



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"

DRAFT MINUTES OF THE JANUARY 15, 2020 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
LIZ AXELSON, PB CONSULTING PLANNER
CYNTHIA WITMAN, PB SECRETARY**

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Chairman Dupree: Good Evening everyone and welcome to the January 15th meeting of the Hyde Park Planning Board, our first of the year 2020. Please take note of exits around the room in case of mishap and now join me in saluting the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

WORKSHOP:

INN at BELLEFIELD/ST. ANDREWS PROPERTY

Site Plan Amendment Approval-Hotel (#2017-4)

Location: Albany Post Road

Grid#: 6163-01-010622

In Attendance:

Larry Boudreau, The Chazen Companies

Chairman Dupree: Thank you. The first item on the agenda is a Site Plan Amendment request for the Inn at Bellefield. This is the hotel that you've been seeing ground work prepared for across from the Culinary Institute on Route 9. There is no public hearing based on a recommendation by our Zoning Administrator. As you know, at the last meeting, Mr. Boudreau of Chazen, who's back tonight went through a variety of building changes that have been made. They're relatively...I won't say minor...there's the loss of the indoor pool, the loss of part of a conference area. I believe most of the Board, if not all agreed that the building is still striking in appearance. They were able to add four rooms which will add revenue to the site, that was all sort of thrilling. The major issues discussed were the location of a transformer and generator, along with some screening because we think they could possibly be visible from Route 9 as well as from guests. The generator has been relocated to an area to the southwest corner of the building. The transformer stayed the same, but it's much shorter and our recommendation is included in the resolution. Tad and I discussed that the screening that was proposed there, the small shrubs were *caryopteris*, common name is 'blue mist Spirea', they don't seem to do very well in this area, so Mr. Boudreau said that Chazen would agree to replace them with something a little hardier. Plus *caryopteris* losses its leaves in the winter and its screening capacity during that time. That's a quick summation, Larry do you want to jump right in?

Mr. Boudreau: No, that's perfect. The other thing I would add is that I asked the MEP for cut sheets on the generator. The benefit here is that it's natural gas fired, unlike diesel, which we have at the WWTP, which has a storage tank underneath the generator which really pushes it high up. Unlike that, the one for the hotel is gas, so its height is 5 ½ feet instead of 8 ½-9 feet. It's 11 X 4 X 51/2 feet, I have a cut sheet by Kohler, here if anybody would like to look at it.

Chairman Dupree: I think if you could just submit that to Cynthia, it could become part of the record. Another item I forgot to mention...we have a resolution prepared tonight to accommodate the changes for the Board to review, but there is a discrepancy...there was a refuse box enclosure with a storage unit added to it. It went from 16 feet wide to 24 feet 8 inches wide and we're trying to figure out, based on the plans how there was no loss of a parking stall because at the same time it didn't look like the parking area had grown any. We have that as a condition to resolve that.

Mr. Boudreau: Yeah, the scale was wrong and that's why it didn't scale right and you caught it, Pete caught it, everybody caught it.

Chairman Dupree: Well it meant that the parking stalls would be 5 feet wide, which would be for little, bitty cars.

Ms. Polidoro: Well the question is, once you correct it, did it change the layout?

Mr. Boudreau: We picked the spaces to the east, moved east a little bit, on the street side. We had the room to do it. The other thing on that, Liz sent out the difference between what's being proposed now versus what was approved. What is being proposed now is from Marriott and it's CMU block faced with the same brick from the building, so it's much nicer.

Chairman Dupree: It's not really a big issue. When I saw it, I was like, they probably needed a storage area externally, because they probably had some inside that's now become part of a room or something. But it will be clad in the same red brick that's on the rest of the hotel. Liz do you have any comments?

Ms. Axelson: I'm assuming either a parking space has gone away or you scooched the area down.

Mr. Boudreau: We scooched.

Ms. Polidoro: We have a draft resolution prepared. It's longer than you probably feel it needs to be, but it's because it incorporates all of the prior conditions from the site plan and the 4 amendments.

Ms. Dexter: I'm happy you were able to find a place next to the building for the generator. I'm very happy about that.

Ms. DiNapoli: Always a pleasure to see you. One question, with the roof on the storage end, I know it supposedly slopes, but it's an awful lot like a flat roof.

Mr. Boudreau: You know I was looking at this this afternoon and it looks like the sides come up and this slopes toward the west.

