



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 AUGUST 19, 2020 PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT VIA LIVE STREAMED MEETING:

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

**MEMBERS ABSENT CHRISTOPHER OLIVER
 BRENT PICKETT**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
 LIZ AXELSON, PB CONSULTING PLANNER
 KATHLEEN MOSS, ZONING ADMINISTRATOR
 CYNTHIA WITMAN, PB SECRETARY
 COUNCILMAN KRUPNICK, TOWN WEBMASTER**

TABLE OF CONTENTS	PAGE
HYDE PARK TOWN CENTER NORTH-BLDGS. 3,4 & 5	2-6
DUTCHESS COUNTY BOCES LOT CONSOLIDATION	6-8
HYDE PARK TOWN CENTER-PARK PLAZA	8-26
ENCLAVE AT HYDE PARK	26-28
HUDSON VALLEY HOSPICE SIGN	28-31
DISCUSS LOCAL LAWS B, C & D OF 2020	31-33
EXECUTIVE SESSION	33-34

Chairman Dupree: Good evening everyone and welcome to the August 19th meeting of the Hyde Park Planning Board. As a reminder, this meeting is being conducted on the auspices of Executive Order 202.55 with the last update by Governor Andrew Cuomo to his original Executive Order, authorizing meetings of public officials to be conducted remotely. Before we go to the Pledge of Allegiance, may I confirm that each Planning Board Member is alone, or not subject to an influence on how you would vote by anybody else.

Chairman Dupree confirmed that each Board Member was alone.

Ms. Weiser: I am alone.

Ms. Wasser: I am alone.

Mr. Pickett: Absent

Mr. Oliver: Absent

Ms. DiNapoli: I am alone

Vice-Chair Dexter: I am alone.

Chairman Dupree: I'm alone.

PLEDGE OF ALLEGIANCE

Chairman Dupree: Thank you. Please join me as we salute the American flag.

The Chairman led the Pledge of Allegiance.

NEW PUBLIC HEARING:

HYDE PARK TOWN CENTER NORTH-BLDGS. 3, 4 & 5

Extension of Site Plan Deadlines for Construction (#16-15)

Location: 4272-4288 Albany Post Road

Grid #: 6065-04-933017

In Attendance via Zoom:

Kelly Libolt, KARC, Planning Consultants Inc.

Chairman Dupree: Thank you. The first item on the agenda is a new public hearing for Hyde Park Town Center North, for locals this will be known as where the new Mavis is, the Domino's Pizza, Emergency One, et cetera. May I get a motion to open the public hearing?

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To open the Public Hearing for Hyde Park Town Center North-Bldgs. 3, 4 & 5.

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

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

Chairman Dupree: Will everyone raise your hand and say, aye. Aye. No abstentions or nays. The motion carries unanimously. I believe Ms. Libolt will be coming in for this one. There we are. Hi Kelly.

Ms. Libolt: Okay, there we go. We're un-muted. How are you?

Chairman Dupree: We're good. So this is just an extension of time in which to complete substantial construction because the, I can't remember which building number, it's known as...

Ms. Libolt: The Feeds Plus and the Amish Market.

Chairman Dupree: Right. That building has not been redone yet. So first let me start with any comments from the Board, Ms. Weiser? Ms. DiNapoli? Yes, Diane.

Ms. DiNapoli: Kelly. It's nice to see you again. It's been a long time.

Ms. Libolt: You too, thank you.

Ms. DiNapoli: Yes. And these are just maintenance issues, since we're reviewing this. I know previously you have cleaned off the graffiti on the old Grand Union building, but it has come back. So I would ask that maintenance be continued to present the best foot forward. And also the plywood that's replacing a broken window. Can you just paint that plywood the color of the owning, the gray? So it doesn't stand out.

Ms. Libolt: I'll look at it and see. I drove by the other day, but I shouldn't have missed the plywood, but apparently, I did on the broken window, but I'll check.

Ms. DiNapoli: The plywood has been there for a while, but if it could just be painted, that would be great. And keeping in the spirit of maintenance and maintaining maintenance in the front, where you have the clock and where all of the grasses were planted. They look very overgrown and it just gives a very unkempt look.

Ms. Libolt: I actually saw that yesterday and I'll defer to the Chairman, but those types of plantings, that's actually, it's typical for them. I'm not a fan of those grasses because they do look very untidy. Chairman Dupree, I'll let you chime in if you'd like to, but they're the same grass that's on the plaza to the south and again, not a fan because they're very unruly. So other than pulling them out, I don't think that...

Ms. DiNapoli: You can't... you can see how much of a gardener I am... they can't be trimmed back?

Ms. Libolt: I don't know. I can check, but yeah, I don't think so because I think they'll die. I think that's the plant and I saw it yesterday, so I actually parked in front of it and saw what you saw.

Ms. DiNapoli: Yeah. Thanks.

Chairman Dupree: Ms. Wasser?

Ms. Wasser: I wanted to add, since we were out there walking, painting the concrete bases of the two lampposts right before the old Grand Union. They're concrete. Diane, I know that you pointed out to me yesterday and you didn't mention it, so I just want to make sure, if you're still interested in commenting on that.

Ms. DiNapoli: Absolutely. All lamp posts should be one color, black from top to bottom.

Ms. Libolt: We should, moving forward, and I agree with you by the way personally, but moving forward, I just have to make sure that they're always on the plan showing as painted black, but yes, we'll add that.

Ms. DiNapoli: Because the bottom parts aren't. Thanks so much, Kelly.

Ms. Libolt: You're welcome. Thank you.

Chairman Dupree: Vice-Chair Dexter?

Vice-Chair Dexter: No comments.

