nay-0      Motion Carried**

**Chairman Dupree:** All those in favor, please raise your hand and signify by saying aye. I see five hands. The motion carries unanimously. Mr. Boudreau, let me turn it over to you.

**Mr. Boudreau:** Yes, thank you very much. And, that was a very good description of what's going on. Is there a way for me to share my screen? Can I do that?

**Ms. Polidoro:** You may share.

**Mr. Boudreau:** Okay. So as Michael was saying, the full plant development for the wastewater treatment plant would be three trains. One, two, three. We currently have approved, just this first one here, going in. The headworks are already in place out there. So the idea is to get the full development approved from the site plan and then as each of these modulars advance, we go in for a building permit, for each MBR. So each of these buildings here is where the sewer is actually treated. Aeration tanks here. Screening building here and EQ, that's some technical stuff there. What we're also showing here in the full build-out is the belt press building to manage the sludge.

And we've talked about that. Also, what we've done here, is we moved the lab building, which was originally designed to go here, up to here. So in doing that and to accommodate the necessary turning radiuses for the equipment to get in and out, we've had to increase the lot area, which was originally here, up to here. And we're even planning for future expansion, well down the road, to actually flip these tanks here and put them here to increase the capacity, if needed, but we didn't want to keep coming back and amending the lot. So this lot we're comfortable with. Again, it was originally here and now it's going to here. This outfall pipe is in, installed. There is an under drain, which manages groundwater. That's installed. That goes through this easement here. We widened that easement to accommodate additional under drains as we develop out. Essentially, again, very similar to what we originally had approved. We're just approving the whole thing, so we don't have to keep coming back from a site plan standpoint. Thank you.

**Chairman Dupree:** Mr. Boudreau, do you want to explain about why we're doing the lot line alteration while we have it, since this is the first time that some of the members of the public might be hearing it?

**Mr. Boudreau:** Yeah, I could pull up the subdivision map.

**Chairman Dupree:** Thank you. While we're waiting, I had a question posed to me about what an MBR is and that's a membrane bioreactor, for those in the audience who might be curious. This is a different kind of, again, this is actually a more modern technology, I believe is the right way to call it. So the quality effluent, meaning the liquid, is actually pulled through a membrane and it sort of beats the old-fashioned filtration and sedimentation kind of process that's normally used. So again, this is a more efficient and more advanced kind of way to treat wastewater. I hope that's the right layman's way to explain that Pete Setaro, you can, you can correct if I'm wrong.

**Mr. Setaro:** That was awesome Michael, because you went through the other thing about the belt press and the cakes and all that stuff. So you're becoming a real sewage treatment expert.

**Chairman Dupree:** Thank you.

**Mr. Setaro:** We need somebody, so we may need to talk about a job for you. *Laughter.*

**Mr. Boudreau:** You nailed it. Here's the original approved lot, which is lot three from the larger Bellefield lot. So here's, Bellefield, the entire area here right now is 334.45 acres. So here it is right here, the whole thing. That's a self-storage right there. Popping down, this is the hotel lot, which is lot two. And then the wastewater treatment plant, TR Sewer works is lot three. The original size, is shown here on the dash line and we grew it here, to accommodate future expansion and moving the lab building, which is more efficient. So we moved it to the east and by doing that we had to grade the pad slightly different, and we kept that grading fully within the lot, so we wouldn't have to get grading easements to lot one. That's really it.

**Chairman Dupree:** Thank you. In case anyone tuned in for this tonight, I wanted to make sure that they understood that there were two aspects of the public hearing. Anything else Larry?

**Mr. Boudreau:** Well, this is the detail of it, right here. There you go. There's the detail. Okay.

**Chairman Dupree:** Thank you. As always, we'll start with our consultants, Mr. Setaro comments?

**Mr. Setaro:** Well, our prior comments were addressed. I'd been copying Michael and some other town officials on the one remaining issue. We brought up a concern about the underdrain and the potential for if the tanks ever did leak, are there any safeguards to prevent any discharge into the Marijite Kill? So I've been corresponding with Larry and the County Health Department and Larry has been keeping me in the loop with any discussions on the Health Department, which I'll in turn keep the Town informed, but we'll work through that. One option is to possibly have in there monitoring, there's going to have to be daily monitoring of the facility, so maybe they can work into the monitoring plan for the facility, once every couple of weeks or something like that, that somebody can go and check the outlet to make sure that there's not any kind of a sewage discharged from there. But we'll work through that and we'll keep the Town informed.

**Chairman Dupree:** Thank you. I want to go back, just because I had not fully realized this, but the underdrain was actually put in because there was so much groundwater that the tanks have a certain buoyancy. So that's why it was there. This isn't actually, always normal, but in this situation, there was more water in the ground than what they anticipated. And that was actually, Pete's called to ask what would happen if something leaked and then went through the under drain, where normally just water goes to a direct outflow to the Marijite Kill. I can also say that if there were one, even say within a two-week monitoring process, if it was a substantial one, I believe the DEC and Department of Health would catch it because they pretty much monitor things that go into the Hudson River pretty closely. But that noted, this is still a great idea, so thank you, Pete, for that catch. Anything else you want to add?

**Mr. Setaro:** No, Michael.

**Chairman Dupree:** Bonnie's not here tonight, but I believe we don't really have anything from her tonight either. So Ms. Moss, any comments?

**Ms. Moss:** Yes, I'd just like to mention that the flow that has been identified and is being permitted through other agencies, has been estimated by the applicant. The Planning Board is not at this time, approving any of those uses. That will come at a later date. And I just wanted to make that clear that this is not a pre-approval for any other type of use. It's some way for the applicant to have an estimate and then to proceed with finding tenants.

**Chairman Dupree:** Oh, thank you, Bonnie is here. In my grid (Zoom screen grid). I can't quite see everything. I just realized Bonnie, you're not going to be here for Thursday's meeting. I apologize, for tomorrow.

**Ms. Franson:** No worries.

**Chairman Dupree:** Thank you, Tad. That has been put into the record. Ms. Franson, comments?

**Ms. Franson:** So, as per our previous discussions and workshops, this is really getting down to the engineering details. I may have a few minor comments, but it's really engineering and just ensuring that all the other agencies have either provided input or that any approvals are conditioned on getting responses back and incorporating any changes that are required. So, that's it for me.

**Chairman Dupree:** Great. Ms. Polidoro, any comments?

**Ms. Polidoro:** Hi, I do have a question. This is maybe not the first time, but I guess it's the first time it's clicked, that you are going to be requesting separate building permits at different times for the MBRs. Do those require COs?

**Mr. Boudreau:** Yes.

**Ms. Polidoro:** So, I'm just wondering if those should be shown as little mini phases on the plan so that there's no problem closing them out when you go to do that. So you should identify all the grading and work that's going to happen with phase one and then phase two and three might just be the individual permits for those two tanks.

**Mr. Boudreau:** We show the grading for the whole pad. Actually, we showed it on the first approval. We graded the whole pad out, but yeah, I mean we can show phase one, two and three. Sure.

**Chairman Dupree:** Well, the other option, Larry, would be, remember you have a year to start substantial and two years to complete. So if you were doing it in phases, we didn't know what the phases were necessarily, I think Victoria's suggestion is better, but you could just keep renewing that approval pending completion of the construction. It's probably easier to phase it, than it is to keep reminding yourself, I've got to get an extension. Victoria, that's a sound idea, thank you.

**Mr. Boudreau:** The year and the two year based on the phase?

**Chairman Dupree:** No, if you phase it, correct me if I'm wrong, Ms. Moss, but if it's phased, then it doesn't have to be started within a year and completed within two years. I don't believe we even asked you to show dates of phases. It just means that it can be approved in the future.

