



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 **November 1, 2017** PUBLIC HEARING/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

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

OTHERS PRESENT: PETE SETARO, PB ENGINEERING CONSULTANT
 CYNTHIA WITMAN, PLANNING BOARD SECRETARY

TABLE OF CONTENTS	PAGE #
RIGHT HOMES RE-SUBDIVISION	2-4
BELLEFIELD INN/ST. ANDREWS PROPERTY	4-24
NITAHARA, LANCE AND KELLI 5 ROGERS PL	24-25
BAYVIEW CONTRACTING	25-28
EMPIRE AUTO SOLUTIONS	28-29
CREEK PARK MOBILE HOME PARK	29

CONTINUED PUBLIC HEARING:

RIGHT HOMES RE-SUBDIVISION

3 lot Re-Subdivision-lot (#16-46)
Location: Reservoir Road, Staatsburg
Grid#: 6167-04-732397, 706377 and 714426

Chairman Dupree: Good evening everyone and welcome to the November 1st meeting of the Hyde Park Planning Board. Please take note of all the exits around the room in case of emergency and now join us as we salute the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

Thank you. The first item on the agenda this evening is a continued public hearing for Right Homes. The applicants are seeking to revise lot lines for a formerly approved 3 lot subdivision. It's been changed. Just today we received some new plans via email. To correct...the cover sheet. Mr. Martin is here tonight, do you want to make a presentation Ernie?

Mr. Martin: Good evening. As a result of the last public hearing, there were some concerns about where we had proposed to move the common driveway. After that meeting, I spoke to the client and said, let's bring the location of that driveway and that access back to where it was on the original subdivision that was approved some 7 or 8 years ago. The only change that we are doing, we are changing some of the lot lines for Lot 1 and 2. We're trying in part to follow some of the existing stonewalls. We feel that a physical barrier makes good neighbors. Number two, on Lot 3, the geometric shape of Lot 3 is not changing, however we're planning on taking the house area and the septic area and moving that closer to the road. So that will require a new septic design which has been completed. There is an existing well that is located to the back of the property. I didn't realize it but the Chairman did and Stanley confirmed that it was in fact drilled many years ago and he just didn't tell me. All that being said, we're going to use the existing well, the house area will be towards the front and the septic area as well.

Chairman Dupree: Just for everyone's reference, this is the area where the existing well is, so there will just be a line to go down to where the house is.

Mr. Martin: Yes and we show that on the second sheet.

Chairman Dupree: Thank you for cleaning up the paperwork. Let's go to consultants first, Mr. Setaro any comments?

Mr. Setaro: Well, we just got a new map today. We only had a couple of very small comments about adding a note about if there's ever going to be a change in the future with the driveways that they would have to come back to the Planning Board because we had a concern on the one there. Then, just to clean up the map to try and clarify the lot lines because there is a lot of stuff going on with the stone walls etc., etc. Talking to Ernie in the hall, he said he made those changes. I just didn't get a chance to look at it. I'm sure it's fine. If there's something that we need before we do Conditional, then I'll let his office know. Our office just had a few minor comments before.

Chairman Dupree: Great. So for everyone else's benefit: the original driveway is around here, with the new house, there'll be a foreshortened little swing off and the common drive remains much the same for the two locations. In addition, in the new plan that was submitted today, there was permanently preserved open space in the Central Hudson easement, which you can't do because they have the right to clear cut that whenever they want to, so that was removed as well. I believe what Mr. Martin was saying was that a lot of the open space follows the borders of some existing stone walls and stone areas, so there is a more clear delineation for anyone who is walking the site. Of note, in the original open space that was originally approved and is back here now, there is an existing old kind of drive that was originally proposed to be a driveway to the house. That is no longer being proposed. Again, it's just a single 3-way common driveway, but one will be much shorter than what it used to be and this is permanent open space. Also to clarify the applicant's attorney confirmed that they could not find any of the restrictive covenants for the restricted open space areas. It could be that they were never filed, but also he may have copies that are archived in off-site storage areas, so as a condition we'll be looking to make sure Victoria or George will be reviewing. Let me start to my left any comments?

Mr. Pickett: I think they've made all the changes that we've requested, including those of the public comments that we've had in the past, so I think we're good to go.

Ms. Dexter: I would agree with that. I'm happy to hear you're using that existing well. It makes a lot more sense with the lot lines aligned with the stone walls, it will be beautiful.

Ms. DiNapoli: I'm glad we're finally nearing the end, but I'm sure no more than you are. Thank you.

Chairman Dupree: I notice that some neighbors are here tonight. Would anyone like to speak about the application? *Hearing none.* Then at this point, I think that we can close the public hearing and consider taking action at the next meeting. Assuming that that sounds okay to you Mr. Setaro, you haven't really had a chance to review it. I looked pretty closely.

Mr. Setaro: Victoria has a few things with some legal documents, but I don't think it's anything that couldn't be conditioned.

Chairman Dupree: As I said, there is a note, I think its note 12 on the coversheet that refers to their needing site plan approval which would not be the case unless you were proposing two-family, which is allowed in this district but requires site plan, but otherwise it would just be subdivision approval. I think you can just change that to just approval by the Planning Board.

Mr. Martin: I think that was a note that was a residual from the previous.

Chairman Dupree: Could be, anything else? Then may I get a motion to close the public hearing?

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To close the public hearing for Right Homes Re-Subdivision.

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Weiser
Aye	Mr. Murphey
Aye	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE 7-0 Motion Carried

The applicant was placed on the agenda for November 15, 2017.

NEW PUBLIC HEARING:

BELLEFIELD INN/ST. ANDREWS PROPERTY

Site Plan Approval-Hotel (#2017-4)

Location: Albany Post Road

Grid#: 6163-01-131849

Chairman Dupree: The next item on the agenda is a new public hearing for what is being titled The Bellefield Inn. This is going to be a sort of Marriott Residence Inn maybe with a different title. They'll be using the reservation system. The site is located directly opposite the Culinary Institute. Just for the record, today, members of the Board and the applicant's team had the change to walk the site. For the one member who did not make the visit, it was interesting and fun, but I think actually it will be better to go back because the corners of the building will be staked out and you'll have the center lines of the road staked out and you'll have the location of the sewage treatment plant proposed as well. In the meantime, let me turn it over to the applicants. Lady and gentlemen.

Mr. Boudreau: Thank you very much. My name is Larry Boudreau of the Chazen Companies. I'm going to go through the PowerPoint that we have prepared for the project, kind of a general scope, so the public can see that. First I wanted to thank the Board for all their help because I went through all the submittals that I had and in our directory and I think I have about 20. That includes progress sets that we pitched to you, you reviewed it, looked at it and it really helped us through this process. Planning Board submittals, very responsive and we turned around as quick as we could so it's not like we're just having a public hearing, we really worked hard to get to this point, both sides and we want to thank you for your leadership and support.

Chairman Dupree: I'm blushing, but thank you as well. I'd like to point out that this is how the process works at its best. It's when we have early meetings like this to kind of give you general ideas and we waited to have the public hearing until we had a really firm idea of where we're going with the project now. I know that this is a late change owing to the DOH issues and your septic, but I think from our perspective

from the walk it looks like it's going to be a better project by going ahead and having the central sewer system designed and implemented now. It's going to make the rest of the development go much more easily. I sent an email, I think to Ms. Van Tuyl and I think most of you just saying that we're going to do a courtesy recirculation tonight. Not for lead agency, we've already declared, just to make certain that they're aware of the magnitude of the change because it's not anything huge from the general public's perception of what they're going to see, but it is somewhat bigger in terms of what hoops you have to go through with DEC to get your SPDES permit, etc., etc. because it's a much bigger system that's being designed.

Mr. Boudreau: And we do agree we're happy with the direction and we're moving as fast as we can to make that happen.