Chairman Dupree: I guess we're not going to take action tonight. Do you want this plywood painted before we end? Can I see nods or agreement or...Yes? Okay. And just, just to point out the grass that you're referring to, that bluish grass. That's the nature of it. It's flopsy mopsy as we used to call it in high gardener terms. Tad and I both have grown to be kind of both, not very fond of it, to be honest with you. And I think that maybe this is something that we probably shouldn't see so much of in the future, but at the time it was what, Mr. Boice, I believe it is, proposed. And I wasn't really that familiar with it. So I think we're kind of stuck with it for now, but if the applicants wanted to change that at some point in the future, as long as they talk to Tad and me, I don't think that would require a site plan amendment. Maybe we can neaten it up in the future because it does just fall over everywhere.

Ms. DiNapoli: Can I ask one more question? Could it also be that too much was planted? Can some of them be taken out? I mean I don't know, so that it's still like, there's no spaces, but it doesn't look so jammed in.

Chairman Dupree: When you're over-planting like that, to do a mass look, one of the things you're trying to do is you're trying to reduce the amount of weeding so that more plants inside cause less maintenance to go through. So that's why.

Ms. DiNapoli: Enough said.

Chairman Dupree: And that's why and in grass...

Ms. Libolt: We would have gladly done less.

Chairman Dupree: Yeah. As I say this was done so there wouldn't be bare spots in through there, if you recall. I know that in some of the landscaped beds that run parallel or that line, the North South access road, it looks as though the grasses have taken over from everything else. There was a mix of plants in there at one time, so we know it's aggressive, but that's really something we can address in the future. But, if I'm hearing correctly, what you'd like to do is have graffiti removed and the plywood painted sometime before the next meeting and you want us to take action at the next meeting? Yes?

Ms. DiNapoli: Yes and the plywood should be the same color as the awning, the gray. So it would give some order.

Ms. Libolt: We'll put that gray. I'm just concerned that if the Board doesn't take action and that approval lapses, are we...

Chairman Dupree: You're in process, so the approval, as long as we're...

Ms. Polidoro: It won't lapse.

Ms. Libolt: It won't lapse, okay.

Chairman Dupree: I was just going to say we're actually in a funny situation with another application. They were looking for an extension of which time to complete construction as well - these are townhouses. It's a really old application, Kelly and all their permits from DEC have lapsed, so instead of extending when there's no valid permits for them, we are holding the public hearing open on this for six months to give them time, to get everything through DEC. Because as long as it's in process, it won't expire.

Ms. Libolt: Understood. Okay. Very well.

Ms. Polidoro: Your request was timely.

Ms. Libolt: Thank you to Cynthia. Yes, I have to thank Cynthia for that.

Ms. Polidoro: Michael, we should confirm that there were no public comments and no one in the waiting room.

Chairman Dupree: I was just about to ask, but before I did Tad, do you have any comments? You're muted still. She motioned that she did not. Okay. Councilman Krupnick, was there anyone in the waiting room who wanted to speak about this?

Councilman Krupnick: No, there was no one in the waiting room.

Chairman Dupree: Okay. Thank you. Then. I guess what I'll do is ask for an adjournment to the September 2nd meeting. Kelly, would that give you time to slap some paint up?

Ms. Libolt: I think so. Yeah. It's just really paint. September 2nd?

Chairman Dupree: Yeah.

Ms. Libolt: Okay.

Chairman Dupree: May I get a motion to adjourn to September 2nd.

MOTION: Ms. Wasser

SECOND: Vice-Chair Dexter

To adjourn the Public Hearing for Hyde Park Town Center North-Bldgs. 3, 4 & 5 to September 2, 2020.

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

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

Chairman Dupree: Thank you. All in favor, please raise your hand and signify by saying aye. Aye. Any nays or abstentions? None. Motion carries unanimously. Thank you. We'll see you again in just a second.

Ms. Libolt: Perfect. Thank you.

Ms. Polidoro: Kelly, there's a 10-day waiting period after the hearing, because of this virtual meeting. So the extension will actually be granted in the middle of September.

Ms. Libolt: Okay. Very well. Thank you.

Chairman Dupree: Thank you.

CONTINUED PUBLIC HEARING:

DUTCHESS COUNTY BOCES LOT CONSOLIDATION

Minor Subdivision Lot-Line Alteration-4 lots into 1 lot (#2020-12)

Location: 97 Peach Rd., 5-49 Boces Rd., 574 & 578 Salt Point Tpk., Poughkeepsie, NY 12601

Grid #s: 6263-02-683567, -726558, -830538, -734630

In Attendance via Zoom:

Fred Wells, KG & D Architects LLC

Chairman Dupree: The next item on the agenda is a continued public hearing for Dutchess County BOCES. As reminder, the applicants are looking to consolidate four lots into one. So for amongst other reasons, they won't need a transportation corporation for a new water and sewer system. May I get a motion to reopen the public hearing?

MOTION: Ms. Weiser

SECOND: Ms. DiNapoli

To re-open the Public Hearing for Dutchess County BOCES Lot Consolidation.

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

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

Chairman Dupree: All in favor, please raise your hand and say aye. Aye. Motion carries unanimously. Mr. Wells, no new plans yet.

Mr. Wells: No, sorry. This will be a quick one. I'm still waiting to hear from my surveyor. Apparently, he had problems with a server crashing in a storm. Hopefully, we'll get something for you in the next meeting.

Chairman Dupree: Interestingly, that's actually, we've heard this before, but a completely different case, but the server crashed, I guess that was a really rough storm. Don't be sorry for us. We're sorry that we can't conclude this to go forward. So, are there any comments from the Board or Consultants? There being none, Councilman Krupnick, has anyone joined to speak publicly about this?