**Ms. Moss:** You can probably write the resolution like that.

**Ms. Polidoro:** Right. Let me make a note of it.

**Chairman Dupree:** Yes, that's going to be a complicated resolution for Victoria. Any other items, consultants?

**Ms. Polidoro:** The other item is that we're still waiting to hear back from County Planning.

**Chairman Dupree:** Right? We can't close the public hearing tonight because this was sent over to County Planning, which has a few more days in which to respond according to their required timeline. Has there been movement on the easement to expand the area for the easement for any future under drains, et cetera?

**Mr. Boudreau:** Yeah, we did. We made it 30 feet.

**Chairman Dupree:** Thank you. Okay. Let me start with my colleagues, Ms. Wasser comments, anything additional from before?

**Ms. Wasser:** I think I made comments in previous workshop and I don't have any additional, thank you.

**Chairman Dupree:** Mr. Pickett, any more comments?

**Mr. Pickett:** No additional comments, thank you.

**Chairman Dupree:** Mr. Oliver?

**Mr. Oliver:** No additional comments at this time. Thanks.

**Chairman Dupree:** Vice-Chair Dexter?

**Vice-Chair Dexter:** I guess my only comment is I really did like Victoria's suggestion, because once everything starts moving, being able to compartmentalize everything into neat little packages will, I mean, it's a lot of work upfront, but I think it will pay off down the road.

**Chairman Dupree:** And I agree, before I ask if there is any public comment, which I don't believe anybody signed up for this, but I had a question. We received some documentation from Chazen, but it involved a SHPO or State Historic Preservation Office, section 106 review. I wasn't clear, is this, Larry, on just this portion that they're looking at or is this on the whole concept plan that's about to be submitted? The whole concept plan. That's what I figured because they asked for elevations and impacts to the visual impacts and I'm like, it's not really above ground. That's why I was asking.

**Mr. Boudreau:** No, we already had the no effect on the wastewater facility.

**Chairman Dupree:** That's what I thought. Okay. So this is sort of pre-work for the new concept plan.

**Mr. Boudreau:** Yes, correct.

**Chairman Dupree:** Is there anyone present who would like to speak about this application? If so, please just unmute yourself. There being none and there being no additional comments. I agree, we were prepared actually to close this and take action at the next meeting, but we're required as you know, to wait for County Planning to respond or for the 30 days that they received under 239 m. We have not received anything yet, so I agree with Bonnie, this looks like it's going to be mostly technical stuff that's left and the conditions will involve permitting from various agencies. So may I have a motion to adjourn this to the May 19th meeting?

*There was no public comment.*

**MOTION: Vice-Chair Dexter**  
**SECOND: Ms. Wasser**

**To adjourn the Public Hearing for Bellefield WWTF Expansion and Lot-Line Alteration to May 19, 2021.**

<b>Absent</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Absent</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-5   Absent-2   Nay-0      Motion Carried**

**Vice-Chair Dexter:** I'll make that motion, Anne Dexter.

**Chairman Dupree:** Thank you. Any further discussion? All in favor, please raise your hand and say aye. Aye. I see five hands. So motion carries unanimously. Thanks guys. We'll see you at the next meeting.

**Mr. Boudreau:** Yep. Thank you everybody. Have a great night.

**CONTINUED PUBLIC HEARINGS:**

**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:** Next item on the agenda is a continued public hearing for Hudson Valley Hospice House. This project has been discussed numerous times has been a subject of many public hearings. Again, we want to thank the applicants and their consultants for being responsive to both comments and requests from the Planning Board, our consultants, and from the neighbors who've taken a great amount of time in which to speak about this application. May I get a motion to re-open the public hearing?

**MOTION: Mr. Oliver**  
**SECOND: Mr. Pickett**

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

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

**VOICE VOTE      Aye-5   Absent-2   Nay-0      Motion Carried**

**Chairman Dupree:** Thank you. All in favor, please raise your hand and say aye. Aye. Motion carries unanimously. So let me turn it over to the consultants on this one. Michele, do you want to take the lead or Jamie or Joe?

**Mr. Machado:** I'll take the lead, Jamie Machado. So, understanding that there may be a different group of people out there in the public sector, I'm doing the presentation from the last public hearing. And I may sound a little bit repetitive, but I'm just going to go through all the latest and greatest, just to make sure that we covered everything and that if there's any additional questions or concerns, we are aware of it. And up to this point, we've been addressing all the public concerns and questions as well as the

Planning Board. I'm not sure if you have the PowerPoint presentation available to put on screen.

**Chairman Dupree:** I'm afraid we don't. Councilman Krupnick had to leave tonight. I apologize. There was a tragedy, family tragedy, we'll call it. That's why he and Ms. Weiser are not here.

**Mr. Machado:** So is it possible for me to share my screen?

**Ms. Polidoro:** Yes, you can share your screen.

**Mr. Machado:** Okay. So I'm going to try to do that right now.

**Ms. Polidoro:** And while he's doing that, all of the other applicants for tonight should also be prepared to share their screens.

**Mr. Machado:** Okay. So this is what we presented the last time and it's a quick presentation. I'm just going to go through each slide and point out the latest changes that we talked about the last time. There might be one or two extra items, and if I miss something, just let me know. The first screen is the front elevation. And we made some exterior changes that we pointed out the last time, which was not in the original presentation of the exterior elevations. And, it's more prominent when, when I go to the next screen, but I will go back to that picture eventually. The Site Plan, starting from the entrance, addressing the concerns of the Planning Board and the public, we added a sidewalk along by Violet Avenue, otherwise known as 9G. We added a sidewalk down the entry driveway. There was a concern about the shape of that, so we straightened that out. We added the bench at the very entrance of Violet Avenue and the driveway. Added the sidewalk along Route 9G, going toward the building. There was a concern about adding or changing the fencing, the dimension, length of it and also the height. We kept it at six feet. And there was also a concern about the color of the fence, which we changed as wood, which I'm showing right now, W104. At the bottom, in the south, we shifted some fence to protect the views of the neighboring houses from oncoming traffic at night with their headlights, so on and so forth. We talked about the oxygen system, which is at the rear of the building, which is what I'm showing you right now. The next screen, we addressed some concerns about some of the vegetation that we provided in the original design. And the main comment was to change out some plants into trees. So along the entry, we had Lilac *Syringa reticula* and then we added some trees, which were not originally shown in our original landscape plan, but the Lilac *Syringa vulgaris*. In addition to the landscaping, we originally had a different pole and while we had a light engineer look at our plan and give some calculations throughout the site, in addressing the dark skies requirements that are required here in Hyde Park, we decided to choose a different pole, which actually was better for the dark skies requirements, which is shown here. We added in a security light at the oxygen security area in the rear of the building, which is in this area that I'm showing you right now. And overall, the calculation ended up being quite well and nothing's spilled into the adjacent properties. And we could talk about that in case you guys need more information. The entrances, the exterior changes that we made originally, we had some turret design and some window changes, due to value

engineering during the process, as a parallel working with the site planning, we constantly looked at our building to see how we could achieve a better look. And in the last meeting we asked permission to review this and this is the before image, where originally, we had some turret silo features at the corner of the buildings and we changed the windows which is now looking like this, instead of having the turret silo, we decided to use pergolas at the top of the roof, which we think is a little bit more attractive and easier to build. They're more cost-effective. Other small changes were windows throughout, but the big major one is that the entrance where we had this window replacing what we had before. So those are the major changes on the outside. These are different views of those same features of the building. This is what it looks like now. This is what it looked like before. And I believe that seemed to be satisfactory to everybody, including the public. This is what it looked like in the courtyard at the rear. And this is what it looks like now. And overall that's basically what we changed over the period of the last month or so. There were other things that we were addressing. I'm done with the presentation in case anyone has any comments or concerns from the last meeting.

**Chairman Dupree:** Do you want to let Michele pop in and update us on the well testing?

**Mr. Machado:** Yes, Michele.

**Ms. Zerfas:** Okay. The well was drilled on April 14th and they started the field tests this past Monday, and it's stabilized at about 9-10 gallons a minute. Continuing until they hit, it's a 72-hour test, so it's continuing, and then they'll measure the length of time for the recovery rate. The samples have been taken for the water quality.