Chairman Dupree: As long as I'm being Chip and Dale, I'd like to say thank you again to the Shaner Group because you've been incredibly responsive on architecture and I kind of want to share something with you. Scenic Hudson had called, they often review projects for us and they normally don't comment on architecture, but he was going to with the first set, then we digitally shared with him the newest plan and he was like 'oh, good, no comments'. This is a positive feature. Mr. Boudreau, back to you.

Mr. Boudreau: I want to introduce who's here. To my right with Bellefield, Tom Mulroy, Joe Gaudio and Mike Oates. To my left is Jennifer Van Tuyl, the council for the project, to her left is Bill Hoy, with Shaner and then Chris LaPorta with Chazen.

Mr. Boudreau reviewed a brief PowerPoint presentation of the proposed project and approved concept plan for the St. Andrews PUD. He indicated that they are currently under review with DOT and making another submission to them the following day. He reviewed the main intersection, with sidewalks on both sides of the drive and crossings at both the north and south of the intersection.

Mr. Boudreau: Again, this just shows the level of work that we have really been working on with Pete's office and the planners and we're just about there. In the landscape plan, we specifically looked at this area here, making a trail connection from here (*corner of W. Dorsey and Rte. 9*) up into the hotel sidewalk area and then this landscaping here, which is fairly thin, we'll look to add some plantings here and a little bit over here because it's fairly light in existing vegetation (*toward W. Dorsey and Rte. 9*).

Mr. Boudreau described the lighting fixtures, which are 20 feet in the parking area and 12 feet along the road to the hotel. The Chairman reminded them that they should be submitting a narrative on why they want us to relax the standard for the height of the lighting fixtures. The new location of the sewage treatment plant was shown off the northern Route 9 access. Mr. Boudreau described the area with a group of Sycamore trees and a natural berm for screening. He highlighted the future trail development on the site. The Chairman pointed out that the emergency access road off of West Dorsey does not actually feed directly into the parking area, but has been redesigned.

Mr. Hoy: Good evening. Thank you. Again, I'd like to echo Larry's comments and thank you Michael for the great endorsement. That's always great and it's been

pleasure working with everybody here on the Board. We really worked hard to get to a design that is very community orientated. That ties into the whole Hyde Park architecture as well as the CIA, it reflects that a little bit. Again, I want to thank everybody for their comments. At the Shaner Corporation, we're very pleased with this design also. Just for statistics, this is a 5 story hotel, 133 rooms. It's called an extended stay product where we have patrons, guests staying typically 2-3 nights. So they are a studio concept that has a full kitchen, a studio sitting area and a bedroom. Either in a studio or a one bedroom design. It's based off of Marriott's Residence Inn, on the prototype. We have got a project here that Marriott recognizes is a very special area, so they're not holding us to strictly the standard design from the exterior as well as the interior, but what makes sense for the community in Hyde Park. Which we're very pleased about. The project has 133 rooms, which I mentioned, 96,300 square feet total with an indoor pool, 3,400 square feet of meeting space that is all divided up, some board rooms, some small meeting areas. Hopefully it will be used for the community, with the meeting space. So the elevation you're looking at is the east elevation, so when guests arrive they go into the porte-cochere, which is in the center of the building. The west elevation is the one that the majority of the community will see on the Rte. 9 side and as you will notice, we took in a lot of great suggestions. I think this back porch area is a major hit with everybody. It accommodates the private rooms as well as the public and it can act as a pick up point for people to come through. As you see on the elevations we really tried to incorporate the FDR fieldstone, the red brick from across the street and some subtle details, such as the quoins and the dentils up on top to match in. The scale is trying to work to a point to break the mass of the building down. It's just not a straight façade, it undulates. *Mr. Hoy references the a few angled renderings of the hotel pointing out specific amenities and the views from the upper rooms.* As the plan shows the meeting room on the north end of the building and the pool is on the south side. With the central entrance area, a large open area, we're looking at bringing in some concepts relating to food. The Residence Inn offers a free breakfast buffet and also an evening reception by the GM. Some of the thoughts we were talking about right up front was really take advantage of where we are and have display cooking for not just waffles, but more of a presentation and in the evening the possibility to have display cooking and do entrees or small GM reception food. Take advantage of maybe employing some students. We're working through some of these details right now and looking at some of the branding. We have a branding meeting coming up in two weeks to talk about these ideas and how we'd like to approach and take advantage of where we are.

Chairman Dupree: I'll just point out real quickly for members of the public, there won't be a restaurant per se...this isn't open to the public. The applicants are looking to construct a second hotel in a nearby vicinity at some point in the future. That would be more of a boutique hotel and that would likely have a restaurant or a restaurant attached to it. River Market or something like it.

Mr. Hoy: Absolutely.

Chairman Dupree: And just so you know Mr. Hoy, the CIA has student clubs that have different themes and you might want to talk to the students about that. You name it, they've got it over there.

Mr. Hoy: A lot of potential, a lot of great potential. I think the guests would love it. This is a typical floor plan. Four floors essentially like this with guest rooms and

again the top floors with the views. Again a variety of different room shapes to match into the architecture. Every room has an entry area with a kitchen with a sitting area and either a double, double or a king size bed and a full bath.

Chairman Dupree: Any questions for Mr. Hoy? I didn't think so. It seems anticlimactic, but we've been working on this so much and I think you've satisfied, in terms of the architecture, the layout, the design, the landscaping, the lighting and everything that the Board has asked for and is in the Code to be required. Mr. Setaro any comments?

Mr. Setaro: We got a submission last week and we didn't have much of an opportunity to look at the plan set itself, but we've been working closely with Chazen's office and we'll work through any small things that we have there. They have to work with all of the outside agencies, the Health Department, the Department of Transportation and those will be the longer approvals. We did look at the EAF and we issued a memo today with some minor comments in it. The EAF was primarily revised because of the relocation of the wastewater treatment plant. One of the questions that we had was whether any of your previous reports on threatened and endangered species or archeological...whether those had covered the area that is now going to be the wastewater treatment plant?

Mr. Boudreau: They did.

Mr. Setaro: So you just have to go clarify that. Minor things and I know we're going to talk about a resolution tonight to circulate the revised form to the involved agencies, but other than that we'll work through some of the engineering items, I don't foresee anything being an issue.

Chairman Dupree: I don't either at this point. I should point out as well. Today on the site visit, there is an older two story structure that we could see in the distance...it's not part of this application, by that I mean, it's not in the area of disturbance that's proposed, but Mr. Mulroy was discussing maybe trying to keep it there, maybe reutilize it, etc. I just wanted to point out that in a response to a prior memo that the structure could have been built between 1880 and 1920, it's not listed on the state registry of national historic places, so it's just up to you how you want to use that. You can refine that as you go further. The design is not usual for water towers of that time period over here, it's actually a California style, go figure. Also, we still have not received a response from the Fire Department. I'll make sure that we contact them, but I do want to point out that I got a verbal okay from the Fire Chief that they're okay with everything. As long as I'm bringing that up, I'd just like to point out that we had a hotel approved, which has lapsed, for the CIA across the highway and that was also a five story hotel. One of the things we learned there is that even though the Fire Department does not have a ladder truck that will go up to the fifth floor and actually shoot, there are other ways to mitigate for fire safety. Those include sprinklering the attic, adding on additional stairwells and I know all of those are being incorporated in this, so that's why they seem to be okay. We will get a formal response from them at some point. We're still waiting on DEC responses and that may be delayed because of the change here. We had the email you forwarded to us. You seem to be okay, I should put that in the record.