Ms. DiNapoli: Can you make it slope a little bit more?

Chairman Dupree: The ‘no-flat roof’ is for, I believe, principal structures, not small accessory structures like this.

Ms. Polidoro: And it’s a standard that can be modified.

Chairman Dupree: By the Board, but this is really an accessory structure! It’s a very slight slope, I’ll agree.

Ms. Weiser: And there’s a parapet.

Mr. Boudreau: It’s sloping west to east. The drainage is pitched and goes into the storage area.

Chairman Dupree: It’s incorporated in the resolution that we’re waiving the public hearing by recommendation from Ms. Moss.

**Town of Hyde Park Planning Board
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RESOLUTION TO APPROVE A SITE PLAN AMENDMENT

The Inn at Bellefield

Date: January 15, 2020

Moved By: Vice Chair Dexter

Resolution: #2017-04K

Seconded By: Ms. DiNapoli

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

revised December 15, 2017, and architectural elevations prepared by ZHA Architects, dated September 6, 2017 (the “Approved Site Plan”); and

WHEREAS, on January 3, 2018, prior to granting conditional approval to the Conditionally Approved Site Plan, the Planning Board, serving as lead agency in a coordinated SEQRA review, adopted a negative declaration, determining that the Project would not result in any significant adverse environmental impacts and that a Supplemental Environmental Impact Statement would not be prepared (the “Negative Declaration”); and

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

WHEREAS, the applicant, T-Rex/Shaner Hyde Park Hotel, LLC, has submitted an application for amended final development plan approval for Subphase 1-A of the approved Concept Plan for the Project in order to: eliminate the indoor pool in the hotel, add four guest rooms, relocate a transformer and generator, add fencing and landscaping to screen mechanical equipment, revise building elevations and floor plans for the hotel, amend the dumpster enclosure, and add electric vehicle charging capabilities to eight parking spaces (the “Amended Project”); and

WHEREAS, the Amended Project is depicted on sheets AS.2 dated November 25, 2019, G001 dated June 30, 2017, last revised December 17, 2019 and C131, dated January 8, 2020 of a site plan entitled “Inn at Bellefield” prepared by Chazen Engineering and elevations and floor plans prepared by ZHA Architects, undated, received by the Planning Board on December 17, 2019 (the “Amended Site Plan Set”); and

WHEREAS, no other changes are proposed to the Approved Site Plan; and

WHEREAS, the applicant has submitted an Environmental Assessment Form for the Amended Project dated December 18, 2019; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern; and

WHEREAS, December 18, 2019, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to section 239-m of the General Municipal Law, which responded on January 2, 2020 that the Project is a matter of local concern; and

WHEREAS, pursuant to Section 108-9.4C of the Zoning Law, upon receipt of a recommendation from the Zoning Administrator that certain site plan review procedures should be waived, the Planning Board may determine that a public hearing is not necessary for an amendment to a site plan; and

WHEREAS, by letter dated December 20, 2019, the Zoning Administrator has recommended that the Planning Board consider not holding a public hearing for the Amended Project; and

WHEREAS, the Planning Board has considered the circumstances warranting the waiver of a public hearing for the Amended Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines to waive the public hearing for the Amended Project pursuant to Section 108-9.4C of the Zoning Law.

BE IT FURTHER RESOLVED, that the Planning Board hereby reaffirms its prior determination of significance, a negative declaration, adopted on January 3, 2018, determining that the Amended Project will not result in any significant adverse environmental impacts.

BE IT FURTHER RESOLVED that the Planning Board hereby approves the Amended Project and authorizes the Chair or his authorized designee to sign the Amended Site Plan Set after compliance with the following conditions:

- 1. Payment of all application fees and escrow for town consultants.**
- 2. Revision of Sheet G001 of the Amended Site Plan Set to include the following note: The Site Plan Set approved on January 3, 2018 and signed by the Chairperson on December 7, 2018 remains in effect except as modified herein.**
- 3. The amended Sheet G001 shall include the current owner's information and the correct tax grid number.**
- 4. Revision of the Amended Site Plan Set to correct the scale and to modify the area surrounding the proposed dumpster enclosure. The zoning table shall be updated to reflect any revision to coverage or number of parking spaces.**
- 5. Revision of the Amended Site Plan Set to replace the 'Dark Knight Bluebeard' *caryopteris* with an alternative acceptable to the zoning administrator.**