**Chairman Dupree:** Thank you. I also just want to add that in the interim, we also received plans that show a crosswalk for the employees to reach the waste enclosure. The crosswalk now has signs basically on each side that alert motorists that there may be people walking by as well, which at least satisfies, I think my concerns. So lady and gentlemen, would you like to add anything else before I turn it over to our consultants? Mr. Berger any comments? Okay. Let me start then with, Mr. Setaro, comments?

**Mr. Setaro:** Sure. Thank you. Liz, isn't going to be here tonight. There wasn't too many of her planning comments, most of them had been addressed. There's a few cleanup things on the light pole detail, in the base as far as, further noting about painting the base black and also making sure that the height is labeled so that the height of the base is taking into account for the overall mounting height. I think everything is there, it's just that the detail needs to be cleaned up a little bit. One of my prior comments was about sheet flow in the parking lot and potential icing in the winter months, so Joe's office added several trench drains around the front of the building and in strategic areas. That seems to be fine. It would be hard for them to put in a regular catch basin and a pipe because it gets deep and his storm water facilities, that he's proposing out in the front are relatively shallow elevation, so that's fine. I had a question in regards to the roof leaders. There's a roof leader collection line in the back, in the courtyard area, but it didn't seem like there was anything in the front. So

Joe or Michele, I'm not sure what you were thinking about for the front, where they just going to discharge into the landscaped area or what were your thoughts there?

**Ms. Zerfas:** Yeah, the front will just discharge into the landscape areas because there's extensive landscaping in the front and there's only a basement in that one portion in the back. So there can be landscaping and so that the roof leaders, except for maybe along the, it'll be a footing drain along the basement, but those all go into the ponds anyway.

**Mr. Machado:** Yeah, I can answer that in the front they go toward the retaining area, close to 9G and then everything in the back goes towards the retaining area.

**Mr. Setaro:** Yeah. Right, right, right. I understand, I just wasn't sure if there was a collection system in the front? I mean, you may want to consider some type of a splash block at the bottom or diversion, or something, just so that it doesn't create like an erosion issue right at the discharge point. I don't know if Tad had any other thoughts. No. Okay. Shaking your head on that. Okay. No problem. So, all right, that's fine. And then, Joe and Michele had a technical meeting today with two of our engineers in regards to the drainage and some of our technical comments. So what I've been told is that a lot of things have been resolved. They were going to update some of the calculations and resubmit them. I thought that was easiest way to handle it, rather than write down our comments. We'll issue a quick memo on the meeting today just to keep the Planning Board updated. The last thing that I had was, well not the last thing, I'm sorry, two more things. I wanted some notes put on the title sheet in the area where the notes are for the rock excavation in regards to the crusher. There are some notes on the erosion control plan in terms of providing a water tanker there for dust control, because the crushing at times, depending on the weather, can get dusty. So I'd like some additional notes to be put on the title sheet, to that effect, right where the rock excavation notes are. And then also we should probably set some times for the crushing. I don't remember in the Town Code, in regards to noise and construction hours, but rock crushing can be noisy. So I don't think we want it to be the normal construction hours that's in the Town Code, which Tad is that 7:00 AM to?

**Chairman Dupree:** 7:00 am -9:00 PM, I believe.

**Mr. Setaro:** Yeah. So we don't want that for the rock crushing. So maybe nine to four or something like that, does that sound like reasonable, Joe?

**Ms. Zerfas:** I think four might be a little bit early.

**Mr. Berger:** Maybe nine to five, gives them a full day of work. That gives them eight hours solid.

**Mr. Setaro:** I mean, I'm okay with that. It's up to the Planning Board. I'd like for the Planning Board to weigh in if they're okay with that.

**Chairman Dupree:** Well, nine to five used to be when people were at work, now people are at home sometimes all day too. But the important thing to remember is that

if we restrict it too much, then that just lengthens out the time they have to take. I don't want to hear rock crushing at 7:00 AM either. And it really is a tedious sound. So I'm personally comfortable with 9-5, and I'll make sure that every Board Member weighs in when I asked them for comments.

**Ms. Moss:** Is that five days a week or seven days a week?

**Mr. Setaro:** Oh yeah, we don't want weekends.

**Ms. Zerfas:** It would be six days a week because the Town Code doesn't allow construction on Sundays anyway.

**Chairman Dupree:** Monday through Saturday.

**Ms. Zerfas:** But most of these places have to be able to work on Saturdays, especially when it gets close to certain critical times, if rain delays them. Or they would like to be able to work. I'm not saying they have to, but you never know with weather delays or equipment will works Saturdays.

**Chairman Dupree:** As I said earlier, if we confine it just to five days a week, it's going to take longer anyway. We'll wait to hear from the Board. Thank you for saying that Michele. If the Board wants it, at that point, we could do Saturday a little later. You could do a 9 to 5 Monday through Friday and 10 to 5 on Saturday, maybe.

**Mr. Setaro:** All right. So the only other thing I had really was, there's that storm drain line on the northeast side, that's very deep and there's going to be quite a bit of rock in there. And there's a couple of wells on that side that are within about a hundred feet of where the storm line is going to be. And so, Joe, I just like for you to, I know we had a phone call at one time with the County Health Department, and it didn't seem to have too much to offer in terms of whether they had any experience or any concerns with rock hammering and the vibration. I don't know if any of those wells are shallow. I would expect that they are. I know that you worked on the Tractor Supply down in Wappingers, which our office was involved with, and there was rock hammering there. They had adjacent wells and to my knowledge, there wasn't any issues there, but I'd just like to have a conversation again with the County Health Department to see if they have any input on that and then we could have a discussion further on that. I had a project down in Fishkill where we had the same thing, where they were going to hammer rock within, well it was actually less about 75 feet of wells and down there the Health Department Engineer worked with the Town and also the applicant's engineer to come up with a monitoring plan for the adjacent wells. Obviously, subject to agreement of the property owners. So why don't we see what the Health Department has to say and then we can take it from there, but I at least want to discuss it and see if we need to do this monitoring or not.

**Mr. Berger:** I agree. I agree. Worth a conversation. Absolutely.

**Chairman Dupree:** Thank you, Mr. Setaro.

**Mr. Setaro:** That's all I had Michael.

**Chairman Dupree:** Ms. Moss, any comments?

**Ms. Moss:** The security light around the oxygen area, is that in order to be able to photograph anybody that enters the area? Is that why it's so bright?

**Ms. Zerfas:** No, it's for when they need to work on it at night. It's going to have a motion sensor on it.

**Ms. Moss:** Okay.

**Ms. Zerfas:** So if they have to work on it, not so much at night, but let's say it's in the winter and five at night when it's dark, that they can work on it and have adequate light to be able to work.

**Mr. Kaminski:** They may need to fill the tank at odd hours.

**Ms. Zerfas:** Or if anything breaks.

**Mr. Machado:** If I may, the security light adds a different direction, because some of the lights are coming from the poles along the drive, but the security light because of the equipment there, creates shadows of the existing equipment that's going to be there. And so the security light is a filler. But that's part of the calculation that was carefully laid out, so this way we don't have hotspots. And it doesn't affect the neighbors even when it's on. But most of the time it will be off. It's motion sensed and they have full control of it in case of emergency.

**Ms. Moss:** I'm sure that if there is a glare problem off of the property, we've had a similar light, I can't remember where, that has caused issues. And the solution was, I think there was a prefabricated, like a little bevel thing. It didn't really change the light. It just kept the light a little bit down. So I would hope that if we do have problems that you would be open to that type of a remediation.

**Ms. Zerfas:** Yes. And also, I'll double check with the lighting person as well.

**Ms. Moss:** Thank you.

**Chairman Dupree:** Thanks Tad. Ms. Polidoro, any comments?

**Ms. Polidoro:** No comments.

**Chairman Dupree:** I'll go to the Board, Mr. Pickett?

**Mr. Pickett:** Yes. I'm very pleased with the work and the responses. With regards to the crushing, I think, nine to five, five days a week. Nine to five on Saturdays would work. So I think with that, I'm ready to move on.