Mr. Boudreau: SHPO, we had comments from them that we need to get back out. We submitted to DOH today, requesting a full confirmation letter once we get that back, we'll send that into DEC for a SPEDES permit. They'll get it back to us and tell us the level of quality we need to treat to at the wastewater treatment plant. We're already assuming it's going to be the highest, so we're moving forward with the design because these guys want it done.

Chairman Dupree: We'd all like to see it done too. Again, for the record, I want to make sure the people in the audience and television audience understand that once... since it's illegal to tell you how we're going to vote...assuming that they get their approvals, once their through this Board, there is actually going to be a considerable time to go through the other agencies. DEC it may take you awhile to get through for your SPDES permit, this would be a permit for septic disposal. I think you at one point suggested maybe a year. I'm hoping not that long, we'll see.

Mr. Boudreau: Yeah, we're hopeful...spring.

Chairman Dupree: Good. If there is anything we can do to hasten that along, let me know.

The Chairman called for comments from the Board.

Ms. DiNapoli: I think I am very pleased with the latest rendition that you submitted. I agree I think we've come a long way in a very short period of time. I look forward to it. On today's walk, all I kept saying to Larry when we started was show me where I'm putting my rocking chair and he did, so I'm very happy with that. A couple of things from the site walk that kind of surprised me, when you look on the paper and you're trying to figure a 150' setback and then you go and you stand there...it's not as far back as I thought. One of the concerns was the noise from the road. I don't know your plans for mitigating some of the noise, like windows or insulation.

Mr. Hoy: The windows will be a product that will be non-operable. Typically when we have a highway like this, we try to go that direction. They'll be an inch insulated glass in there, so that will really be tight.

Ms. DiNapoli: I was also surprised at looking at the other side at how much further the entrance is onto the property from where the hotel was. On paper it doesn't look that far, but maybe because we were walking it today...which is nice, it allows you to meander to get to the hotel, that was very appreciative to see. I look forward to just moving this right along. Thank you.

Mr. Oliver: I'd like to thank the applicant. It has been a pleasure to work with you thus far. How speedily you've turned everything around and taking our comments, it's much appreciated. I think that this is going to be a staple project for Hyde Park and it's going to bring great things to our community and I'm really looking forward to it. I think that site walk today really helped with figuring out where the new sewage plant is going to be and I agree I think it's a better option for the site, so thank you very much.

Ms. Dexter: I'll echo my colleague's thoughts on the process and how well it's gone. I'm sorry I was not able to make the site walk today, but I understand that I will have another opportunity and that there will be stakes and I can bring my own rocking chair and try it out. My question, I think it just kind of hit me that with the relocation of the septic to the north, is, are there any additional opportunities for extra landscaping now between the hotel and the road because there was going to be that mini barn...if there are any other opportunities to increase?

Mr. Boudreau: Yes, we talked about that today on the site walk and I told the Board that I'm going to give it a first shot here and get it back to you. I'll do it the same way, I'll get it done and send it back to you and get your thoughts. We're going to try to introduce more evergreen trees to help soften it up.

Ms. Dexter: Okay, because I think that will go a long way to buffer the road noise.

Mr. Boudreau: It was surprising to see that there's not much there. All the stuff that's there, we're going to take down. It's highly invasive plant material.

Ms. Dexter: It's just one big vine-fest over there.

Mr. Boudreau: We're going to clean it up.

Ms. Dexter: I was just going to ask, once the site is marked, just tell me what the rules are as far as being able to walk it.

Mr. Boudreau: It will be marked tomorrow.

Chairman Dupree: I should note that this is not an invitation to the general public to walk the site. This is only for the Planning Board who had permission from the site owners, just to remind everybody.

Mr. Pickett: The past work we had with regards to the site plan, the presentations, reviews, changes and everything, you've been excellent. You've been very responsive. We had a good site walk today and I think you seem very knowledgeable about the site and the plans and I think you answered every question that I heard asked. I think we're really good to go.

Mr. Murphey: I'm impressed with the speed with which this is coming along and I'm very much in favor and the less red tape we can get through the happier it makes me. Today's site walk was kind of informative. That probably was a pasture but that was a long, long, long time ago. I think the hotel is going to make that site beautiful and it's not too lovely right now, so I'm all for it.

Chairman Dupree: I noticed that the pad for the tractor is now staying where it is.

Mr. Mulroy: There are no plans to move that right now.

Chairman Dupree: I spoke to Ms. Moss and I just want to remind you that a covered bridge would be a structure the way our Code is written. It would need a variance if it's in the 150 feet. I know Ms. Van Tuyl keeps rewriting what variances you're going

to need because you need less now that you're not having the sewage treatment plant where it was proposed, etc.

Ms. Weiser: I echo my colleague's sentiments and I thank you for the thorough, informative site walk today. It was really wonderful to get a sense of the buildings we're going to work within the site itself. It felt like it was coming to life, so thank you so much.

MOTION: Ms. DiNapoli

SECOND: Ms. Dexter

To open the public hearing on the site plan for the Inn at Bellefield/St. Andrews Property.

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Weiser
Aye	Mr. Murphey
Aye	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE 7-0 Motion Carried

Chairman Dupree: I'm just going to go through the names that were written to come up and speak and it doesn't matter if you didn't sign in, you're still welcome to speak once these people are done. The first person would be Don Minichino.

Mr. Minichino: Good evening everyone, my name is Don Minichino, 110 Mill St. Poughkeepsie, New York. I'm the director of business attraction for Think Dutchess Alliance for Business, the County's official economic development agency. I just want to say a few things about this project. We're very excited on a County level to see a hotel of this caliber and economic impact being considered here in Hyde Park and here in the County. It's not that often that a project like this comes by that will help us to capture a lot of the dollars that do unfortunately leave the area, because we don't have a hotel of this caliber here in Dutchess County. This is going to help convert 'day trips' into 'stay trips'. There is a huge economic impact over 10 years that's estimated around 634 million dollars. Just from the first year alone, it's estimated to attract 60,000 visitors, at a spend of a little bit more than 4 million and that's just in the first year alone. Additionally it's going to help us attract conferences and other large events that we currently lose to Counties outside of the region as well. The economic impact of a project like this is very great and we lend our support behind it 100%.

Mr. Gates: Hi, good evening Board. My name is Brian Gates. I'm senior vice president for Hudson Valley Economic Development and I'm very happy to be here tonight to talk on behalf of this great project. I do have a letter I'll submit, but let me briefly paraphrase because my colleague went over some of the numbers already. As this hotel vision becomes a reality. Today the Hudson Valley is an economic leader in

NYS with millions of tourists pouring into the region. Many of whom are visiting Dutchess County and enjoying all the area has to offer. This is why this hotel project, proposed at Bellefield at Hyde Park property represents an excellent opportunity for Dutchess County and its local businesses as well as its many institutions of higher learning. To have an outstanding facility in the local area that will better complement and support the growing hotel and events based needs for the influx of visitors as well as the residents. So given the fact that the projected 10 year combined operation and visitor spending is 634 million, going to generate 4 million to Dutchess County in their first year alone and many other economic benefits to the local area. HVEDC strongly supports this important economic development project. Thank you. It really looks like a wonderful project and we look forward to working with the Town.

Chairman Dupree: Thank you. I hope you'll have ample opportunity in the future because this is just the first sub-phase of a very large project.