BE IT FURTHER RESOLVED that Building Permits shall not be issued until the following condition has been satisfied:

- 1. Receipt by the Zoning Administrator of proof of recording of the approved Declaration of Restrictions controlling activities in the designated Walton Roosevelt compound.**
- 2. Receipt by the Zoning Administrator of proof of recording of the approved Stormwater Easement and Maintenance Agreement with the Town.**
- 3. Approval by the Town Board of a performance guaranty in an amount approved by the Town Engineer and Planning Board in form, substance and manner of execution acceptable to the Town Attorney to secure the obligation to complete so much of the work listed in the estimate included in the July 26, 2019 memorandum from Town Engineer Peter Setaro, as determined necessary by the Town Highway Superintendent and NYS Department of Transportation, including a 2" compacted overlay, replacement of signal loops, sealing of existing cracks and other associated work listed in the estimate, on that portion of West Dorsey Lane between the WDCA and US Route 9 to the satisfaction of the Highway Superintendent and Department of Transportation, and posting of such bond.**

BE IT FURTHER RESOLVED, that the following general conditions apply to the use of West Dorsey Lane for construction of the hotel:

- 1. There shall be no deliveries from the east and the applicant shall advise all contractors, subcontractors, vendors and agents to approach the WDCA from Route 9.**
- 2. The applicant shall post and maintain a sign at the exit from the WDCA to West Dorsey Lane indicating NO left turn onto West Dorsey Lane eastbound from the construction entrance.**
- 3. There shall be no stockpiling of materials for the hotel until a building permit is issued for the hotel.**
- 4. There shall be no further improvements to the WDCA, including the removal of vegetation, rock, earth, etc., except as indicated on the approved Site Plan.**
- 5. The present authorization for use of the WDCA is limited to construction of the Project only, and use for construction of any future phases or sub-phases shall be considered as part of site plan review for such future**

phases or subphases by the Planning Board in consultation with the Highway Superintendent.

6. The applicant and its contractors shall ensure that the entrance to West Dorsey Lane from the Site is kept clean and free of dirt and dust at all times.
7. The WDCA shall be closed each night at the conclusion of work with a gate.
8. All applicable terms and conditions to the site plan approval shall continue to apply to usage of the WDCA with regard to maintenance and inspection, SWPPP inspections and compliance, safety and signage.
9. The applicant and its contractors shall be available to meet with the Town Highway Superintendent, Town Engineer and Town Zoning Administrator with 24 hours' notice to respond to any complaints or concerns.
10. Deleted.
11. Use of the WDCA shall cease within 18 months of issuance of the building permit for the hotel.
12. Deleted.
13. Deleted.

BE IF FURTHER RESOLVED that a Certificate of Occupancy for the Amended Project shall not be issued until the following conditions have been satisfied:

1. Receipt by the Zoning Administrator of proof of recording of an easement and maintenance agreement between the Applicant and DCWWA for access to the water mains.
2. Receipt by the Zoning Administrator of a written agreement between the Applicant and DCWWA to take ownership of the water mains serving the Project.
3. Receipt by the Zoning Administrator of a written agreement between the Applicant and DCWWA indicating DCWWA's willingness to take immediate or default ownership of the sewerage treatment facility if and when a Transportation Corporation is formed to serve the Project and a subsequent sub-phase.

4. Receipt by the Zoning Administrator of NYSDOT approval of completed Route 9 improvements for the northern and southern entrance drives in accordance with the approved road profiles.
5. Approval by the Town Engineer and Zoning Administrator of an as-built plan for the Site including infrastructure and volume calculations for the stormwater management detention facilities.
6. Completion of the work listed in the estimate included in the July 26, 2019 memorandum from Town Engineer Peter Setaro, as determined necessary by the Town Highway Superintendent and NYS Department of Transportation, including a 2" compacted overlay, replacement of signal loops, sealing of existing cracks and other associated work listed in the estimate, on that portion of West Dorsey Lane between the WDCA and US Route 9, to the satisfaction of the Highway Superintendent. In the event that completion of any portion of the work described in this paragraph is not possible solely because of seasonal closure of the asphalt plant, and the Applicant has satisfied all other conditions of CO Issuance, the CO shall be issued based on the previously filed performance security, and the Applicant shall complete such work as soon as the asphalt plant reopens. The extended time for performance based on closure of the asphalt plants shall in no event exceed six months from the issuance of the CO. The performance guaranty shall not be released until the Highway Superintendent and the Town Engineer have advised that the required work described herein has been satisfactorily completed.