Councilman Krupnick: Nope.

Chairman Dupree: So may I get a motion to adjourn this public hearing out by two weeks, to September 2nd?

MOTION: Ms. DiNapoli
SECOND: Ms. Weiser

To adjourn the Public Hearing for Dutchess County BOCES Lot Consolidation to September 2, 2020.

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

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

Chairman Dupree: Thank you. Any further discussion? All in favor, please raise your hand and say aye. Aye. Motion carries unanimously. Thank you, Mr. Wells. We'll see you, I hope, in two weeks.

Mr. Wells: Alrighty. Thank you much. Take care.

WORKSHOP:

HYDE PARK TOWN CENTER-PARK PLAZA

Site Plan Amendment Approval (#2020-15)

Location: 4240-4260 Albany Post Road

Grid#: 6064-02-965956

In Attendance via Zoom:

Kelly Libolt, KARC, Planning Consultants Inc.
Nancy Forrest, GNS Group LTD

Chairman Dupree: Next item on the agenda is the biggest file we have for tonight. The biggest room for discussion. It's Hyde Park Town Center. This is what is called Park Plaza. The applicants, again represented by Ms. Libolt, have submitted plans to reface the primary structure. For residents, that would be where CVS and more recently, Williams Lumber are. As part of the refacing, also, there's going to be a relocation of the existing Mid-Hudson Regional Early Learning Center, which is behind CVS, over to where Williams used to be. And let me turn it over to Kelly.

Ms. Libolt: Thank you, Mr. Chairman. I think you probably did a very good summary of what we're doing. Again, this project, we've actually been discussing it, I think for almost a year, and that project being the architectural improvements and the changes to the building facade so that it more mimics the Plaza to the North, which I think has come out

quite nicely. We met with the Board, not the Board, we met with a small group, maybe a year and a half ago and presented some of the plans that we had envisioned for the improvements to the exterior of the Plaza. And based on that meeting, we left with some design changes. They mostly had to do with a cupola, some exterior improvements to the stone columns, some window changes and the signage. And so we went ahead and made those changes and again, you know, resubmitted in an informal fashion just to see if it met the spirit of the comments that we had received at the meeting, which I believe that it did. And then we decided to move ahead and submit this plan. In the interim, as many of you know, Williams Lumber unfortunately has left the Plaza and left the Town of Hyde Park and we had this empty space. We did receive information from Westchester Medical that they wanted to relocate into the Williams Lumber space and make some improvements to the interior of that space for them. At the same time we also had another tenant, that has a daycare that would like to occupy the Westchester space. So hopefully those two end units and anchor units will be filled. We're hoping to review the architecture with you tonight. Some of the changes that we made to the site plan; we added some additional landscaping on that main thoroughfare in front of the Plaza. I think years ago we took some of the landscaping out that's directly in front of the Plaza where the pedestrians walk, there's little planters there and so we added boxwoods back to that. We did add another playground, outdoor area for Westchester Medical, because they're now relocating to the south end of the parcel, which is behind the former Williams Lumber kind of storage shed that they had in the back and provided some crosswalks and so forth, for the children to safely go from this interior space to the exterior playground. That really is the summary of the improvements that we're proposing, so we're hoping to get your feedback today. I can tell you that these daycares, obviously with everything that's going on in the world today, daycares are very important, particularly with those who have, if you have school aged students, you'll understand the stress that we're all going through with school. So daycares are becoming increasingly important and both entities are very anxious to get moved into their space so that they can hopefully open up soon thereafter once schools open.

Chairman Dupree: Thank you. And we're delighted to see the expansion of a business. Before I go to the consultants, I have a couple of things to say. First, the plan, I believe that the Berger plan, I should say, not the architectural elevations, but the Berger plan appears to have a lot of older data layers on it. The notes to the right talk about McDonald's construction and septic. I think those probably need to be removed.

Ms. Libolt: Okay.

Chairman Dupree: I'll go into those later on, but it was very hard to read.

Ms. Libolt: Understood.

Chairman Dupree: I think we'll probably need a new parking chart to show what the parking is as the uses have changed since we last did that.

Ms. Libolt: Okay.

Chairman Dupree: Last, according to Ms. Moss, the back-then St. Francis Learning Center was classified as a medical use, so is this medical, educational or daycare? Mid-Hudson Regional, do you know how you would describe the use?

Ms. Libolt: My understanding of it, is it's, I think it's probably inappropriate terminology and it's semantics, but I think it's early childhood learning. I believe that's what they call it.

Chairman Dupree: That's what I thought - it's an educational business.

Ms. Libolt: Yes.

Chairman Dupree: That just affects the parking. Let me start over with Ms. Axelson, comments, Liz?

Ms. Axelson: Yeah. So I'm guessing that the reason we have sheet SP-1 is to kind of get feedback. So I just tried to focus mostly on macro things and when I do my comments, I'll give some recommendations on (*inaudible*) together.

Chairman Dupree: I should probably have Councilman Krupnick call the site plan up. Sheet SP-1. Thank you.

Ms. Axelson: Okay. So just to go back over, building 1-E the north end is going to be daycare and the south end will be the Westchester Medical's Early Education Center. Am I understanding that yes, correctly? And I know one of the things that Pete and I both looked at was what's happening with the lumber shed. Is that going to stay? What's the use of that?

Ms. Libolt: So at the moment it's vacant and we don't have any intentions with a tenant at the moment. So at the moment it's a vacant structure, we would hope to try to utilize that in some fashion, but at the moment there's no plans for it.

Ms. Axelson: And I'm just focusing for a moment on the Early Education Center. Let's see, where are the entrances and exits going to be? So for example, when parents are picking up and dropping off kids, is that going to be on the west side or the south end?