Ms. Vrba: Mary Kay Vrba. Good evening everyone. Thank you so much for this opportunity to come. We're very excited on the tourism level to have this property here in Hyde Park because it fills a gap that has been lacking. One of our challenges has been that most of our hotel rooms have been in the southern part of the County, but most of our major attractors are in the Hyde Park area and north so we have this kind of disconnect. So this will be very good for our visitors who will be coming in. We have over 4.7 million visitors that have come to this County and they have spent over 468 million dollars. We employ over 10,000 people so this hotel will totally add to that economic impact, particularly we have some great opportunities now with Stewart Airport developing the international market and us being so close to NYC. This will be a great gateway into northern Dutchess as well. Within a five hour drive we have 44 million people to attract here so we need more hotel rooms for them to stay, because we all know when they stay overnight they spend more money. Particularly for the group tour market, so if we can have our motor coaches stay in the area, every time they stay overnight they add about \$15,000 to the economy. So we think this property will really add...to the lack of availability that we have right now that will attract more visitors here. They'll stay longer which will be a win-win situation for all of us here in the County. Thank you for your hard work that you're doing on this project and we hope that it will move forward and anything that we can do to help it with DEC, etc. just let us know.

Chairman Dupree: I'll add that 3 of us, the longest serving here, have been up here more than 12 years. In the initial SEQR review that was done on the entire project we heard data...12 year old data...we hear that if a person spends the night, they wind up spending up to \$145-175 directly in your community, because of spending the night there. So we know what advantages it will bring to Hyde Park. Also in addition, everyone should know that there is a 485 B exemption, so that the full taxable value of the hotel will take about 10 years from start to finish before you'll be feeling all of the full tax effects in the community. In the meantime, you'll have ancillary benefits from people who come and spend money each day.

Mr. Summers: Hi Josh Summers. I didn't bring my passport from Orange County, but the context of why I'm here today is that I've worked with Mike Oates who is the managing partner of this project for more than 10 years and I've gotten to know Tom Mulroy over the last year. I am not currently a consultant on the project but I wanted

to talk a little bit about the regional significance of this. Of course the Governor's office has marked this as a project that is a priority project. My day job is president and CEO of Focus Media and we're one of the largest marketing and PR firms in the state outside of Manhattan and a lot of what we do is tourism and economic based. First off, what I see this Board doing in the pre-research and all the things you're doing before you get to this stage, I don't often see when I work on economic development projects and ushering through approvals, so that's really great to see. I'm sure your due diligence will make this the best project it can be. If you look at what's happening the region, Dutchess County is very hot. I won't give you a lecture on that with Mary Kay Vrba in the room, but certainly if you look at what's happening regionally with a 500 million dollar theme park and resort coming onboard...which I was the lobbyist and PR firm on. The new casino that's opening this first quarter. Woodbury Common with 13 million visitors. Hyde Park being this beautiful jewel of all of these destinations, most of which are walkable. This extended stay hotel is really going to make a significant difference in your capturing this new market share. I think it's really a great opportunity for Hyde Park and Dutchess County and for the region. I think once again, that the pre-work that you're doing will make this a great project. I appreciate the chance without the passport to come say a few words. Thanks so much.

Chairman Dupree: Thank you Mr. Summers. Anyone can speak at a public hearing. I just want to point that out. Anyone who has an interest in this and we don't set time limits either, no passports required here.

Mr. Brackett: Good evening members of the Planning Board. My name is Geoff Brackett. I'm Executive Vice President of Marist College and in that role I function as COO and I oversee many of the projects, including all of the construction projects that we've undergone over the last 7 years that I've been there. I wanted to just add to the chorus of support for this project. Marist alone has over 65,000 visits to campus every year and what we've found in our operations that we are at a severe deficit for hotel rooms in the region. I can tell you everything from visits of families coming to look at higher education, not only Marist but others in the region would benefit greatly from this. In addition, our own alumni population, our development office has found that our alumni who want to return to the region for their alumni weekends, often restrict themselves because they realize they don't want to stay in a hotel several miles away. Even in the beautiful County of Orange for example. Another factor at the college that would be well served for this type of population...we have 23 division I teams, which alone generate over 850 room nights per year with visiting teams. Currently many of them have to stay in Danbury because there are no facilities that are available. So there is an economic impact not only for those who are looking to return to this region as alumni, but as prospective students and active students. We wholeheartedly support this project and are very pleased to do whatever we can in support.

Chairman Dupree: Mr. Hoy, I hope you're absorbing all this because there really is a need for that other hotel.

Ms. Hinz-Shaffer: Kate Hinz-Shaffer, Maple Lane, Hyde Park. I have to say, that I don't think I've seen this many suits here in a really long time and it's nice that they're encouraged by your hard work that started the whole thing and that the developers

are following your suggestions. This thing has turned out very beautiful. Visually attractive, which is something that you guys sometimes have to fight tooth and nail to get other developers to understand how important visual attraction is to a development. So, yeah to you guys and to the people who...and also not only to mention the money that is coming into the area, but also the job opportunities that the continued phasing of this development will allow for our local people. I think is fantastic, so yeah.

Chairman Dupree: I do want to point out that at the very beginning I mentioned to the applicants that architecture would be the biggest hurdle and I wanted to get over it as fast as possible. That's why we keep complimenting Mr. Hoy, because they took every comment we made pretty seriously and what you see up here is somewhat similar, but very different in other ways from what was originally proposed. Mr. Oliver and Ms. Weiser get full credit for really doing some refinements that were very specific. They came up with a design that you see right now. It's less busy. When I was at the site walk today, I noticed that the dentil detail is actually on Roth Hall at the CIA and it is not on the Marriott and when I liked at them combined, I thought, it's missing it...but, we've got it! And what's really nice, to borrow from Ms. Weiser's comments, since this is now creating more or less a new gateway into Hyde Park, it's going to be nice to have two pillars that will anchor you as you drive up. Both Roth Hall and the Marriott at the Culinary Institute, plus this one. I think it's going to be a very elegant entrance. The last thing before I keep taking public comment, to note is, Hyde Park is actually in the center of the Hudson Valley great estates. If you take a look at the distance between Hyde Park and Lyndhurst down to the south and Hyde Park to Olana up to the north, we really are in the center. We're hoping this hotel will actually be more than just a stay spot for 3 days. That people could stay here for 4 or 5, take advantage of seeing all of the Historic sites and still keep coming back to one location where they would spend the night and spend their money, as we keep saying.

Mr. Dinsmore: My name is Steve Dinsmore. I'm the president of Choice Words, we do grant writing and public relations. I must confess that I'm another carpet bagger from Orange County, but I go back with these folks some years when they were first attempting to get an ESD grant for the project. I've worked with Mike and Tom for the last 3 years and I just have to pass along just how professional...and I think you've realized and seen just how professional they are at all levels. In terms of development teams they are top notch. They deliver on their promises which is probably reassuring for a change. But from my perspective, I kind of do a lot of work throughout several counties in the Hudson Valley and we're called upon to ask the state to support good economic development initiatives. Honestly over the last seven years, I haven't seen many that are on par with this one and I think that's reflected in the fact that the regional council has twice named it a priority project, which really means it goes beyond a county interest project. It's a project that the whole region wants to see happen. In particular it lines up with the regional desire to promote tourism, but also to create a destination hotel and other people have talked about that. The need in this region for nice stay over, extended stay hotels is critical, especially to support a tourism community like yours. I mean you've got a community here that draws millions of people, but they come and they go. I think you recognize the need to keep them here, going to your restaurants, spending their money, visiting your sites and I think this project does that and it's full build out will do that even more. It will be a place to be proud of. It will be a community unto itself. I want to leave you with one

other perspective which goes way back, more than I care to admit. Back 25 or so years ago, when I was an editor with Taconic Press and the Hyde Park Townsman covered a bold plan for across the street from the CIA. Remember that, Ferdinand Metz, I think it was and then 15 years ago another bold plan...I guess the point is that you finally have a bold plan that's going to happen and I think it should be embraced as I think you are doing.