**Chairman Dupree:** Thank you, Brent. Ms. Wasser, comments?

**Ms. Wasser:** I agree with his comment precisely. I did have a quick question, if the engineers have an answer. Which is, what do you anticipate in number of days of rock crushing to be, in a project like this, approximately? How many days might this go on, or weeks?

**Mr. Setaro:** Well, I don't have a good...I'd have to think about that. I don't have a good answer. I don't know if Joe has one. You know, a lot of it depends on them crushing it and how small of a material that they want to make out of it. Such as if they, and my guest here is they're going to use a lot of the material for the foundation backfill. So that means that they have to crush the rock down to a much finer diameter, versus if you're going to use it for a stone fill for a drainage channel or something like that, they can be a bigger stone size. That means less crushing. So, I'm not really answering your question. I know one of the jobs that I worked on, over at the former Lewis Country Farms, we crushed rock over there, and it was a good two weeks, easily, or three weeks.

**Ms. Wasser:** I was looking for order of magnitude, not a precise answer, but I'm really pleased with how things have evolved and I look forward to going forward.

**Chairman Dupree:** Thank you, Mr. Oliver?

**Mr. Oliver:** I'm also fine with the schedule for the rock crushing and I liked the way the building's coming along and hope to see things happen in the future. Thank you very much.

**Chairman Dupree:** And Vice-Chair Dexter?

**Vice-Chair Dexter:** I concur with my colleagues. And for Stephanie's question, there was a project just north of this, the SPCA and you are talking weeks, not days. It's some hard rock over there.

**Chairman Dupree:** And I will add that, one of my neighbors decided to do some rock removal and only did it on Sundays and it lasted an entire summer. And I can tell you that by August, we were all pulling our hair out saying, just do it for two weeks. Just do it for two weeks. Tad will remember, she's smiling, because she lives near me. It was pretty loud throughout the entire neighborhood. And of course we're on the river, so it carried across. But I don't anticipate that being an issue here.

**Ms. Wasser:** I just think it's helpful for the neighbors to know what to expect. That, it's not months either. So that's where I was going with it.

**Chairman Dupree:** Right and it also depends on your proximity. As you know, the closer you're in, the more you're going to hear it, the further away, the less. So in listening to my colleagues, it appears that we are going to restrict the hours for rock crushing to 9-5, Monday through Friday and Saturday 10-5, which I hope seems reasonable. We'll hear from Ms. Hudak, I think in a moment. Also, thank you for both

agreeing to discuss this with Department of Health, because I believe that the only well that there might really be a problem with, due to the nature of the grade, would be the one that's along the northeast side. That's where they'll be doing the rock hammering for that stormwater drain. Mr. Machado, I think the building still looks gorgeous. You heard that last time, but this time we were able to see with the detail that Ms. Zerfas sent. I could see where the glass roofs are on those little turrets. It's going to allow a lot of sunshine in, which I think we'll be nice.

**Mr. Machado:** Yeah. Quite a bit more light than before.

**Chairman Dupree:** Well, because the turret had to aim in. This way, no matter where it is, it'll be coming in through the top. And I took a note of it, because I thought if I ever wanted to redo my house, I don't like skylights, but I would consider doing something like that, because it looks more traditional in style than a skylight does. So I thank you for that. I Ms. Hudak, do you want to speak tonight? If so, you'll need to unmute yourself.

**Ms. Hudak:** Hi. Yes, thank you again. And Mr. Machado, I like the pergolas better than the silos. That looks really pretty. And I also wanted to say thanks for letting us know about when the wells were being drilled. That was really helpful. And maybe you could let us know when the rock excavation begins or the rock crushing. Just have an idea for our calendars, because it's going to be noisy. I guess now.

**Chairman Dupree:** The only problem there Donna, is that once it's out of the Planning Board, I won't know that date, it really is up to the Building Department. So if Mr. Kaminsky, if you can, if you have an idea when that's going to happen, or Mr. Berger, if you could just give Cynthia a heads up, then we can pass that information along.

**Mr. Berger:** Certainly. We'll certainly keep you apprised on our construction. We'll let Tad and Peter know, as we have to do for SWPPPs anyway, so we'll have a weekly report going to the Town and we'll include it in the weekly report.

**Chairman Dupree:** Perfect. Thank you.

**Ms. Hudak:** Yeah. Thank you. And then just another question about the lights. What about the down lighting? Is that different than the pole lighting? It seems to be different than the pole lighting, so what's the downloading?

**Mr. Machado:** Are you talking about the poles, themselves?

**Chairman Dupree:** No, I believe she means the oxygen tank lighting.

**Ms. Hudak:** Yeah, there was some downloading.

**Ms. Zerfas:** I can answer that. The oxygen tank lighting will be in the back of the building on the retaining wall. Where your house is, the retaining wall will probably block most of the security lighting.

**Ms. Hudak:** Oh good.

**Ms. Zerfas:** Knowing where your house is, it'll be more, if it's seen, it'll be more maybe from the northeast properties or the southeast property.

**Ms. Hudak:** Oh okay.

**Chairman Dupree:** So the northeast might see some of it, that's all. But again, this is motion detected and it's just when they need to repair or fill the tanks. In other words, it would very rarely be on.

**Ms. Hudak:** Okay. Or when the deer go by.

**Chairman Dupree:** Let's hope there's not deer running back there, but you're right, that can set it off too. You're right.

**Ms. Zerfas:** It's going to be probably, pretty much restricted to the fence area, so there shouldn't be a lot of deer that can be close enough to set it off.

**Ms. Hudak:** Yeah. Okay. That's all I have. I just want to thank you again for including us. And I really appreciate being part of, I feel like I'm part of the team.

**Chairman Dupree:** I feel like we're going to lose part of the Planning Board when this is over. So thank you, Donna.

**Ms. Hudak:** Thank you.

**Chairman Dupree:** So what I was going to do is recommend, the rest of the material that we would be receiving is pretty technical stuff relating to the SWPPP and Pete's discussion, so I was going to recommend that we close the public hearing tonight. That way we don't have to continue to have these sorts of meetings and then Peter can let us know when we're ready to consider approval. If that sounds good. Any comments from the Board? And Peter, you agree that we can close the public hearing now, right?

**Mr. Setaro:** Yeah.

**Vice-Chair Dexter:** I have a question for you Michael. Is there a time limit once we do close the public hearing?

**Chairman Dupree:** There is. A great way to educate. We have 60 days in which to take action. I wrote that note to Mr. Berger today that we would need to take action before then, but I'll also note that as Ms. Polidoro will remind us no doubt, we can extend that time as long as the applicant agrees with us, if there's any reason to do so. But I think that two months is plenty enough time for them to resolve all the matters that are left. Don't you, Peter and Joe, Michele?

**Mr. Setaro:** Yeah. For conditional. Yes. I think so.

**Chairman Dupree:** Oh, there'll still be conditions placed on this, we know.

**Mr. Berger:** We agree.

**Chairman Dupree:** I think that we've gone far enough now that there's not going to be any major changes left. If there are anything minor, it's going to be field changes, I believe, because the building's set, the well's set, everything else is set. So there being no other comments, may I get a motion to close the public hearing?

**MOTION: Mr. Pickett**

**SECOND: Ms. Wasser**

**To close the Public Hearing for the Hudson Valley Hospice House Site Plan and Special Use Permit Approvals.**

<b>Absent</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Absent</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-5   Absent-2   Nay-0      Motion Carried**

**Chairman Dupree:** All in favor, please raise your hand and say, aye. Aye. Motion carries unanimously. Thank you, Donna, for your comments and your neighbors. Please tell them, thank you as well. As I said, they made for a better review. And we will wait to schedule this on an agenda, pending when we hear back from Peter, et cetera on this. So thanks again, team. It's been a pleasure working with you. We'll see you again when we are ready with a resolution.