BE IT FURTHER RESOLVED that the following General Conditions shall apply to all work performed pursuant to this Amended Site Plan approval:

1. All construction and site work shall comply with the SWPPP and with the SPDES General Permit for Stormwater Discharges from Construction Activity and shall be properly maintained in compliance with all permits.
2. All construction and site work shall comply with the Noise Mitigation Plan dated December 22, 2017.
3. Continued compliance with all commitments and representations set forth in the application and SEQRA record, including, without limitation, all voluntary measures for avoiding and minimizing environmental impacts contained in that record, unless explicitly modified or superseded by this resolution or by the approved Site Plan, and solely to the extent modified or superseded thereby.
4. This Site Plan approval covers only Sub-Phase 1-A of the St. Andrews PUD as described in the Site Plan, and any site disturbance or construction of

subsequent phases or sub-phases may proceed only after this Board has issued a Site Plan approval for that phase or sub-phase.

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

Mr. Boudreau: Just a little update here. We are getting very close to turning that section of the watermain to DCWWA from the tap on Route 9 to the Shaner hydrant. That's the first section that will be turned over and we're expecting that will be done in the next week or two. Then we'll test that remaining part and get that turned over by the spring. We're still moving out there.

Chairman Dupree: Am I at liberty to sort of discuss the schedule quickly, so the viewing audience will know? I believe one of the reasons we wanted to pass this tonight is that the Shaner Group is going to be presenting more detailed Building Plans to the Building Inspector sometime in February in the hope that they could pull the Building Permit to start construction sometime in April. That's why Victoria hinted that there are a couple of legal documents that are still required prior to issuance of the Building Permit, per this. I know those are probably underway. I think I can speak for the Board and the community to say we're all really excited to see this finally go vertical as you would say in your industry.

Mr. Boudreau: Yes, the pad site is ready for them.

BRIGHT DAYS CHILDCARE CENTER

Site Plan Approval (#2019-35)
Location: 4236 Albany Post Road
Grid#: 6064-02-958898

*In Attendance: Sarah Sullivan, Bright Day Childcare
Nevien Sidarous, Malcarne Contracting*

Chairman Dupree: The next item on the agenda is a continued workshop for Bright Days Childcare Center. The applicants are seeking Site Plan Approval to move a daycare operation into the building at 4236 Albany Post Road. This is

known to locals more familiarly as the Roe Building. Ms. Sidarous and Ms. Sullivan come on up. Since our last meeting, we had an offline meeting and Ms. Sullivan the owner and Ms. Sidarous have been working fastidiously to work with the DOH, I believe. Also to resolve what we need for a more complete review than what was initially presented, so you have a new submission that's a more formalized site plan. I believe Ms. Axelson is going to make some comments on that about what still needs to perhaps be included before we circulate, but we're getting closer. Also submitted was an estimate of vehicle trips at different times of the day based on the maximum number of children that would be allowed to stay there. They've also shown on the site plan, pedestrian walkways, one of the parking stalls has been removed for some landscaping and there are a number of other changes made as well. I'll turn it over to you. Do you want to summarize changes as well?

Ms. Sidarous: After our meeting, I revised the layout and I removed one of the parking spots and added some plantings. I researched the plantings and I put information regarding the plantings and showed what we're going to use and the frequency of it and a planting pattern. Aside from that, I know we talked about doing a blocking area so they can still use the entrance, so that it would block the upstairs, but we decided that they would close their door and the upstairs would be accessible through the entry and that would make things much easier on everybody. Outside of that, Liz contacted me this afternoon and sent these documents and I was reviewing them before I came. A lot of the questions in here, I can answer today and if there is anything else I can...

Chairman Dupree: You don't need to answer them here. What normally happens is that you'll submit a written response to each one so that the Board can review the responses. It's easier that way, plus it goes into the record more formally.

Ms. Sidarous: The issue I have with it is that a lot of what is asked is already on the drawings, so I wasn't sure if it was unclear. That was my question.

Ms. Axelson: Okay. My general take on this is that it's a reuse of the site, which is positive and it generally complies with the Town Center Historic District. A number of these things are intended to be plan revisions because we usually...for example, I have some comments where we need to know floor space, certain parts of the floor plan aren't labeled and some are. Let's see...I thought there was a school aged care program and I didn't know if there was a specific room or...