Ms. Waldstein-Hart: Good Evening. I get to wear two hats here. One hat is, I sat here, what 12 years ago, more than that when I was the Chairperson of the Hyde Park Corridor Committee. At that time, we did some planning studies and we looked at some of the issues that Hyde Park is still dealing with and we became very excited about a couple of things that we all know needed to happen. And that was infill of our commercial district, that was a sewer treatment plant that would allow for commercial development and it was also a hotel that could accommodate bus and tour groups. We did all the same numbers about how much benefit we would get if people stayed overnight and we looked at all the wonderful things we had in Hyde Park. We actually did something called Walk Hyde Park and we wore yellow t-shirts and walked down the street. Maybe Diane remembers that. We started the whole initiative to connect trails so it's really wonderful for me personally to be back here many years later, after the iterations that you've all talked about to see a great plan that's ready to be put into action. Promoted by professional folks who know what they're doing and have spent the time doing it. And to see a really well developed, professional Planning Board that makes Hyde Park proud, so thank you for that. We're all excited to see what happens. Then I get to jump over and wear another hat, as Executive Director of the Walkway Over the Hudson and of course we're big tourism cheerleaders. We have about 500,000 people coming every year to the Walkway. We have Mary Kay traveling around the world and we've got HVEDC trying to attract people here. They don't stay at the Walkway forever and we don't care. They have about a 2 hour visit, but we love to see them stay in the area and if there isn't a first class hotel that encourages them to stay...the folks are coming in for parents' weekend for Marist, the Culinary students that are graduating every 4 months, they go to Kingston or they go down to Fishkill, there's someplace else that they stay. In the near term this hotel will bring that development and bring that benefit to us. Not to get too far ahead of ourselves, but we're hoping that other parts of the plan progress and the sewage treatment, some of the residences and some of the other commercial will just continue to bring benefits. As part of the Walkway we really support this plan and we really think it's going to be yet another great asset in the Hudson Valley. Thank you for your hard work and good luck with the proceedings as we go forward.

Chairman Dupree: Thank you. I'd like to point out that there's still plans for our trail system to connect all the way to the Walkway and it'd be really nice if we could get people staying at the hotel to be able to go down to the Walkway and back. It's a wonderful walk. Part of it would be along the river. It's a very exciting and nice thing for guests to be able to do and keep them here a little bit longer.

Anyone else care to speak about this application from the public? There you go...as a reminder, Ms. Piraino-Buko served on this Board for several years and was Vice Chair for much of that time.

Ms. Piraino-Buko: Another reminder, I'm also known as the Rock-lady in the town of Hyde Park, before I became the vegetable lady in the village of Hyde Park. There is probably no one in this room other than Pete and myself that have sat here and discussed this property as well as a lot of development on the properties here in Hyde Park. The comments I have are positive in nature because of the hotel and what that will bring. The comments I have are directly related to the EAF and the site plan itself and because of the venue and the people that turned out tonight, I don't know if I feel that this the right time to talk about that.

Chairman Dupree: We're probably going to adjourn the public hearing to a later date. The applicants are coming pretty much every two weeks, that's how we've got to this point. You've been here. It's unlikely, because they've got a lot of other coordination to do with other agencies, etc., that we would keep holding the public hearing open every two weeks, so you're welcome to submit them in writing anytime or as you know or you can spill your guts tonight.

Ms. Piraino-Buko: No, I do plan on submitting them in writing. I do want to cover a couple of things as you move forward so you don't get so far ahead, that when the comments do come, it's too late. Annie is from this area, she knows that property. I'm intimate with that property for everybody's information, I grew up on Luty Drive when it was a private road and a dirt road, before the Town adopted it. This is my stomping ground. I know this property, so you're really going to have to prove a lot to me to show me how you're going to see the Hudson River, but that's just a side comment. I know we have the software available, I don't know what it is, but I'd love to see on these plans, there was a very nice pictorial of the land itself, but I'd like to see the proposed building on that. I do want to apologize that I have not been into the Planning Board Office to scrutinize elevations. The site, I know what 150 feet looks like and it's a very small distance, just as a comment.

Chairman Dupree: There is a sight analysis, side sight analysis, so you would have a chance to see what the building looks like if you are facing north along Route 9. Through the sections and you might be able to see the Hudson from the fifth floor.

Ms. Piraino-Buko: No, I don't think so and I'll tell you why.

Ms. Dexter: They did a thing with a drone and they did show at the level of the 5th floor and you could see over a little bit of the river.

Chairman Dupree: It's facing north, not facing directly west across the way, but facing north, you will have views of the river.

Ms. Piraino-Buko: Okay, that would be in between the housing over at the Culinary.

Chairman Dupree: Over the housing, yes.

Ms. Piraino-Buko: Anyway, my comments are that it is a 338 acre parcel and I don't understand why we have such a mammoth structure. Those are the words I heard in the conversations here. Five stories is enormous and what I'd like for us to consider the long term effects of something on an elevated parcel. For example, are the rock outcroppings going to be blasted so that this building is closer to the roadway level or

are we talking about looking at the Empire State Building as we go north on Route 9? A clear example of what the Marriott Residence is that most people are not aware of is that there is a Marriott Residence Inn in front of the IBM plant on the South Road in Poughkeepsie. I take that road to go down to the river to the IBM plant, that's not where the clock tower is, these are the most northern buildings of the IBM site and that is a three story Marriott that is overwhelming as you come up the hill to exit as you approach Route 9. So if you would like to add a couple of stories to that and put it on the elevations of West Dorsey Lane, I find that very intimidating. These are just comments that I would like the Board and Pete, some of them will be directed toward the engineering part. I'm very specific because I've looked at plans so I apologize for taking a lot of time. The other part is the stone walls. I said I was the rock lady. I know this property and I know there used to be stone walls all the way down West Dorsey Lane and before Route 9 was widened, on the Route 9 side there were stone walls all the way up and they also had to relocate a mile marker. That was relocated because of that. So, one of the challenges that I heard earlier when the EAF was being talked about, I can't remember if it was item #25 or item #6 because I didn't transcribe my notes until tonight, was that this walk would take place with the Planning Board and you would look at stone walls and review possible reuse of those walls and I really don't feel that that's even a question. I think it should be a requirement and we ought to be seeing more stone walls on this property, on the entire parcel. Up Route 9 to keep in sync with the rest of Hyde Park.

Chairman Dupree: It is required, but it's not required to have the stone walls line Route 9. The requirement is that the applicants undertake as much diligence as they can to...most of the walls that we've seen there and we've walked the site as well, are rubble walls, we'd call them now. They used to be dry stacked but now they're kind of rubbly. The applicants have proposed stone walls right along here on this side and the material, much of it will be reutilized from rock that's on site. The other item, just before we go on to answer a couple of other questions. The building height: that was reviewed as part of the original concept approval. Unless there is new information, it would be very difficult for this Board to go against what was already approved by a Town Board and they approved a 5 story building. That's why I mentioned that the Fire Department had not weighed in yet on it, but we also as I said had approved a 5 story building across the way on the CIA site and I believe at least some of what's guiding my ability to judge this is that you already have some massive buildings at the CIA site and so you're going to have one more here. I should add that the 5 stories that's shown there was supposed to be over here. This was a 3 story building so we're looking at the visual impacts of it moving...it's essentially moving 2 extra stories across the way, that's all.

Ms. Piraino-Buko: I still hold on the comment.

Chairman Dupree: It's just how I'm thinking personally.