**WORKSHOP:**

**CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH**

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

Location: 277 Crum Elbow Road

Grid#: 6265-04-630350

*In Attendance via Zoom:*

*Richard Rennia Jr., Rennia Engineering Design*  
*Peter Sander, Rennia Engineering Design*  
*Deanna Lambert, NE Conf. Corp. Seventh-day Adventists*  
*Daniel Honore, NE Conf. Corp. Seventh-day Adventists*

**Chairman Dupree:** The next item on the agenda is other workshop item. This is Camp Victory Lake. This is a master plan for the entire site, which is located at 277 Crum Elbow Road. Basically, this is the entire intersection or the entire northwest

intersection of Quaker Lane and Crum Elbow. The applicants have submitted a change in where the sanctuary or the large church is located. This was discussed at our last meeting. This has now been moved north to accommodate a fire lane on both sides, the north and the south of the building. And they changed some of the parking spaces and also added more drains, I believe, for better stormwater management. Let me turn it over to the applicant's representatives, Mr. Rennia and Mr. Sander. Welcome back guys.

**Mr. Rennia:** So we're happy to be back. Since the last meeting, there was some discussion about getting together with the fire department, so we went ahead and did that. Then also the architects, did a little bit of work to the building footprint. They tightened it up a little bit, exactly. We were showing something about 61,000 square feet before now we're down to something just above 56,000 square feet. So that helps a little bit on the site plan. In the meeting with the Roosevelt Fire District, they were highly recommending that we provide an access lane for them on the south side of the building, which we were able to do, but what it meant was sliding the building about 33 and a half feet to the north. So that, as you could imagine, kind of messed up the parking lot that we had laid out there, but we were still able to make that work. Moving that building that 33 and a half feet, gave us that access lane to the south and then losing some of the parking spaces that we did lose on the north side, we saw an opportunity on the south side to regain some of those parking spaces. And we think it's a perfect spot for those parking spaces that would be used by employees or handicap parking, clergy only, that sort of parking. Then, shifting to the north side, we were able to regain the majority of the parking and then address some of the stormwater concerns that Pete had with the distance of the sheet flow. That was something that he and I discussed the last time, we talked about this, that I was going to try to get some more stormwater practices out into the middle of the parking lot. We can do a screen share in a moment and just show everybody where we have a sand filter out pretty much in the middle of the parking lot, which is a nice for two reasons because now we have at least half the distance to get the sheet flow into, but now we have a green fixture out in the middle of the parking lot. So that'll help to break up the sea of asphalt, so to speak. The other change that we made was on the front drop-off, we're now showing the covered area that would be over top, in front of the doors, a break in the bio retention area, so the walkway comes all the way from the front doors and out to the main parking lot, the upper parking lot. And we changed that drop-off to a one-way only. Before we had it as two way and we think that because we had to slide a little bit to the west. But making it one way is even better for the project because now it'll direct all the traffic in one direction, keep everything a little bit safer. The one thing I wanted to comment on again, was the parking that we added on this outside access. That is approximately eight feet, below Crum Elbow Road. We know that the Board needs to consider that because it would technically be in the front of the building, but what we'd like to propose is with it being that low and then we can add landscaping to that area. We think that you won't see that parking. It'll basically be hidden, with being eight feet below and then with the building behind it. Nobody's going to really look from Crum Elbow down at that parking. And then, on the north side, we were able, like I had said, we were able to accommodate the building shift, the stormwater should work out very nicely there. The only other item that we had discussed at the last meeting on that northern parking was that it's pass the outside

corner, outside edge of the building and that's something else that the Board would have to consider allowing us to do that. Keeping it in that direction further to Quaker Lane keeps us further away from the Lake, so we think that that's a benefit to us. And then there's also plenty of area along Quaker Lane for us to landscape as well. So we don't think that it's going to have an overall negative effect on the project.

**Chairman Dupree:** That was an excellent summation. I want to make sure that you're aware of that, when I went down to the weeds about the parking being in front of the building line, it's just because legally we need to put that into our resolution later on down the line. And this allowed me to bring up another issue now, because you have a corner, you actually have two front yards. So by adding the parking to the south side of the building, that also will have to be relaxed by the Planning Board, because I believe, I'll have Ms. Moss opine later on, but the question I posed initially was, well there are other buildings on the site already that are closer to Crum Elbow Road. Does that mean that they have to be behind the frontline for just the sanctuary or does it mean it's behind the frontline for all buildings? So I believe that Tad has opined that it's just for that one building. But at any rate, again, like you just said, Mr. Rennia, if you're going to be looking at that parking, you have to kind of stand up and look down and over, you're not going to see it by a regular driver because of the great changes there. I don't think that's a big issue, like I said, and I'm going to go ahead, before the consultants even start, I'm just going to say, I think you're asking the Board for reactions tonight, to how the building now looks, the fact that it's smaller, it's been a little more detailed and you also want to know whether the Board and our consultants think it's a great idea to slide it the way you did. That's all you're really looking for tonight, right?

**Mr. Rennia:** Correct. Yeah, just so we don't go ahead and do a whole lot of engineering and find...

**Chairman Dupree:** We don't want you to waste their money. And I'm very excited about how this project is moving forward. I will just give a quick aside, once a year I update the Town Board on projects that are underway in Hyde Park. And this one, when I said I was going to include it, one of the Board Members, I won't say whom, said who will really care about that. And then the same Board Member when I presented said, oh wow, I had no idea, this is great. As I said, I know that the members of the conference have indicated that they would like to have some Hyde Park individuals participate or happy to participate, et cetera, so when this is...I may not be here on this earth when it's finished, but at the same time when it's done, it's a really exciting and innovative project. I like the idea that it's here in Hyde Park too. So at any rate, it was favorably received by the entire Town Board once I explained and was able to screen share to show sort of the overall mass layout. So let me start with our consultants. And I guess I'm thinking of Pete tonight, Mr. Setaro, do you want to go first?

**Mr. Setaro:** Yeah, Michael, we don't really have anything at this point. As you had said, Rich and his team are just looking for some feedback on the building shift and as Rich pointed out in his cover letter, many of the engineering details and stuff will follow once they go back and do that work. So, no at this point we don't have anything.

**Chairman Dupree:** Thank you, Ms. Franson did issue a memo. Do you want to highlight any of that, that you issued out today, Bonnie?

**Ms. Franson:** Sure. So what I did is show the alternate layout as kind of a comparison, so the Board Members could see the prior submission and the sanctuary building compared to the April 20, 2021 submission. It is a little smaller. The shape of the classroom area is different. So the building, kind of extends slightly, a little longer out toward the parking to the west, but I think importantly, it should be noted that the first floor, lower and upper elevations, haven't changed. So this shift down to the south, toward Crum Elbow, hasn't made the building pop up or go farther below grade. So height-wise, it doesn't appear like we're looking at a big change in elevations. I just note, the parking area on the south side doesn't really have a turnaround area, so sometimes when that happens, you can consider perhaps, that's where maybe all the handicaps parking goes, or maybe that's where clergy or reserved parking goes, or maybe put something in, you know, to be able to turn around. But that was sort of my one reaction. And then I had some general comments about the submission that was made about detailing what's in the mechanical enclosure, because that enclosure is coming closer to Crum Elbow Road as well and details on the enclosure and what's in the closure would be useful. I do also touch upon the question, and it's really a Zoning Administrator question, about the parking. There are pre-existing buildings, some of which are a little non-compliant because they themselves encroach into the front yard setback, but not only, you know, permanent parking, but just to make sure we're also considering to what extent any of the temporary parking encroaches within a front yard and beyond the buildings, is there a need for any kind of waiver from that? You know, this is really, I think a traffic question and maybe a Pete's group question, but those 14 or so temporary spaces are kind of close to the entrance by the sanctuary and I don't know when they'll be utilized, but you want to just make sure that, especially with large events, that it doesn't become a queuing problem for people to get in because they're immediately trying to park into those spaces. And then I think, as per the workshops that we've been having, there's been a question as to how visible will this building be and, you know, is it time, and this is really a Planning Board question, if this is where the building's kind of settling in, before you continue to advance it, would it make sense, should there be some kind of balloon survey that just shows what the height will be from the planned elevation up to 45 feet of the sanctuary, and then also considering other cross that will be a top it. There were some questions with regard to the renderings as to what the material will be for the cross. Will it be shiny? Will it be matte? What color will it be? And that won't necessarily come through on a computerized rendering. So all that kind of ties into what really is the visibility of this intersection, from what points will it be visible? And does the Planning Board want to request some kind of visual analysis with simulation of the height to get a sense of, okay, well, where are we going to be with this building and its massing and size and height at the corner of the intersection. So those are sort of my high-level comments with regard to my memo.