Ms. Sullivan: There is.

Ms. Axelson: Honestly, that's more of a question, the Board isn't going to approve where your classrooms are, but it would be helpful to have an answer to that. The other questions had to do with labeling things, like that the

parking spaces are 9 X 18, labeling the drive aisle widths...what's going to end up happening is that you'll have a site plan and the Board will eventually approve it and then they'll have a record of what is proposed and what is approved and then when you go to say stripe the parking, etc., it should conform to that.

Ms. Sidarous: I was asked to add a scale, which I did and I didn't realize that I would have to go and label every single item, but if that's what's needed I can.

Ms. Axelson: Well, no...let me give you an example and I'm going to suggest to the Board maybe some offline consultation would be good and we can kind of sit and go over these things, perhaps?

Chairman Dupree: That might be better for you and Ms. Sidarous to do that. We've had a couple of offline meetings.

Ms. Axelson: I'll just give you an example, typically on a Site Plan because the Zoning asked for 9 X 18 parking spaces, a Site Plan will usually show on one of the parking spaces 9 feet wide typical of 18 feet long typical, so there are ways to do that where you're just...

Ms. Sidarous: Can I add a note to the plan that all spaces are 9 X 18? Would that be acceptable?

Ms. Axelson: That's fine.

Chairman Dupree: That's acceptable. The reason why we're making this kind of an issue is that this is an old site and actually the Code originally required parking stalls to be at 10 X 20 and they've been reduced now, so we just want to make sure that they're coming into conformity.

Ms. Axelson: I think they are 9 X 18.

Chairman Dupree: I think so too because I think there's been an approval subsequent, but we want it labeled for record.

Ms. Axelson: The drive aisles are a little narrower than usual. I don't know that that's a problem because I don't believe that this is going to be a high traffic drive through site, but it would be helpful to have them labeled. It's also to some degree a protection for the property owner because there would be a record of the Board approving these narrower aisle widths too. Some of this is just documenting things and I'll just give you another example, we need a Zoning Table. That's something we always ask for.

Chairman Dupree: It's also required in the Code.

Ms. Axelson: It is, it's required in the Code.

Ms. Sidarous: What is a Zoning Table?

Ms. Axelson: Well, I've described it here and I do have a sample that I could email you, so we'll get that out to you. The point here is that you have a site that maybe what's on the site doesn't comply with Zoning since the site was built and you'll be able to say, this is the existing side-yard setback and you're going to show what is the requirement, what you have existing on the site and existing and proposed are going to be the site because you're not expanding the building. If you have something that doesn't meet the current building, it would be labeled as a pre-existing, non-complying condition and when the Board approves that, then you have a record that that's okay and that you didn't need a variance.

Ms. Sidarous: I didn't realize that I needed to do that because I'm not building anything outside of the existing envelope.

Ms. Axelson: I think with a lot of existing uses we try to document the Zoning and it is a requirement. Scale calculations, that's just another part of Zoning Requirements. Parking calculations, the same thing.

Ms. Polidoro: We couldn't assess parking calculations because it didn't have all of the square footage for all of the different uses...there's a dentist office and the other and they're not labeled what is what and how much space is dedicated to each.

Ms. Axelson: Right, so you might make a list.

Ms. Sidarous: They're not part of this project.

Chairman Dupree: No, but because they all share parking and our parking guidelines are based off of the square footage and the use., so say it's a doctor's or dentist's office and there's one dentist and 1 or 2 employees, then it will tell me how many spaces and the rest is based on square footage.

Ms. Axelson: So that we know you have enough parking spaces for all of the different uses.

Chairman Dupree: We're pretty sure you do, but it's supposed to be labeled as such.

Ms. Polidoro: That actually came up in August.

Ms. Axelson: Your landscaping, I can see you were trying to do some interesting things adding some to the parking lot, but it wasn't really clear what was existing and what was proposed.

Ms. Sidarous: I showed that very clearly. (*Inaudible...Ms. Sidarous often held the microphone too far away for it to pick up clearly*).

Ms. Axelson: That's why I was very specific in the landscaping plan comments. I don't think it's going to be a terrible lot to do. I'll give you an example, you have a hedge and it had some wording that said 'boxwood or equivalent' and the Board is going to want to know exactly what you're going to plant there.