Ms. Libolt: I actually don't have the answer to that Liz, but I can get that. So you want to understand the pickup/drop-off for both facilities?

Ms. Axelson: I have some concerns about how that area is going to operate. So I see you have the crosswalk going over to the playground area. Pete and I both kind of focused in, on some of the things near there, like a big propane tank.

Ms. Libolt: So those are being removed. Yep, they have to be removed.

Ms. Axelson: Proposed to be removed.

Ms. Libolt: Correct. Unfortunately, they haven't been removed yet. I drove by there a few days ago and I thought that they were, so they are to be removed.

Ms. Axelson: But I mean, we can, I think work with labeling them to be removed. And then of course, there's the question of the loading area. I don't know how much activity there is in that loading area behind the building. And will trucks be, for example, driving between the southern end of the building, by the lumber shed to do loading or...

Ms. Libolt: Well, for the moment, there's no lumber. There's no use for that storage shed. So it's a vacant shed. If someone wanted to come back before the Board for some, you know, amended use for that structure, we would probably have to address whatever their vehicular requirements were. I would've loved to have made it some sort of an outdoor-indoor kind of play area for the kids, but it wasn't suitable for that.

Ms. Axelson: It wasn't suitable, but what about, so there are retailers in there, I'm assuming they receive, you know, they must have trucks that come in to bring merchandise.

Ms. Libolt: Oh, you're saying trucks in general that deliver to the back of the facility. Okay. So we had discussed that with the prior approval and we can go over that information. So we had a one-way circulation where trucks, you know, they come into the Plaza at that main signalized entrance and then they take a right and they travel South and there's a one-way circulation around the back of the building for deliveries.

Ms. Axelson: And then, let's see, the other thing I noticed is, well, obviously we're going to want more details on the proposed playground. You know, what's the fencing? What kind of equipment will be in there? What's the surface? And the other thing I noticed, because Cynthia was kind enough to send us all the 2014 site plans. I think those are the most current for this. There used to be a stockade fence there that was supposed to serve as a buffer. So I'm going to put that in my comments, is that going to stay or is that going to be taken down and it'll now just be whatever fence?

Ms. Libolt: Where was there a stockade fence?

Ms. Axelson: It would have been in the southeast corner. If you look at where you have the playground, if I could share, I think...

Ms. Libolt: Well, so I think what you're saying is on the approved site plan, it shows a fence, there isn't one that was constructed. And so are we keeping it there? And so my guess is no, we didn't, you know, for whatever reason it didn't get installed, so we need to address what we're doing there for screening.

Ms. Axelson: Okay, so you probably end up removing the fence.

Ms. Libolt: Well, it's not there. Right?

Ms. Axelson: Okay. That answers that question.

Ms. Libolt: Yeah, I don't think the fence is there. I'm pretty sure it's not. So I think we'll just have to show what we're doing for screening. Okay.

Ms. Axelson: Okay and then the only other thing was because the shed is there, the play area is kind of like L shaped, I mean obviously that's...However they decide to operate there. I understand you probably kind of had to squeeze it in. It's almost like too bad you can't just take the lumber shed and shove it north or something like that. A movable thing. But, you know, it's kind of a corner playground area, so it just looks like a supervision or safety concern.

Ms. Libolt: I honestly thought the same thing when I saw it on the plan and I went out there and it's very deceiving, but if you navigate past the pretty high vegetation that's there and you actually go behind the shed, it's probably one of the nicest places on the whole property, because it's like a nice flat, quiet area. I think that we can make it function perfectly and will be a nice place for the kids. And it would probably be pretty quiet in the back. Maybe we get more of that in the back than in the front.

Ms. Axelson: It might even be their preferred lobe of the...

Ms. Libolt: Yeah. We will though, we'll give you the playground details for the fence and the surface. It's up to the tenant, what they put in there for the children to utilize. We can certainly identify what the fence and the gates and the surface will be. Okay.

Ms. Axelson: Okay. All right. So we were generally pleased with what we saw in terms of architecture. I know that at some point we'll need some kind of coordination between, building 1-E and the architectural plans to kind of show what are the proposed occupancies. And Michael already mentioned the parking calculations table, so that we have a sense of what are we dealing with. And then signage will look nice. The other thing we're going to need is a zoning table. Again, that's on the 2014 plan, so you somehow don't have to rework that for the Plaza. But a couple of things occurred in discussing this a little bit with Planning Board Members and it's very similar to what we considered on the northern part of this Plaza, which is, maybe it's possible to take, for example...I wish I could point...But if you look west of building 1-E, there are a couple of blocks of parking and there's a striped Island there. Two rectangular striped islands.

Ms. Libolt: I kind of see where you're...I can't use my cursor; I don't think to...

Ms. Axelson: Can I share?

Ms. Polidoro: Liz, you can annotate. Just go up and click where it says you are reviewing Neil Krupnick's screen. Go to view options and then go to annotate.

Ms. Axelson: Thank you. Okay. So these are the two islands I'm speaking about. And so the idea was, well, it's pavement with striping. Is it possible to put planters there instead with a couple of trees? And then the other thing was that, you know, I'm looking at online information, street views and stuff. I mean, I'm not sure that this parking lot ever really fills up. And I did notice there's going to be certain areas of parking that are needed. Like there's a couple of handicapped places over near the Stoutenberg Building. Most people are going to park up near the Plaza front. I'm just using my pen now as a cursor. And obviously, you'll need the parking over near the daycare for staff and kids. And the bank is probably mostly drive through. So I guess what I was thinking is, could we squeeze in a

small plaza with maybe a seating wall, a bike rack, a planter or something really simple? And I was looking at this area here, pardon my rotten drawing, but there would be about 10 spaces that would be lost and an aisle. But you could still drive in and have an aisle for the next two rows and the next two rows after that. I have a feeling because of the Towns' improved sidewalk and all that, you may have more bikers, so it wouldn't hurt to have a small bike rack and a seating wall. I'll always make the argument that if you have people able to just sit and hang out at a place for a while, maybe they'll go to another store that they didn't intend to go to. So I'm pretty sure that works in their favor. So that's going to be one of my comments. I already talked about coordinating the plans. So I'm going to do some code review, but some of it's going to be suggesting to add similar plan sheets from the 2014 set. And I know you guys know how to update those. So those are my biggies.