**Chairman Dupree:** Thank you. And I'll ask all the Board Members tonight, because Bonnie is making a distinction, I believe Bonnie, we can look at a balloon test and traditionally when those are done, you try to look at it during leaf off, as we all know seasons, so you can have a better idea. Obviously, we're entering into leaf on season,

it's a gorgeous spring day today, but there are other ways to do visual impacts and that would be to do a photo-sim, which isn't that hard either. I think that's what you were sort of saying, Bonnie, that you could do a cross section analysis. So, think about that, when I call on each of and ask, because it is pretty tall, but we don't have the specific dimensions, we only have sort of dimensions right now. And we don't know all the dimensions of the proposed cross up at the top, nor whether that would be lit or remain dark at all times, et cetera. So we can get into that when we get into the details. So thank you, Ms. Franson. Ms. Moss, any comments?

**Ms. Moss:** I have a couple. I'd like you to relook at, possibly the water source for your fire suppression. I spoke with Don Westermeyer briefly about the project and that was a concern of his. He wasn't sure whether or not you would need a tank and a pump in addition to the water source that's there. The other thing is to check with the Building Department to make sure that there aren't any open building permits anywhere on the property before you come to discuss the new project. Those are it.

**Chairman Dupree:** Those were excellent points. And what that also means now, Mr. Renna, I believe knows this, is that you can now start talking to Don Westermeyer, our Building Inspector. That's actually a pretty big step along the way. And Tad did the paving for that, so thank you, Tad. I believe we did discuss, at one point the idea of fire suppression and the need for a tank and if memory serves, Rich said it might be outside, it might be inside and we said, if it's outside, it has to be labeled. But they can look at that and discuss that with Don, because that may be just a building issue. And also, I believe it might be a hint, hint that there might be an opening building permit. I'm not sure what that would be, but that's a hint hint. So I would advise you to talk to Mr. Westermeyer as soon as possible. Ms. Polidoro, any comments?

**Ms. Polidoro:** Not at this time.

**Chairman Dupree:** Okay. Then, let's pick on someone new right now. How about Vice-Chair Dexter to start us off with comments from the Board.?

**Vice-Chair Dexter:** I do like the progression of this. I'm excited about it also. I like how the comments that we've taken and also, you reaching out to the fire department, doing all these things at this point in time and being able to just push things around on a piece of paper, it's so much better to do it at this point. As we're talking about visual analysis, I do know when we first started looking at this, they had done a little, I believe Rich, you had shown something, kind of how it was nestled in next to the road. I kind of remember seeing that you had done kind of a visual. It's not sitting up on top, it's down below the grade of the road. Or Peter did that, right?

**Mr. Sander:** If you want, I can actually share my screen and bring it up. One second. So this would be if you're coming along, not Crum Elbow, but North Quaker, this is coming south. And so you'd see it in the parking area, which would be over here. So it's coming this way. And this is with it slid over, so it down the 33 feet.

**Vice-Chair Dexter:** Okay. And as you can see, as you go south towards the intersection, the height of the building, the road goes up and the building stays down.

So again, as I'm kind of thinking of the area, I'm like, well, right next door is like a three or four story, very large concrete building. So it's not like this is going to be sticking out like a sore thumb, like, oh my, look there's a really big building here. Because then you just look a little north and you say, well, there's another really big building. So I'm not that concerned with how it fits with the area, because I do believe it's going to be a beautiful building. I guess things like distractions, like if they did have like something that was lit at the top, like if the cross or something was shiny and could somehow blind autos, I would be concerned about that. So, maybe not shiny and maybe not lit. I don't think we have to jump through hoops to try and see, it's going to be a large building. It's going to be right at the intersection, but given the character of that area, it's going to only be an improvement.

**Chairman Dupree:** Just as a reminder, there's also on the other side of the Lake, there's a three-story residential care facility. So as Ann said, there is precedent to have taller buildings in this area. And in addition, I just want to remind everybody who might be viewing from home too. This is shown with no landscaping. This is just shown as though it was a naked building, that you would see as you drive up. The applicants said there will be some existing vegetation that will remain right along the road. The applicants are also proposing extensive landscaping in where the hand is magically going as I speak. Thank you, Peter. At any rate, it's important to recall also the last time that Mr. Oliver mentioned grouping the proposed landscaping so that it looks more natural, like threes and fours with some space in between, because we think that actually I'd like people to see the beauty of the building as proposed. And otherwise you have the marching soldiers that go up and down, if you just plant them in a row. And Chris is pretty much an expert, correctly, suggesting that that's not how anything looks in nature. It creates that weird allee effect, which can look great in a more formal setting, but this is out in the rural area of town. So staggering that, will look better as well, but I tend to agree with them, but that's just me. Anything else Anne?

**Vice-Chair Dexter:** I guess the only other thing was that, just listening to Rich talk about how moving things around and, oh look, now if we go one way, it actually is a better design. I think that kind of touches on some of the points that we were talking about before with the entire parking flow and Bonnie's comments also about some of the dead-end area, the no turnaround, making use of that space for handicapped or other special parking is a great idea. So I think we just keep inching towards a better project.

**Chairman Dupree:** That's well stated, thank you. Mr. Oliver comments?

**Mr. Oliver:** I would have to agree with Ms. Dexter. I'm okay with siding the building a little bit, and I think the elevations seem to line up and make sense, and I agree we're working in the right direction here, so thank you.

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

**Ms. Wasser:** Yes. So first I wanted to address the specific request of the Board at hand, the building change in the footprint, I'm fine with it and shifting it to 33 feet

also, that's good as well. I'm glad there's an emergency lane now on the other side, so I think that was a good shift. Bonnie, I really appreciate your comments and also just showing the two footprints next to each other was a nice, quick way to see that this wasn't a big deal. You know, when there's big changes, the visual really helps, so thank you for that. I do think that I would like to see some sort of visual analysis from the average grade, up to the peak of the cross, to have a better...I don't know what that analysis should be. I don't mean to make people jump through hoops, but I would like to see some kind of, figure out what kind of analysis would work there to give us an understanding of the finished product. And I do like the architecture.

**Chairman Dupree:** Thank you, Stephanie. Those are very succinct and by the way, I kept hoping that Bonnie would pull up her memo. That was very clever how you did that, Bonnie, to do the insert as part of your comments. I'm not sure a lot of Boards are fortunate enough to be able to have someone who's talented enough to do that, your computer skills are excellent. And thank you, Stephanie, because I do think that we, I'm also not necessarily bothered by the visual impacts, but I think that if we're going to do a proper job as a Planning Board, we should have some sort of visual impact analysis. And maybe that is instead of floating balloons during this time of the year, maybe it's better to have some sort of cross section analysis. What I may suggest we do is have Bonnie talk to Mr. Renna and Mr. Sander, separately for them to come up with a protocol and then pass that by us. Because I'm really more concerned with the height of the cross. We don't know how tall that's going to be. And I think, and said it correctly, if it gets to be lit, then it may be something that, particularly during the winter, when it gets lit early, will be too much of a beacon for some people and distract them. And if it's too shiny, then it may cause glare or glint, something like that. So those are all excellent points from my colleagues as usual.