Ms. Piraino-Buko: The stone walls line Route 9, not the interior of the property and in keeping with the esthetics of Hyde Park and after I listened to the woman who presented the Hyde Park Initiative, I believe that we should use what she said and that is that Hyde Park already has the elements and we should incorporate them into what our vision is and what we want to see. The other comment is that this is a one shot deal, once it's built, it's done. So we have to live with it, okay. As with some other

properties...not as with because Marriott is a multi-million dollar business, I don't suspect or expect that it would fail, but the rest of the project could be impacted based on other projects in town so I think that that gives us more reason to focus on this spot. I've heard it over and over from this Board, that this will define Hyde Park, we will see it, so I'm just reiterating what I've been hearing and I'm very serious about that and for future use. The comment on the five stories and the other buildings at the Culinary, they're at a much lower elevation than West Dorsey Lane. Also, that it would set the standard and expectations for future development in Hyde Park. I think that it's a little too institutional looking still. It's not very inviting as a hotel and I'm entitled to my opinion, so that's my comment on that. I did hear a lot of conversation from the Board on different materials and I'm not saying we need to start all over again, but the brick is really too 'bricky' for a 5 story structure in the Town of Hyde Park. I still feel that based on the acreage it should have been better spread throughout the property. I don't know if this is a separate piece or parcel of the 338 acres, so it's not really 338 acres we're talking about when we address this hotel, but I'm pretty sure it's not. It's a separate parcel I believe.

Chairman Dupree: This is all one parcel, this is proposed to be a separate parcel. It's actually 339 to be technical and much of the site if you want to show a bigger version of the overall concept plan is not usable.

Ms. Piraino-Buko: I realize that.

Chairman Dupree: So this entire area, Larry used the term DEC regulated wetlands, I believe that they're not mapped, but they're treated as those they are. The area in the original proposal, there was supposed to be a golf course back here, so this area is left for passive recreation and even though this will be a community into itself as Mr. Dinsmore said. There are trails and linkages, that's why we talked about how important they are. There are trails that will link you, ultimately I hope, to trails across the way so you could actually them travel on Farm Lane between the two presidential historic sites, or three I should say. That's why while this may look big there, in the context of what's approved this is a pretty large amount of commercial area. I believe what was approved was a 1,050,000 square feet of commercial. That commercial wasn't all retail, it was office and work and live above some of the retail that was planned in through there. In other words to me when you're just seeing this...and I understand this looks plenty large and it does tower over Dorsey so to speak. There's actually a 250 foot buffer right there, that's required by our Code and a 150 along this way for structures and that's why Mr. Boudreau mentioned adding some landscaping here and there, some landscaping along here to screen the residential uses from the site as well as in through here...again we don't want to occlude the view. As you drive up, we want to see...oh there's my hotel. At the same time we don't want it to be bare. It needs to have a, I believe what the Code requires is it to have a park-like environment around it. Think of trees that are limbed up and not all brushy so that you can see through up to the site.

Ms. Piraino-Buko: Okay. So then onto the parking spaces and sizes. I don't know if this still holds true but we used to have something to that affect in the Hyde Park Code, but then there was the state ADA regulations. There was a difference between parking sizes that we would be able to request in site plans versus what the state regulated size was and I don't know what...

Chairman Dupree: Ours are 9' x 18' and that's also okay for an ADA parking stall but the area next to it has to obviously be open.

Ms. Piraino-Buko: Okay. I do know that some of the parking that we have instituted in the Town of Hyde Park in our plazas is inadequate for the normal sized person to get out of their car and I just want that to be publicly known. I don't think it isn't known, I think it's a shame actually.

Chairman Dupree: As you know all we do is enforce what's written. That would have to be an actual change in the Code.

Ms. Piraino-Buko: Well, we used to have two sizes. Hyde Park and state, so I don't know if that's changed.

Chairman Dupree: When we approved Mavis for the Town Center North site we discovered some of their parking was 9' X 18' and others were 10' x 20' so they'll now be all standard. I think that may be what you're talking about, there used to be different sizes.

Ms. Piraino-Buko: I don't know about the different, but I would like the bigger because there will be a lot of traffic in there. In the EAF there was a note about the noise and when we were going to allow the noise and construction to take place, but I was just wondering if that contradicts Town Code and why we would deviate from that.

Chairman Dupree: So as part of the mitigation that was envisioned, from the original plan, they are not allowed to do construction...the Town Code would be 6 in the morning until 9 pm and the Town Code for noise is what would "disturb a reasonable person." I can tell you that it's not really much enforceable...

Ms. Piraino-Buko: I thought it was 8 am, sorry.

Chairman Dupree: No, it's really early. The applicants are working up a noise mitigation plan. Also if there's blasting, they'll have to fulfill several protocols to answer, I hope a couple of questions as well or comments. The area that they've chosen for the hotel is relatively...I don't want to say all flat because it's not, it's higher over here then it slopes down and then it slopes up deeply over here. So there will be cut and fill, but this area is fairly well suited, only in my opinion, to a structure and a parking area in through there. Again, they'll have to do more fill over here and then it doesn't really drop down steeply until right over there and right up here and like I said then there's a big steep increase at one point along the way. One of the reasons why this development is so concentrated in this one area is because as you go north in the center of the site you start having really dramatic, like 25% grade increases so to avoid massive cutting and filling of that area, those areas were left intact and not proposed for any development on them either. That's why everything is shifted into the central area.

Ms. Piraino-Buko: I think it was a dairy farm, it just came to me. I forgot to mention that earlier because the buildings that are still there were that and it was a butcher, a

slaughter house structure. Okay, the name Bellefield bothers me because it's not in the location of Bellefield. Just a comment, a person comment. We already have a Bellefield. And the phasing portion, I think that needs to be more clearly documented on this project because there's been a lot of applications that never go through and this is an enormous project, probably the biggest project if it does go through, that we've ever had in Hyde Park, because everything else has fallen through. The mail delivery subject from the last meeting, on a private road it does not happen. I did try to get in touch with the post master to confirm that and that's generally why there's a cluster of mailboxes on the end of any private road, that's as far as they're committed to go. During the development of the housing that's something that needs to be considered.

Chairman Dupree: Not just the housing.

Ms. Piraino-Buko: Well, I caught that on the housing piece. Anything that's going to be adopted by the Town that should be considered ahead of time. I have no idea how I'm going to transcribe these notes in the future. Let's see, bus stop, that was my other thing that I observe as I travel Route 9 at a minimum of twice a day from here for 10 miles south, we have no adequate bus stops. That's something that we probably want to bring up with DOT, County whoever's in charge of that, because those are the folks that are hanging out on my Hyde Park Visual Environment volunteers who very painfully every couple of years repair...with their groceries, with their bags with their carts and this site is just going to be another one of them that needs some covered seating for buses. I know there was a discussion about internal buses going through the site, but that doesn't preclude the...

Chairman Dupree: This is not the County Loop Bus system. That is not going to go on private roads. It would be Cynthia Ruiz of the Dutchess County...

Ms. Piraino-Buko: It stops now, outside this, right here at the corner...

Chairman Dupree: May I point out that the County Loop system will stop for anyone anywhere along the highway. All you have to do is be on the Route and wave your hand is what we're saying. If you're saying that the applicants should be putting a bus stop there or some kind of covered shelter?

Ms. Piraino-Buko: No, I'm just saying as we progress there already is a bus stop there and people stand there and there are designated bus stops along Route 9, they recently put up these little signs, which I just noticed, but there's no place for anyone to stop and wait for that bus so naturally there're going to be sitting around so it's just something to consider with the volume of people that you intend on busing or taking a different bus or mode of transportation to this site and to other sites. I'm not saying it's this applicant, I am saying it should be taken up with the state or the county.

Chairman Dupree: It would be Cynthia Ruiz of the County. That's who you take it up with and it wouldn't be the applicants, because it wouldn't be on their property it would be on DOT right of way.

Ms. Piraino-Buko: I think it would be Hyde Park's obligation to contact...

Chairman Dupree: Then you need to bring that up with the Town Board.

Ms. Piraino-Buko: Whatever. It's on record now so wherever it should be brought up. The lighting should be consistent throughout the site for future planning for those residential areas in the back, so the standard light that was just like a baluster type lamp would probably not be esthetically pleasing as that housing is developed or proposed. On the plans there were two lights. One was for the parking lot and one was for Route 9.