Chairman Dupree: Thank you, Liz. Is it possible to zoom in using the annotation or not? I don't see a zoom. Anyone know?

Ms. Axelson: Uh, hang on. Let me look.

Chairman Dupree: I know where the mouse is, but I don't see a zoom.

Ms. Axelson: Is that Victoria doing that?

Ms. Polidoro: You can zoom, but I don't know if it zooms for everyone. Did that zoom for everyone or just me?

Chairman Dupree: Just you.

Ms. Axelson: Oh, I just tried zoom, zoom ratio. No.

Chairman Dupree: It's okay. Before we go on, I wanted to say to Kelly. Kelly, I think that you're going to hear positive comments about the architecture when it gets to the Board Members with one tiny exception. You're going to hear that, but otherwise everything looked great on it, as far as I could see. So let me go next to Tad. Ms. Moss, any comments?

Ms. Moss: I do have concerns about the location of the play area and it being kind of isolated behind the building. I recognize that it's nice up there. I'm interested to see the fencing because there is quite a steep slope going down to the back of the building. We still need to resolve the stormwater issues related to that structure. And I believe that the existing location for Mid-Hudson Regional includes a drop off and the buses go in the one way loop that you talked about and if there's another daycare going in back there, I'm not sure how the two daycares are going to funnel through with some people stopping and some people moving through. So I'm just a little concerned about that. The other thing is when we look at the parking calculations, I'm going to guess that Williams as a retail operation had a lot more parking spaces designated to it than the daycare will, so I might be interested in seeing maybe some kind of a, well, at least a comparison of the parking that's required, and maybe it's not necessary to put the play area up around the back of that building. And another comment, you said the tanks are going, the propane tanks are going, they do need to go. There are a couple of changes from the approved plan in areas that you're not working in, I don't think. One is up by the gray building, between the gray

building and the dumpster for McDonald's. There seems to be a pavement line change in there.

Ms. Libolt: Tad, I'm sorry, are you saying that there's an existing on-site pavement change or on the plan you see a change?

Ms. Moss: On the plan there's a dark line.

Ms. Libolt: I see what you're talking about. Yeah. I'm not sure what that means. Okay.

Ms. Moss: I'm not sure what that is. And the trees that are planted along that stretch of access way seem to be kind of close together depending on what they are. I know they're called out as Ostrya, Michael, or is it Carpinus? I forget which one, American Hophornbeam. And there are lots of different types, there's a festigate form and there's the branching form and we'll need to work through what would go best there and what the good spacing would be. And I think there's a bio retention segment back in there that never really took hold and we'll need to talk about that as well as we go through this. Also, there's 12, no, there's, the main sign has an extra panel compared to the number of suites that are shown in the building. And it appears that one room that does not access the other suites isn't numbered, and it only has an access out the back door and that's on the Williams end. I think it's part of Antonella's, that goes back behind and has a seating room back there. So I think we were, we were kind of wondering whether that was actually a new space for work or storage, or whether or not...

Ms. Libolt: Are you seeing a new space? That's what you're saying?

Chairman Dupree: Councilman Krupnick can you call up one of the building elevation sheets? I can show you on the floorplans. Can you guys see my arrow? It's this right here. This is showing is a solid wall. I've never done this before.

Ms. Polidoro: You have to click up where it says you're viewing Neil Krupnick's screen. Go to view options. Then you click on that mouse or, or one of those arrows stamp draw, et cetera.

Chairman Dupree: Can you see my mouse now? No?

Ms. Axelson: Do you want me to show where I think you're talking about? Oh, I'm sorry. Are you doing it? Michael? Okay. So I think the area that you're talking about is this piece right here, right?

Chairman Dupree: Nothing's showing. Yes, that!

Ms. Libolt: Okay. And I think I'm going to check with them with the construction manager, but I'm not sure if that's a new mechanical room and I will ask them about that.

Ms. Moss: Okay.

Ms. Wasser: So then Antonella's would be removing and losing that back seating area? They'd be changing their lease?

Ms. Libolt: I'm going to check. I want to reserve, thank you for bringing it up, but I'm going to check and confirm. I don't think we're taking any space away from Antonella's, so it may be an error.

Ms. Axelson: And honestly, it'll help the Board so much if that, well, I guess it's, that's the existing plan, if the proposed plan...

Chairman Dupree: This is proposed.

Ms. Libolt: So you want us to key it to like a little table with names? Is that what you want?

Ms. Axelson: The proposed one is shaded. I'm sorry.

Ms. Libolt: Liz, I might be able to save us. Do you want me to key this plan with names like in a little table, like suite 12 is blah, blah, blah suite? Is that what you're looking for?

Ms. Axelson: Yeah, I'm looking at a sheet called A 201 and it is called the first-floor plan. And there are several occupancies, shaded gray, and the ones that are not shaded and are white are this daycare area, I believe. Right? And then this early education center, this is the existing, it says right on the bottom existing?

Chairman Dupree: Yes, Councilman Krupnick can you call up the next sheet?