**Ms. Wasser:** I tend to recall too, that even though there weren't elevations on the drawings yet, that from average grade, average grade, up to the top of the cross, it was something like 130 feet. That was a number that I recall from the last time, which is 13 stories. I know it's average grade, and I know it's shielded by some of the topography, but I do think that's pretty significant. So that's why I say that. I think we need some kind of analysis.

**Chairman Dupree:** I agree with you. Mr. Pickett?

**Mr. Pickett:** Yes. I'm glad the discussion with the fire department have worked out, so that kind of takes care of our fire access concerns. As you're coming down Crum Elbow and looking at the facility, the mechanicals are now tucked away into that corner a little bit more and that's an elevated view as you'd be looking down from near the corner onto them. So I wanted to have that taken into consideration in the design and how you try and minimize, the view. You've got a real nice looking building there and anything you can do to hide or minimize the mechanicals, to me would be good. Bonnie, I like the idea of getting rid of the turnaround and using it for the alternate parking. Also you made a comment in there about making sure all the parking areas are well-defined and I think that's probably pretty important during large events. Then, when it comes down to elevations, I think I originally mentioned a balloon test. I'd be willing to look at other things. My idea on the balloon test was not to go with the

height of the cross, it was just to go with the height of the building. If you were to run it to the height of the cross, that may give us kind of a bigger view or impression on what's really happening versus a cross. So we'll need to know the details on the cross and style and whatever, but I think if we were to do a balloon test, we'd want to just do it to the height of the building. I'm okay with the footprint and movement to the building. So those are my comments.

**Chairman Dupree:** Thank you. Because we haven't done this in a while, I want to point out that when we had the proposed golf driving range. When we had them do the balloon test, we had them do, basically a balloon that would show the height of the net that would be on poles, that would catch golf balls, as well as we had them show an additional balloon at the top height of the pole where lights, et cetera were mounted. So there's a way in other words, to do both the top of the building and the top of the cross. So you would have a good idea of both. That noted, that depends on weather. I mean, we're down two members tonight, but I definitely have heard at least three of us say that we think some sort of visual impact analysis should be considered. And if that's acceptable to my colleagues, I really would like for Bonnie to maybe discuss that with Rich and Peter, would that be okay for everybody? Bonnie, are you okay with that too? Sorry, I'm just assigning you work.

**Ms. Franson:** No, I'm fine with that. And I think I will talk to Peter and Rich, kind of come up with maybe a protocol and then share that with the Board to sign off on.

**Chairman Dupree:** That's what I'm thinking. That's the most efficient way to do it. And again, I want to point out, I share Anne's comment that there are other tall buildings here. They're just not quite so, on this corner, but even then, we all know that there's substantial grade changes there. So it's not going to be like it's in your face or anything. I also, again, just because, Anne and I've been here longer than our colleagues, when the St James Antiochian Church on Route 9G was approved, and as a reminder there, that was a former monuments building that was also huge an old, ugly hulk. But when that was approved and built, people were coming up to both Anne and I, I know, going, how did you let that huge building in? Well, it replaced a huge building. It was conformant with the Code and we didn't think it, you know, it doesn't seem to disturb anybody now. It just was a shocker for them. So I don't believe that when that was proposed, that we did a lot of visual analysis, because again, we knew it was replacing a huge building in and of itself and this was much more attractive. But I don't ever like thinking, that our residents would suspect that we somehow didn't do all the work that we should, so as long as you guys can meet, that's all that really matters to me. I also will concur that I'm happy with the shape of the building, happy with the reduction of the building, happy with the sliding at 33 feet, happy with everything. I believe that Tad did opine that we would need to relax the parking standard for the new parking that's along the south side. But I mean, what a great reason to do it, to pick back up some of the parking that you lost now from the north side, and also to allow a fire access lane on the south side. I mean, that makes perfect sense to me. The only thing I want the Board to consider is that, under site plan, we require to have, not just landscaping within parking areas, but there's also supposed to be a tree in every, I think it's 15% of the parking, if there's over 17 spaces, there's supposed to be a number of landscape beds under our Code. Every landscape bed is

also required to have a tree in it. I don't believe that any landscaping along those lines is proposed for the parking, so I just want the Board to remember that and to think about it as we move forward. Because again, being a southerner, it's going to be a lot of hot cars during the summer to come out into if you've been to an event there. More importantly, there's not a lot of room to add more parking as Mr. Rennia said, if they try to expand it, they're going to go closer and closer to the Lake, which is something we don't want to see happen. And we want to see as tight of parking as possible and around the sanctuary, because that's now going to be the main, not just gathering place, not just place for services, but that's where the activities are. If you remember, as Ms. Lambert reminded us at the last meeting, right now, you have a lot of different activities during their main get-togethers and they're under tents and they're here and they're there and the sanctuary will be a place where a lot of those, almost all of them can actually be conducted and performed under one roof. So you're really just taking a lot of different activities and centralizing them into one area. So, in other words, parking will still be an important component to this. And as a reminder, they're also still proposing a lot of bus service here as well, so it may be that you don't see the parking completely filled except at various times. That's really all I have. Rich and Peter, did that tell you what you want to know?

**Mr. Rennia:** Yes. It was great feedback. I thank everybody.

**Mr. Sander:** Yeah, that's perfect. I did have one question. I believe this might be for Tad, in getting a variance for the building height, how best to proceed. Now that we kind of nailed down our location of the buildings, we can do the grading and get an actual assessment of what sort of variance we'll be needing. So is this something just me and Tad should work on offline, or?

**Ms. Moss:** We can work offline. The variance process, currently will probably take, I don't know, three months at a minimum.

**Chairman Dupree:** Before any variance is granted, the Planning Board must conclude SEQR.

**Ms. Polidoro:** So you might not want to start it yet, until you're closer.

**Ms. Moss:** If you're going to look at doing some kind of a balloon test or other height analysis, impact analysis, it would be good to have the application into the Zoning Board, so that they could also weigh in on it and use the same information.

**Mr. Sander:** Exactly what I wanted to get.

**Mr. Rennia:** That's a good point.

**Chairman Dupree:** Because there'll be looking, I would imagine, at the same information that we would, in order to grant the variance. Anything else Peter or Rich?

**Mr. Rennia:** No.

**Chairman Dupree:** Okay. Then you got your, sort of, marching orders here. You heard that people like it. So we'll wait to hear back from you guys. I know there were some other details that you were going to sort of polish out, I'll call it, the traffic impact study or traffic impact analysis by showing us some actual transportation engineer's numbers along with what's projected by the owners of the site and just a few other things. Because that's really what we're waiting for, I think, that and the visual impact analysis, to sort of get a better handle on SEQR. And I know that once we conclude SEQR, that's going to be better for you, for your variances, et cetera. And it means that we can really move forward even further on this. So if there's nothing tonight, then thank you gentlemen, for showing up tonight. It's a pleasure to work with you, as always, and look forward to seeing you again and working together more on this.

**Mr. Sander:** Awesome. Thank you very much everyone. Always a pleasure working with your Board.

**Chairman Dupree:** Mr. Honore, I didn't give you a chance to speak. Was there anything you wanted to add? You or Ms. Lambert?

**Mr. Honore:** No, I think everything was covered. We're looking forward to moving ahead, expeditiously with this project. We think it's going to be an enrichment for the community. So thank you for your time and consideration.