Chairman Dupree: Not of the Route 9 view, that's the pedestrian lighting along the sidewalk, that's at 12 feet.

Ms. Piraino-Buko: All I'm saying is for future esthetic and for future residents and also for the people that are traveling down or live off of West Dorsey Lane, it would be nice to have some kind of consistency there instead of having...

Chairman Dupree: We've already told that to the applicants that what they set will be standards throughout the site.

Ms. Piraino-Buko: I was wondering if all the outcroppings, if all the rock is going to be removed on West Dorsey, is that going to be blasted out.

Chairman Dupree: You'll need to take a look at the plans. No, it's not all going to be taken out.

Ms. Piraino-Buko: That's it's for now.

Chairman Dupree: Most of the development is central and goes along the north south spine. It doesn't go deep into the site. What's proposed closest to Dorsey would be in the rear or the far eastern part of the site, which would be housing. That's what currently on the approved concept plan. That may change. By the way, phasing is something that we've been discussing. It's kind of hard to nail down right now, just because of the market. As you're aware, some housing is coming back right now, but there doesn't seem to be a demand for single family or for large. It seems to be rental and smaller footprint housing. I know they're meeting constantly with realtors to discuss what kind of housing might go back there at some point.

Ms. Piraino-Buko: Understood, but as things develop or progress...there's well it was approved in 19whatever, it was approved in 2005, it was approved in 2007 and that is the standard that we really don't need to have to face in the future as I've already indicated with the failed developments here in Hyde Park.

Chairman Dupree: As you know we can't bind the hands of future Planning Boards. If they say we hate those lights and we want something...then that's the way it's going to be, but we're trying our best, I'll put it that way.

Ms. Piraino-Buko: I know you are. Thank you. That's all I have for now.

Chairman Dupree: Any other comments from the public? Ms. Van Tuyl do you want to approach back up again? So if I can summarize this portion of the public hearing, the first 8 speakers were all speaking in favor, particularly because of the economic

impacts of a hotel in the area in general and to the County. And amongst Ms. Piraino-Buko's comments were items such as: the architecture, seeing less stone, looking less institutional, look at the size and spaces in parking, making sure we look into what the mail delivery on private roads is going to be, consider a bus stop, which I think would be the Town Board discussing that with the county Transportation Department. Making sure that the lighting styles are consistent, which we can certainly add notes to the plan for an approval and maybe adding more stone walls along 9. I should add that under our Code a stone wall is a structure and that would require a variance. I will also point out that even though it sounds nice to put it along Route 9, there is a drainage swale that basically starts at the beginning by Dorsey and goes all the way up. It would be very difficult to put a stone wall with DOT approval in what I believe is an area for drainage. It is something that the Board can consider. Any comments from the Board based on the public comment tonight, before we move to adjourn this? When would you like to have us adjourn to? We were thinking of 2 months, but that wouldn't preclude you from coming back in every 2 weeks if you want to speak to us and work through things, but we didn't know if it would be helpful to have public comment throughout that time period.

Ms. Van Tuyl: We definitely want to keep coming to the Board every 2 weeks and work through all of this.

Chairman Dupree: You're welcome, but what about the public hearing. A month, two months?

Mr. Boudreau: The first response was two weeks, but I guess you don't want...

Chairman Dupree: If you want us to keep opening the public hearing, we can, that's just up to you, seriously.

Ms. Van Tuyl: Well, you're going to be recirculating to the agencies immediately so how about if we continue the public hearing in 1 month?

Chairman Dupree: Great, so that would be December the 6th. May I get a motion to continue the public hearing to December 6th?

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To adjourn the public hearing on the site plan for the Inn at Bellefield/St. Andrews Property to December 6, 2017.

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Weiser
Aye	Mr. Murphey
Aye	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE 7-0 Motion Carried

Chairman Dupree: Great. If there is anything in the meantime that you need, particularly with landscaping...And Mr. Mulroy, think about what you want to do because I don't want there to be a need for another variance later, one for that covered bridge. If you want to propose it, propose it.

Ms. Van Tuyl: We would like to be on the agenda in two weeks though and we are trying to nail down the list of variances, so we'll be contacting the Zoning Board.

Chairman Dupree: I am remiss, I told you to get that started early and now because of what happened with DOH and the septic, that would have been stupid because you don't need to go for all of those. That's what I was saying, I think the covered bridge idea is nice in theory but it requires a variance. That's up to you guys, it just adds time, that's all. Once they start adding more and more, then it takes them a little time, like it does us.
Anything else for tonight?

**RESOLUTION TO CIRCULATE REVISED ENVIRONMENTAL
ASSESSMENT FORM TO INVOLVED AGENCIES**

ST. ANDREW'S AT HISTORIC HYDE PARK (now known as Bellefield)

Date: November 1, 2017

Moved By: Mr. Pickett

Resolution: #2017-04B

Seconded By: Mr. Murphey

WHEREAS, the applicant, T-Rex Hyde Park Owner LLC, has submitted an application for subdivision and final development plan approval for Subphase 1-A of the approved Concept Plan for the St. Andrew's Planned Unit Development ("PUD"), consisting of a 5-story, 133 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no.6163-01-131849 (the "Project"); and

WHEREAS, the Project relates to final development plan approvals for the first sub-phase of the St. Andrew's mixed use PUD, which includes, without limitation, a residential area in the central portion of a 339 acre project site (the "Site"), and a pedestrian-oriented mixed use center in the western portion of the site designed with new urbanism principles that includes a variety of uses, including hotel, restaurant, retail shops, cafes, offices and in-village housing, all located within a walkable setting; a number of park areas in the Village Center together with a market square, and a plaza that would be the focus for activity in the mixed use center; a total of ten miles of trails and five miles of sidewalks throughout the project, linking various components of the development with the Town's trail system; with open space constituting approximately 200 acres or

58% of the Site (the entire development project being identified as the “St. Andrew’s PUD,” or “the Proposed Action”); and

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

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

WHEREAS, the Concept Plan for the St. Andrew’s PUD was approved by the Town Board on August 29, 2007; and

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

WHEREAS, the Town Board, having completed the SEQRA review of the St. Andrew’s PUD and having granted all approvals within its jurisdiction, has ceased to be an involved agency and has informally expressed its consent to a reestablishment of lead agency, and the service of the Planning Board as lead agency for the Proposed Action; and

WHEREAS, the Planning Board has jurisdiction to review final development plan applications for all proposed development on the St. Andrew’s (now known as Bellefield) site; and

WHEREAS, on September 6, 2017, the Planning Board declared its intent to serve as lead agency relating to the Proposed Action, including ongoing final development plan approvals for the PUD development, which shall include appropriate supplemental SEQRA review of proposed project applications and will include determinations of whether any proposed Project changes may result in any significant adverse environmental impacts beyond what was reviewed by the Town Board in the FEIS and subsequent SEQRA Findings Statements; and

WHEREAS, the Planning Board declared itself lead agency on October 18, 2017 after receiving no objections from other involved agencies to circulation of its intent; and

WHEREAS, the applicant has subsequently modified the Project to eliminate a proposed septic disposal system for the hotel and construct in its place the first phase of a modular wastewater treatment plant; and

WHEREAS, the applicant has submitted a revised Full Environmental Assessment Form (the "Revised EAF") for the Project dated October 26, 2017 in connection with the modified Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby directs its Secretary to provide all involved agencies with a copy of the Revised EAF for comment.

Chairman Dupree amended on the dais for the above to read, "all involved agencies", seconded by Mr. Murphey.