Ms. Axelson: It's actually several pages later, I think. It looks like that, but it's gray. It's A 201. Thanks a lot, Neil.

Ms. Libolt: How did he get the short straw?

Ms. Axelson: I could share it if it's easier but I don't want to interfere with that.

Ms. Libolt: Well, I think what you're saying though, is the issue that you'd like us to identify the tenancies to key to a table. And then it would be very easy for me, for Tad to put the parking requirements on that same table. And would that be useful?

Ms. Moss: And Joe had done that in the prior approval.

Ms. Libolt: I understand. Okay. So we can bring it up if you'd like to, but I do understand what you're asking me to do.

Ms. Axelson: I guess what I'm hoping for is that, yeah, so we'll be able to look at this A 201 floor plan and the parking calculations on, usually it's typically on your cover sheet and all those square footages for each occupancy will make sense.

Ms. Libolt: I'll kind of tell you what happened and why this ended up looking like it did. Originally when we met with the Board, or the smaller group, about a year and a half ago, this project was simply, improvements to the architecture of the building. And that was it. It was a simple application and it was no real site plan improvements. Subsequent to that, you know, everything fell apart and tenancies left and all of a sudden, we were left with this open space. And so then we had an addition to the application before you, which was not only the architecture, but also these improvements to the exterior site because of the changes in the tenancies. Which is a great thing. We just have to figure out how to get these improvements summarized and over to you. And then also talk about the architecture.

Chairman Dupree: Thank you. Tad, did you have any other comments?

Ms. Moss: No, I think I'm good with the architecture and the buildings.

Ms. Libolt: If you could scroll go down, Mr. Krupnick, one more, one more, I'm sorry. Keep going until you get to the colored elevation, keep going. Oh, that was the plan that you were talking about. Yep.

Chairman Dupree: So again, the last time I was at Antonella's, you walk down a long corridor and you can take a right into a private dining room or...

Ms. Libolt: And it stays. Yeah. They're keeping their same space.

Chairman Dupree: That's why it looks funny to see that solid wall there creating that one space with the backdoor to it only.

Ms. Libolt: Yeah. It was weird the way that one plan looked, but they're keeping their space, which is what I thought.

Chairman Dupree: Then that solid wall, Antonella's is not just one big, long corridor. I believe it pokes out. There's a bump out to the right. Yes, whoever's using that right now. That's, I believe where their private dining room is. So we just need to make sure we know what that is. That space.

Ms. Libolt: Okay.

Ms. Wasser: Show those also, or just reference.

Ms. Libolt: We'll just fix it so that line is accurate.

Chairman Dupree: Okay. Thank you. Ms. Moss, any other comments?

Ms. Moss: Not at this point.

Ms. Libolt: Just one quick thing with Tad and I'm sorry, Mr. Chairman, I didn't mean to interrupt you. The propane tanks are not owned by us, and so we're pushing desperately to

get them removed, but I just want everyone to understand it is out of our control. So we are pushing to get those removed. We agree that they need to go.

Ms. Polidoro: Actually noting it on the plan that is for removal would be a good start.

Ms. Libolt: Understood.

Chairman Dupree: Thank you.

Ms. Polidoro: The only thing I have is that I believe this is a type II action under SEQR. A reuse of residential or commercial structure containing mixed uses, where it's permitted under the zoning law. So we do not have to circulate for SEQR, but we do need to send it to County Planning.

Chairman Dupree: Right. So let me start over with, let's see, how about if I start with Ms. Weiser.

Ms. Weiser: So, I think the building looks wonderful. You guys did a great job. We really appreciate that. I feel like it's bookending the Town Center North and Park Plaza. I think it's lovely. My colleagues, Diane and Stephanie, have a few minor comments about the architecture, so I'll let them speak to that, but I just want to go on record that I do concur with what their point of view is. My one concern was also about the safety of walking from the building to that playground. It seems like a crosswalk isn't enough when you have that kind of truck traffic that might be coming through. It may not be too much truck traffic, but still it just viscerally felt really unsafe. I don't know if a speed bump will help, but something. It just doesn't feel safe.

Ms. Libolt: Okay.

Chairman Dupree: A speed table, a speed something. Good idea. Thank you, Ann. Ms. DiNapoli comments?

Ms. DiNapoli: Of course, I've got to make Ms. Libolt's night. I have a few. And I agree with Ann Weiser, I was very pleased to see the architectural changes. I like the colors very much Kelly. They're very smart. My one, critique, if you want to call it a critique, where the posts are, there by the CVS, and then by Regional Care, you have these, what looks like metal archways.

Ms. Libolt: Yes.

Ms. DiNapoli: That really dates the building and it takes away everything the architecture, that you're proposing, is trying to accomplish.

Ms. Libolt: I have to agree. So remove the metal brackets?

Ms. DiNapoli: Yeah. I read someplace that you're not going to have hanging plants there.

Ms. Libolt: I'm sorry. Yes. Correct. They were done for architectural reasons. The architects put them on there, so remove metal and then also take the plants off.

Ms. DiNapoli: Right. I don't know how we can do this since we don't meet, but normally we get the color samples for the Hardie Board and for the paint colors.

Ms. Libolt: What we do is, we actually, now, we prepare a materials board that is a PDF that has the actual name. It has the color, the name, everything on there. So you actually can have it as a PDF and it's a whole materials board. And then you can keep that for your files.

Ms. DiNapoli: Including for the roof. Right?

Ms. Libolt: Everything. Same thing, like we would bring it to you but we just put it on a materials board and give it to you as a PDF.

Ms. DiNapoli: And I don't know if Neil can do this, on A 102, if he can pull up A 102. In the middle, there's a wall indication legend. Do you see the middle part on the right? It says existing to be removed on the bottom one and it's a diagonal line. Well at the last agenda meeting, we all tried to find where that is. We couldn't find it anywhere.