**Chairman Dupree:** I will agree with you. Thank you. Thank you. Thank you. We'll see you soon.

**Mr. Sander:** Thanks everyone. Have a nice night.

**OTHER BUSINESS:**

**NORRIE PARK ESTATES LOT 1 PLAT AMENDMENT**

Amend Subdivision Approval Lot 1 (#2021-17)

Location: 4 Enderkill Drive

Grid #: 6066-02-951981

*In Attendance:*

*Robert Macho, Tree-line Builders*

*Brian Stokosa, Day Stokosa Engineering*

**Chairman Dupree:** The next time on the agenda is Norrie park Estates Lot 1 Plat Amendment. As a reminder, we workshopped this, then held and closed a public hearing? We kept it open for seven days to hear additional comments. We received none. Basically, having visited the site two days ago, the stormwater drain or the stormwater trench has been cleaned out. We also have Mr. Setaro's comments on that. The correct size rock has been installed. There's been some more grading in the back lawn area. I guess that's probably to the potential home buyers request, but I saw definite improvements along the way. And I commented to Tad today, that the driveway hasn't been changed yet. And she pointed out to me correctly that they can't do that until you sign this. Oh yeah, that's right. The equipment's all there. I've seen

Mr. Macho's equipment ready to go. It's kind of roughed out. So it looks like everything is done smoothly. So we have a resolution prepared tonight with conditions to it. And just so you know, I also updated, today in speaking with Ms. Polidoro, the easement did arrive from Mr. Stanger, I believe, and she's reviewing it now. So things are underway to try to expedite this as much as possible. Anyone have any questions or comments from the Board? Consultants? Okay. Let's see if we can take care of this now and correct a wrong. I believe Ms. Dexter will be introducing this. Thank you, Anne.

**RESOLUTION GRANTING CONDITIONAL PLAT APPROVAL**

**Norrie Park – Map Amendment for Lot 1**

**Date: May 5, 2021**

**Moved By: Vice-Chair Dexter**

**Resolution: #2021-17**

**Seconded By: Mr. Pickett**

WHEREAS, the applicant, RJA HLD, INC, has submitted an application for subdivision approval to amend the plat for an existing 2.68 acre lot, identified as Lot 1 in the Norrie Park Estates Subdivision, tax parcel number 6066-02-951981 to amend the area of disturbance, change the location of a driveway and change the dimensions of a drainage easement (the "Project"); and

WHEREAS, the Project is depicted on a plat entitled, "Norrie Park Estates, Revision to FM 12393" prepared by Day Stokosa Engineering P.C., dated March 25, 2021, last revised April 20, 2021 (the "Subdivision Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated March 24, 2021; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the Project; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(16), the Project is a Type II action under SEQRA; and

WHEREAS, a duly noticed public hearing was held on April 21, 2021, during which all those who wished to speak were heard and a written public comment period was left open for an additional seven days; 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:**

- 1. Classifies the Project as a Type II action under SEQRA; and**

2. **Accepts sketch and classifies the Subdivision as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby conditionally approves the Subdivision Plat and authorizes the Chairperson 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 Behavioral and Community Health permission to file.**
3. **Approval by the attorney to the Planning Board and Town Attorney of a revised drainage easement to the Town of Hyde Park extending 20 feet from Enderkill Drive along with an undertaking from the Applicant's Attorney to record such easement together with the filing of the Subdivision Plat.**
4. **Revision of the Subdivision Plat to depict the drainage easement extending 20 feet from the road with metes and bounds to the approval of the Town Stormwater Officer and Town Engineer.**

**BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing issuance of a Certificate of Occupancy for the single-family home on the Property, the applicant shall provide the following:**

1. **Proof of recordation of the approved drainage easement.**
2. **Installation of the driveway in the new location, subject to approval of the Highway Superintendent and Town Engineer.**
3. **Submission of a .pdf of the filed approved Subdivision Plat.**
4. **Cleanout of the drainage ditch and installation of 4-inch stone to satisfaction of Stormwater Management Officer and Town Engineer.**

**BE IT FURTHER RESOLVED, that the applicant is responsible for obtaining any and all necessary permits for the work shown on the Subdivision Plat, including but not limited to a driveway permit, and for notifying the Highway Department at least 48 hours in advance of any road opening work.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Absent</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Absent</b>	<b>Ms. Weiser</b>

**VOICE VOTE      Aye-5   Absent-2   Nay-0      Motion Carried**

**Chairman Dupree:** Thank you, Mr. Pickett. Any further discussion? All in favor, please raise your hand and say, aye. Aye. Motion carries unanimously. Congratulations to Mr. Stokosa and Mr. Macho. Thank you for working this out, along the way. And it appears as though the last condition has probably been met, but I'm going to wait and let Ms. Moss and Mr. Setaro weigh in on that, but as I said, when I visited the site, it looked pretty good. Mr. Stokosa any comments before we say goodbye or Mr. Macho?

**Mr. Stokosa:** Just want to say thank you guys.

**Chairman Dupree:** Thank you. Pleasure to see you guys and good luck with finishing the work out there. Thank you.

### **Comments to Town Board on Local Law E of 2021 Six Month Moratorium on Rural Event Venue Applications**

**Chairman Dupree:** The last item on the agenda, the Town Board has proposed Local Law E of 2021. This would enact a six-month moratorium on rural event venue applications. It was referred to us, so we need to comment on it. I think you all saw it when I wrote and I want to thank Ms. Weiser, who is not present tonight, but for picking up that I somehow left off the word 'month' on the very first sentence of the recommendation letter. I read it three times. I guess I kept putting that word in there over and over again on my own, like a ghost or something in the machine. So anyway, any comments from my colleagues on this?

**Vice-Chair Dexter:** This is why we have other eyes of things. You can't help it.

**Chairman Dupree:** And it's such a short letter, I thought, oh this will be easy. I discussed this with Tad and there are some ambiguities, I just thought about them yet, but there are some ambiguities, so this is something that we of course do want to see changed. And as I said, we're happy to help them change it in any way we can. So may I get a motion to authorize me to send this to the Town Board?

**MOTION: Ms. Wasser**

**SECOND: Mr. Oliver**

**To authorize the Chairman to send a comment letter to the Town Board regarding proposed Local Law E of 2021; a 6 month moratorium on Rural Event Venue Applications.**

<b>Absent</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Absent</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-5 Absent-2 Nay-0      Motion Carried**

5 May 2021

Supervisor Aileen Rohr  
Honorable Councilpersons Neil Krupnick, David Ray, Stephen Woodcock, Ken Schneider  
Warren Replansky, Esq.  
4383 Albany Post Road  
Hyde Park, New York 12538

*Re: Local law E of 2021, enacting a six month moratorium on Rural Event Venue applications*

Dear Supervisor Rohr, distinguished Councilpersons and Attorney Replansky:

Thank you for the opportunity to comment on a proposed Local Law which would impose a six month moratorium while the Board and its consultants review the section of law allowing property owners with suitable acreage to apply for a permit so large events could be held for a fee.

After discussion with our Zoning Administrator, it appears that the law as presently written contains some ambiguities that should be resolved, and that it was Ms. Moss herself who expressed concern. As such, we recommend Local Law E be adopted, and will be happy to assist in changing the Rural Events Venue law any way you deem appropriate.

Please contact me if you need any additional information.

Sincerely,



Michael Dupree, Chairperson

**Chairman Dupree:** Thank you. All in favor, please raise your hand and say, aye. Aye. Motion carries unanimously as always. And any other comments from anybody? Let's just go ahead and say it, Happy Cinco de Mayo to who are celebrating!

**Vice-Chair Dexter:** Ole'!

**Chairman Dupree:** Bonnie's heritage is partly from Mexico, so she can actually do that fluently. I hope everyone clinks a glass tonight, before you go to bed, if that's what you want to do to help celebrate, otherwise may I get a motion to adjourn?

**ADJOURNMENT:**

**MOTION: Mr. Oliver**  
**SECOND: Ms. Wasser**

**To adjourn.**

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

**VOICE VOTE      Aye-5   Absent-2   Nay-0              Motion Carried**

**Chairman Dupree:** Thank you. All in favor, please raise your hand and say aye. Or should I say Si', Si'? Si'. Hasta la Vista. Thank you, Councilman Krupnick and the Town Board for as always furnishing the resources to televise this meeting. We'll see you in two weeks.

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

**MOTION: Mr. Pickett**  
**SECOND: Ms. Wasser**

**To approve the minutes of the May 5, 2021 Planning Board Meeting.**

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

**VOICE VOTE              Aye-4   Absent-1   Abstain-2   Nay-0   Motion Carried**