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Mr. Murphey
Aye	Mr. Oliver
Aye	Mr. Pickett
Aye	Ms. Weiser

VOICE VOTE 7-Aye 0-Nay Motion Carried

OTHER BUSINESS:

NITAHARA, LANCE and KELLI

Site Plan Waiver- one story addition (#2017-48)
Location: 5 Rogers Place
Grid#: 6064-08-908926

**Kelli Kristina and Lance Daniel Nitahara
6064-08-908926
5 Rogers Place
SITE PLAN Waiver
*Town Code Section 108-9.4 C 2***

**November 1, 2017
Resolution #: 2017-48**

**Moved By: Ms. Weiser
Seconded By: Mr. Murphey**

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Lance Nitahara, for an addition in the rear of the single family home requiring a building permit, and,

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

Whereas, the applicant is proposing to construct a basement, master suite, deck and interior alterations in rear of the home, and

Whereas, the applicant has obtained a variance from the Zoning Board of Appeals for the new construction, and

Whereas, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, and

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

THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the building permit received by the building department and per the request to the planning board dated October 26, 2017.

Aye Mr. Pickett
Aye Mr. Murphey
Aye Ms. Dexter
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Ms. Wiser
Aye Mr. Dupree

VOICE VOTE 7-Aye 0-Nay Motion Carried

BAYVIEW CONTRACTING

Sign Permit Recommendation Wall & Projecting (2017-47)
Location: 4302 Albany Post Road
Grid#: 6065-04-904064

Chairman Dupree: The next item on the agenda is a sign permit recommendation for both a wall and a projecting sign for Bayview Contracting. This will be going onto the site of 4302 Albany Post Road. For people who've been here awhile and remember that is where you used to see Elite Property Management, Green Oak Florist and Gaffney's.

Ms. Hinz-Shaffer: Kate Hinz-Shaffer with Riverwood Signs. We submitted a couple of variations and finally came up with something that I hope works. He's, from what I heard, going to have a showroom here.

Chairman Dupree: That's what the sign says.

Ms. Hinz-Shaffer: Only on the wall sign. I didn't think it was necessary to reiterate and this is quite a large wall sign. That being said it would be nice if I could work with him and maybe help spruce up the front of this building a little bit. Unfortunately the photo I clipped of the internet is not representative of what it looks like now and I erroneously wrote that there was red trim on the building in my letter. There is not red trim on the building. It is sort of a cream colored trim, however unity of design for the sign is nearly impossible to accomplish when you're dealing with the neighboring building. The best I could come up with was the color scheme.

Chairman Dupree: I just want to say thank you for writing the narrative to submit. We have a recommendation from Tad because it is Code compliant. She was convinced by your narrative on design unity. It's very specific in the Code, when we change the signs it can be done through a combination of color, font, similar shapes, etc. I'll just point out that when I looked closely at the sign, I thought I wish you could just have the small inner sign that has the removed corners.

Ms. Hinz-Shaffer: Oh, you did say that? I put that on there.

Chairman Dupree: I liked it. I thought it was really nice.

Ms. Hinz-Shaffer: After I looked at it awhile, I thought it looked like a razor blade, but I'm okay with it. *Laughter.* We'll be working with him on and off.

Chairman Dupree: It would be nice to spruce up the outside. Any comments from the Board? *There were none.*

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**BAYVIEW CONTRACTING
4300 Albany Post Road
Projecting Sign
Parcel 6065-04-904064**

Date: November 1, 2017

Moved By: Ms. DiNapoli

Resolution: #2017-47

Seconded By: Ms. Dexter

WHEREAS, Riverwood Signs by DANDEV Designs, Inc. has been granted permission by Osterhoudt Electric Inc., to apply for signage associated with a new tenant, Bayview Contracting, and

WHEREAS, a complete submittal of an application to install a new projecting bracket and sign of 12 square feet, and

WHEREAS, the sign has been designed to be code compliant; now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Bayview Contracting projecting sign, based on the drawing by Riverwood Signs latest revision date 10/18/2017 and received on 10/31/2017.

Aye Mr. Dupree
Aye Ms. Dexter
Aye Mr. Pickett
Aye Ms. Weiser
Aye Mr. Oliver
Aye Mr. Murphey
Aye Ms. DiNapoli

VOICE VOTE 7-Aye 0-Nay Motion Carried

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Bayview Contracting
4300 Albany Post Road
Wall Sign
Parcel 6065-04-904064**

Date: November 1, 2017

Moved By: Ms. DiNapoli

Resolution: #2017-47A

Seconded By: Mr. Oliver

WHEREAS, Riverwood Signs by DANDEV Designs, Inc. has been granted permission by Osterhoudt Electric Inc., to apply for signage associated with a new tenant, Bayview Contracting, and

WHEREAS, a complete submittal of an application to install a new down lit wall sign of 32 square feet, and

WHEREAS, the sign has been designed to be code compliant; now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Bayview Contracting wall sign, based on the drawing by Riverwood Signs latest revision date: 10/17/2017 and submitted by email on 10/31/2017.

Aye Mr. Dupree
Aye Ms. Dexter
Aye Mr. Pickett
Aye Ms. Weiser
Aye Mr. Oliver
Aye Mr. Murphey
Aye Ms. DiNapoli

Voice Vote 7-Aye 0-Nay Motion Carried

EMPIRE AUTO SOLUTIONS

Sign Permit Recommendation Free Standing (2017-49)
Location: 4960 Albany Post Road, Staatsburg, NY 12580
Grid#: 6066-02-889749

Chairman Dupree: The next item on the agenda is Empire Auto Solutions. The applicants are also seeking a sign permit recommendation for a free standing sign. The sign, we've all had a chance to look at it. It's actually pretty attractive. This is where Brady Motors used to be. The site owner kept the license to sell used vehicles up to date. When we met the Empire Auto Solutions owner, he said he does intend on coming back in at some point in the spring. He'd like to pave instead of the gravel. Interestingly, he not only sells used vehicles, he also has a fleet of livery cars. They'll be stored there as well. I think they're hybrid vehicles that are both electric and fuel.

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**EMPIRE AUTO SOLUTIONS
4960 Albany Post Road
Free Standing
Parcel 6066-02-889749**

Date: November 1, 2017

Moved By: Mr. Oliver

Resolution: #2017-49

Seconded By: Ms. Dexter

WHEREAS, Timely Signs of Kingston, Inc. has been granted permission by Michael Hoffmann, to apply for signage associated with Empire Auto Solutions, and

WHEREAS, a complete submittal of an application to alter the sign frame and install a new 20 square foot sign within the free standing sign, and

WHEREAS, the sign has been designed to be code compliant; now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for Empire Auto Solutions, based on the drawing by Timely Signs latest revision date: 10/30/2017.

Aye Mr. Dupree
Aye Ms. Dexter
Aye Mr. Pickett
Aye Ms. Weiser
Aye Mr. Oliver
Aye Mr. Murphey
Aye Ms. DiNapoli

Voice Vote 7 Aye 0 Nay Motion Carried

CREEK PARK MOBILE HOME PARK

Site Plan Amendment (#2017-41)
Location: 575 Creek Road, Poughkeepsie, NY 12601
Grid#: 6164-04-662146

MOTION: Ms. Dexter
SECOND: Mr. Murphey

To forward the Chairman’s letter recommending that the ZBA grant a variance to Creek Park Mobile Home Park.

Aye Mr. Dupree
Aye Ms. DiNapoli
Aye Ms. Dexter
Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 7-0 Motion Carried

MOTION: Mr. Murphey
SECOND: Ms. Dexter

To adjourn.

Aye Mr. Dupree
Aye Ms. DiNapoli
Aye Ms. Dexter

Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 7-0 0-Absent Motion Carried

Minutes approved at the December 20, 2017 Planning Board Meeting.

Formatted: Font: 12 pt, Italic

Motion: Mr. Murphey
Second: Mr. Oliver

Voice Vote 7-0 Motion Passed