Ms. Libolt: It really shouldn't have been put on this plan. It's more of an interior work. And so I think he put it on. I think it's work that it's going to be removed, that's interior work that came over and laid on the outside and it's inappropriate for the exterior side of the building.

Ms. DiNapoli: Okay. So is that going to be removed then?

Ms. Libolt: I'll take that dashed line off, correct.

Ms. DiNapoli: I concur that more landscaping is definitely needed and now we know not to do those grasses because we know what happened there. By the playground...And maybe when we went the other day, we were looking at the wrong corner. We were in the back as far as you could go before you hit the slight incline, furthest away from the lumber shed. And so that was there where the two ends meet, that's where it would be. More or less isn't that where the playground is going to be?

Ms. Libolt: Yes. That's where we're proposing it, which is the south end of the existing lumber shed, that's vacant right now.

Ms. DiNapoli: Because what we noticed was that there was a telephone pole.

Ms. Libolt: Okay.

Ms. DiNapoli: And I couldn't tell if the telephone pole...I'm assuming the telephone pole was not designed to be in the middle or at the edge of the playground, but is that safe to have a telephone pole that close to the playground?

Ms. Libolt: Okay. I'll look at that and see. I'm not a hundred percent sure where you were until I see it.

Ms. DiNapoli: We might have just been off a little bit and it had nothing to do with it, but I just thought before we all get started...

Ms. Libolt: And Tad had a good point that she raised is that perhaps if we can eliminate some parking, we may want to pull it somewhere else, that we can do that. So that's a good point.

Ms. DiNapoli: I have one more comment, but I think we're going to go through all these and then we can discuss signage lastly.

Ms. Libolt: Okay.

Ms. DiNapoli: Thank you.

Chairman Dupree: Ms. Wasser?

Ms. Wasser: All of a sudden, the sun came out. Sorry if that's distracting, I can't see a thing, but I can see my notes. So thank you Kelly, for the changes, the improvement in the architecture. I agree with my colleagues and also including the wire, the metal arches and the hanging plants, it looks really much better. It looks great actually. I wanted to ask on the landscape plan, well I want to reiterate adding trees in islands in that parking plan when that parking plan is finally designed and it's just a big sea of asphalt right now. And also requests that the landscape plan be separated out from the existing site plan. There's just too much that's going to happen there, and it's very hard. There's so much on that plan, I'd like to see that on a separate landscape plan with the plant materials. Let's see, you mentioned the material board as a PDF, the thing is the material and the PDF color on paper, they're not always exactly the same. I'm wondering if you can do a real materials board and drop it at Town Hall so that we can go and look at it.

Ms. Libolt: Yeah, we can do that. That's fine.

Ms. Wasser: I appreciate that. It's just colors on paper are not the same as the actual materials.

Ms. Libolt: That's fine.

Ms. Wasser: And the signage are we not talking about the signage right now?

Chairman Dupree: We can come back to it or you can discuss it now as well.

Ms. Wasser: I'll comment now. Which is, you have 12 small panels and 2 anchor tenant panels and with the alternating of the colors and using different typeface, it helps to differentiate. The anchor signs are so large relative to the other ones, I'm wondering if you can take some of that space, a little of that space for CVS and Future Tenant and give it to the 12 tenants that are below it.

Ms. Libolt: That is somewhat contractually driven. And, I'm going to reserve a response to that. Let me look at that and see, because sometimes these are, and I know with CVS it's defined in their lease. So if I could just look at that and then I can get back to you.

Ms. Wasser: All right. You know, walking around the back of the building the other day, I noticed none of the rear doors or almost none of them have any signage on it as to who the tenant is. And while most emergencies might occur through the front doors, I think it would be a wise idea to label all the rear doors who the tenants are.

Ms. Libolt: I don't know. The tenants may not want them labeled, but we can ask about that, but I'll look at it.

Ms. Wasser: Well, something that would, you know, send vehicles to the right door.

Ms. Moss: Even Suite 1, Suite 2, Suite 3.

Ms. Wasser: They're not labeled in any way. I'm sure I'm going to have more comments, but I think that's fine for now. I've got to move my seat, so excuse me so I can turn myself away from the sunshine.

Ms. Libolt: Thank you.

Chairman Dupree: Ms. Dexter?

Vice-Chair Dexter: I concur with my colleagues that this is a tremendous improvement to the site. I'm personally going to miss the perpetual 3:15 clock. I was always either late or early somewhere.

Ms. Libolt: You can look at the one at the Hyde Park Town Center, right at the Hyde Park Town center North now.

Vice-Chair Dexter: But it looks great. I do agree that if there is anything we can do to break up the sea of asphalt, now would be the best time to do it. I do remember that there are challenges associated with that. I think the septic is all underneath there, but we were able to get some greenery installed at the other Plaza to the North, even though there is some septic there by trying to do some carefully thought out plantings that are fairly inexpensive and if you did need to remove them, it wouldn't be disastrous. But I do know that there are challenges, but boy, I would love to see just a little bit of green in there. That'd be so awesome. Yeah, as far as parking goes, that back area there, if you don't need all of that, and then you could maybe have more room to play with for the playground. I think that would be great because I agree that maybe having a telephone pole in the middle is not the best. Although I guess they could play tag or that could be home base or something. I don't know. Just in general the improvements are really great. Very happy.

Ms. Libolt: Thank you.

Chairman Dupree: Okay. So I'm going to bring up the rear and Kelly if you want me to email these to you, I can. later on, because I already have them written.

Ms. Libolt: That would be great, thank you.