Ms. Sidarous: Boxwood.

Ms. Axelson: Then it shouldn't say "or equivalent".

Ms. Sidarous: I put the specifications for boxwood. I had to research what grows in this climate and remains year-round because I don't want it to die.

Ms. Axelson: Yes, of course, of course. I think we can probably accomplish a lot with some offline consultation. I don't know if the Board has any questions about my comments at all?

Ms. Sidarous noted that in the pre-submission materials, she had already provided a licensed survey of the property, which was confirmed. She also noted that the exterior footprint pre and post will be the same. The Board agreed that an offline meeting between the applicant and Ms. Axelson would be helpful. Ms. Wasser stressed that the Site Plan elements that have been requested are required. Ms. Polidoro suggested that the applicants might want to hold off on any offline meetings with Ms. Axelson until they have more information from the Department of Health, so that they're not spending more money until they understand their position. The Chairman stated that at the last offline meeting, it was noted that the applicants were more or less proceeding at their own risk., because the flow, from the last letter we got from the Department of Behavioral and Community Health, the flow will exceed 1000 gallons per day of wastewater so they'll need an updated SPEDES Permit from the DEC. Ms. Axelson confirmed with the applicant that the current septic system is located under the parking lot in front of the building. The Chairman noted that back in August, Mr. Setaro discussed that the adequacy of the septic would need to be addressed with the DCDBCH.

Ms. Sidarous: The engineer, Timothy Ross and Joseph Malcarne are working with the DOH engineer to come to terms...questioning the pits and their locations...the issue is, this is a pre-existing condition, this is how it's been for decades and this building functioned as a laundromat before. I'm not sure

what else we need to do. I can't update it because I would need to destroy the parking lot and start fresh, so we're having a dialog with them to prove to them that this system is adequate and works.

Chairman Dupree: And again, as I understand it, you'll need to update the SPDES Permit as well.

Ms. Axelson noted that although the EAF Mapper showed that there was an area of archeological sensitivity on the property, she thought because there was no proposed site disturbance, that her Memo items 20 C & D could be ignored with regard to submitting to CRIS for review. Ms. Polidoro noted that although this appears to be a Type II action under SEQRA, it would still require review by DC Planning, but the plans need a little more information before they're complete enough to be sent there. The Chairman mentioned that the foot-candles for the proposed floodlight would need to be shown. The Board members agreed that an offline meeting is essential. Ms. Wasser noted that she'd like to see the metal fencing be coated with black vinyl and asked if the parking area was being repaved and restriped and Ms. Sidarous confirmed both. Mr. Pickett emphasized the need for bollards or curbing to protect the play area from traffic, possibly hidden in the planting areas. He also noted that snow storage areas are not indicated on the plans. In response to Ms. Sidarous comment that snow is stored where the dumpster location is indicated, Ms. Polidoro noted that they would need to show an alternate location for the dumpster for the winter months. The Chairman mentioned that the Code requires that trees be added to parking area green spaces. Finally, he noted that about 15 years ago, the Town entered into an agreement with the DOT called the Route 9 Access Management to encourage the development and use of service roads or parking lot interconnections, which in this case involves the potential use of the eastern portion of the involved lot for possible future use. That noted, the plan should include a note that this project does not impact any future access to this area by the DOT or governmental agency. The Chairman also highlighted the fact that this location is in a much higher commercial traffic area with a very tight design. He noted that when the plans are complete, they would also need to be sent to the DEC.

OTHER BUSINESS:

There was a brief discussion about the application status of two telecommunication towers, both of are not yet considered complete by the Zoning Administrator.

MOTION: Ms. DiNapoli

SECOND: Mr. Pickett

To authorize the Chairman to sign the 2020 Engagement Agreement for the engineering services of Bill Johnson, specifically for telecommunications facility site review.

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 0-Absent Motion Carried

MOTION: Vice-Chair Dexter
SECOND: Ms. Weiser

The Chairman noted that in the spring, the Dutchess County Planning Federation will have a presentation from Ken Kearney on affordable Housing that the Board may want to attend. He also stated that he would have Ms. Witman forward a copy of the Pattern for Progress executive summary on the region's growth and possible instability. Ms. Weiser noted that Hyde Park was featured in a NY Times real estate article today.

To Adjourn.

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 0-Absent Motion Carried