**DRAFT MINUTES OF THE SEPTEMBER 4, 2019**
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

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

**OTHERS PRESENT:**
- VICTORIA POLIDORO, PB CONSULTING ATTORNEY
- ANDY LEARN, PB ENGINEERING CONSULTANT
- LIZ AXELSON, PB CONSULTING PLANNER
- CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree: Good Evening everyone and welcome to the September 4th meeting of the Hyde Park Planning Board. Please take note of the exits around the room in case of emergency and now join me as we salute the American Flag. Chairman Dupree commenced the Pledge of Allegiance.

NEW PUBLIC HEARING:

DOLLAR GENERAL 1 EAST DORSEY
Site Plan Approval (#2019-04)
Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601
Grid#: 6163-02-504633

In Attendance: Caryn Mlodzianowski, Bohler Engineering
Ken Fioretti, HSC Hyde Park, LLC

Ms. Mlodzianowski presented an overview of the proposed Dollar General, highlighting the collaborative improvements of the entire site and architecture. Of note since their last workshop, the fence around the retention pond will be post and rail, the truck turn around has been narrowed and they rotated two parking spaces near the delivery area to add additional landscaping. The consultants noted that official word is still required from the DEC regarding the fill material and infiltration as well as DOT and DPW approvals of their access points. There was also interest in finalizing the hours of operation and delivery. The Chairman requested that the sidewalk around the guide wire be a half moon and not angular and that the sidewalk would need to lead East Dorsey Lane and Route 9G rather than circle around the front yards.

MOTION: Ms. Wasser
SECOND: Vice-Chair Dexter

To open the public hearing for Dollar General 1 East Dorsey.

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

VOICE VOTE 7-0 Motion Carried

During the Public Hearing, neighbors; Bryan & Wanda Pruner of 13 East Dorsey Lane requested more information about their shared property border including stormwater runoff, privacy fencing, landscaping and driveway visibility and
hours of operation and delivery. They complimented the Board for their diligence and care for their neighborhood.

MOTION: Ms. DiNapoli
SECOND: Vice-Chair Dexter

To adjourn the public hearing for Dollar General 1 East Dorsey to October 2, 2019.

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

VOICE VOTE 7-0 Motion Carried

CONTINUED PUBLIC HEARING:

RIVER RIDGE (F/K/A MAPLE RIDGE)
Extension of site plan approval to complete construction for the townhouses (#57-02)
Location: Hudson View Terrace
Grid#s: Available upon request

MOTION: Ms. DiNapoli
SECOND: Mr. Oliver

To re-open the public hearing for River Ridge at Hyde Park (f.k.a. Maple Ridge).

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

VOICE VOTE 7-0 Motion Carried

MOTION: Ms. DiNapoli
SECOND: Vice-Chair Dexter
To adjourn the public hearing for River Ridge at Hyde Park (f.k.a. Maple Ridge) to October 2, 2019.

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

VOICE VOTE 7-0 Motion Carried

WORKSHOP:

HUTCHINS STAATSBURG STORAGE ADDITIONAL UNITS
Site Plan Amendment & Special Use Permit Approvals Additional Units (#2019-20)
Location: 4920 Albany Post Road, Staatsburg, NY 12580
Grid#: 6066-02-891661

In attendance: Robert Turner, Tinkelman Architecture
Scott Hutchins, Owner

Mr. Turner identified the site plan modifications made in response to the comments heard at the last workshop and to limit the disturbance area to under 1 acre. Specifically, they removed the access drive from the northern end of the property, limited access to South Cross Road with an emergency-only gated exit for the fire department, shortened and shifted back Building #5 to lessen the amount of disturbance to the rock outcrop, the other new storage buildings were shortened and moved closer to the main existing building and the northernmost was turned perpendicularly. They are proposing 35 parking spaces with 20 deferred parallel spaces along the eastern border. Additional lighting will be added at the ends of the buildings as well as in the alley ways with no spillage. Landscaping consists of 2 new street trees along Route 9, Knockout Roses, ornamental grasses and Boxwoods. He indicated that below 1 acre of disturbance, the stormwater management guidelines change so they eliminated the large retention pond. The Chairman inquired about the location and materials for the retaining wall, which Mr. Turner said were rough cut Redi-Rock. The Consultants questioned whether a profile or visual analysis could be provided to assist the Board. They also indicated that there are elements and notes from the existing site plan that would need to be added to this plan set as it will supersede the old plan (including deferred parking notes and the existing
They noted that some clarity is needed with regard to the deferred parking and the impervious, scale and disturbance numbers and mitigation thereof. Mr. Learn asked for the actual disturbance numbers and basis of calculations. He also suggested that the DEC would likely still require a bio retention filter and no increase in discharge off the site, as well as a new hydrologic analysis to prove no increase in flow rates. He indicated that it is unlikely that the DEC will approve a new untreated area of discharge into the wetland and probably a filter or pond would be needed. Mr. Turner noted that they are retaining the DEC approved landscaping on the property’s eastern edge and said he would confirm with Mr. Graminski with regard to his latest submission to the DEC. The Board Members were all appreciative of Mr. Hutchins reinvestment in the community and stressed the need for an open meeting on site, which will be scheduled and noticed. They also felt it would be helpful if the building locations were marked out so they could better evaluate the impact to the natural rock features, especially by Building #5. There was some concern about customers parking in the drive aisle, but Mr. Hutchins stated that it’s very wide there and that the daily traffic peak is 11 cars. There was a plea to have the 2 sets or plans from the architect and engineer combined into one consistent plan.

Ms. Wasser requested clarity on the impact to the rock outcropping and existing landscaping and Mr. Turner stated that the existing landscaping will be removed for a drive and parking area just off the main building, while the large, main outcropping will only be impacted on the back side where the buildings will go. Ms. Wasser went on to say that she feels very strongly about removing Building #5, which is only 2.5% of the proposed new development and maintaining the rock outcrop and that she believes the site is overdeveloped and unable to support the expansion. It was noted that the Special Use Permit language is very specific about protecting existing topography and views from public roads. Mr. Hutchins expressed the marketing importance of Building #5. Mr. Pickett inquired about the street view of Building #5 and was told it would be a pitched roof structure painted the same color as the existing building. He requested that some trees be planted to soften or buffer the view from Route 9. Ms. Axelsson suggested that a line of site/profile with narrative might assist the Board with examining the visual impacts. The Chairman remarked that the landscaping is well maintained and asked about the Penske Truck Rental business onsite and was informed that their contract has been terminated.

**MOTION:** Vice-Chair Dexter  
**SECOND:** Mr. Oliver

**To adjourn.**

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<td>Aye</td>
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<td>Aye</td>
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Aye  Mr. Oliver
Aye  Mr. Pickett
Aye  Ms. Wasser

VOICE VOTE  7-0  Motion Carried