Chairman Dupree: This is something that Tad mentioned, the Stormwater detention near the lumber shed was never installed. That will need to be installed. The parking chart we've mentioned because we need to know really what the parking situation is. And as has been detailed by now, both Anne and Tad, would it be possible to relocate the parking at the playground area. You've defined this as an educational use, and that will be reflected in the new parking chart. We discussed maybe that what's going on with that odd little space that appears to be created as the 14th location, whether that would be as you said, mechanicals or what exactly is going there. You're going to clarify that. Tad mentioned the Hornbeams that are now shown on the site plan, roughly opposite McDonald's, I went down the tunnel today with Carpinus, that's the Hornbeam's Latin name. You just have American Hornbeams. There are different kinds. So there's Carolinas, there's all sorts of kinds, but I don't know if you're wanting to do a hedge because some Hornbeams you actually turn into a hedge, like any other kind of hedging plant or with one single-trunk trees. Because you'll need to define that in through there. I assume you want trees, but if they're trees, single trunk trees then they look kind of too close together. They're supposed to be about 20 feet apart and they're much closer than that as shown. I agree that we need to have a separate landscaping sheet because it was too hard to read. On the site plan itself, there's evergreen landscaping on the south side, that's opposite the new center, the new main entrance I'll call it to the mid-Hudson Regional Early Learning Center, that evergreen landscaping should be shown on the plan and all dead specimens replaced because that's functioning as screening between a residential and non-residential use. I agree that if we can find some room for landscaping in the sea of asphalt, as it's been called, it'd be a great thing. It was already mentioned to you to show a fence detail for the play area, as well as the surface. The current site plan does not show the former playground. There's a former playground, or there's a playground now for Mid-Hudson Regional, is that going to stay for the new daycare area? The cuts should be shown on the plans because it's not listed there. Then the rest of my comments are really about signage. So the lighting of the directory sign is not specified. I assume it's to be like the others where there's going to be a bar of light up top and it'll reflect down, but that's not shown on the submission that they made.

Ms. Libolt: Nancy, can you, I don't know if she's able to speak or not. Could you let us know the lighting type? Nancy's with GNS, with Gloede signs. I don't know if she's able to speak or not, and let you know what that lighting style is.

Chairman Dupree: She's muted right now. Nancy, can you unmute yourself?

Ms. Libolt: She might not be able to. Okay.

Ms. Forrest: I'm here. Can you hear me?

Chairman Dupree: Yes, we can.

Ms. Forrest: I do see here that it is not marked on there and I know that it must be externally lit and I'm not sure given the height of it, it may be externally lit both from a bar at the top and the bottom, but I'm going to have to ask the designer, or the fabricator, which they decided to do.

Ms. Libolt: Okay. Thank you.

Ms. Axelson: I think up-lighting may not be consistent with the Code if the lighting is pointing up.

Ms. Forrest: Well, it would be shielded the same as the top lighting and the reason for that is the height of it. If you do just top lighting, it may not go to the bottom. So it would still be shielded just as the top is. So we can show that

Chairman Dupree: It should also have a 911 address on it. I believe that's required by 911. So that would need to go up where it says Hyde Park Plaza. I assume also the, I know it's going to sound crazy on my part, where... since these are supposed to have design unity, is there a reason why H and R Block is not in red lettering? If it's in red lettering, then you have a pattern there, if that makes sense.

Ms. Libolt: Okay.

Chairman Dupree: In other words, on the left, it's black, red, black, then the next one is Mid-Hudson Regional is red, black, red, then black, red, black. Then it's black, black, red. And I think it would be symmetrical for that to be in red and also show up more. Each one then has its own kind of stand-alone way of looking at it.

Ms. Libolt: Okay.

Chairman Dupree: Last but not least the CVS wall sign is shown as having a white background on it with red lettering and all the other signage is uniform with that exception. Is there a way to add that white background to the Mid-Hudson Regional Early Learning Center so that there's some balance?

Ms. Forrest: Well, their letters are going to be in white and that's because their letters are white in the background, the building color is the dark color. So the white lays right on the dark color. CVS the red on its own lying on the building during the day is not going to be as visible. That's why they carry the background.

Chairman Dupree: I understand why you propose the white background, but again, our Code requires design unity. I think one way to achieve that would be to have a symmetry of signage on the other side, another main anchor to have a white panel.

Ms. Libolt: We'll look at that.

Chairman Dupree: Thank you, Kelly.

Ms. Libolt: We'll look at that and see how that works and if we can change some of the lettering. Okay.

Chairman Dupree: And the other question I have is not on signage, there's...Oh, sorry, can you go back to that same, that's it, so are those, is that like a dentil coming out over the columns? Do you know Kelly?

Ms. Libolt: The black things underneath of the dormer? I think so. You want to get rid of them?

Chairman Dupree: No, no, no. I think they look nice. I'm just trying to make sure, I don't know if they're the tail ends of rafters or they're just a little dentil that's up there.

Ms. Libolt: I was going to have Dave Penny, who is our construction manager on this so that he could answer that, but he wasn't able to get on, but I'll ask him.

Chairman Dupree: It's just out of curiosity.

Ms. Axelson: Is that lighting?

Ms. Libolt: Not the white, the black, the little black things.

Ms. Axelson: I know that, but then there's also these white things over here.

Ms. Libolt: I don't think those are lights, but I'm going to look and see. When Michael talked about the or Mr. Chairman talked about the dentil, then I saw those as well. So I need to know what those are.

Chairman Dupree: I was going to say, that's the other thing, the question I had, was can you clarify what that is? Again, the architecture is a huge improvement from what's there now. And from what we first saw, you did respond very nicely to the initial comments we made. So two other items, one, we will need a note just to say that the propane tanks need to be removed, that whole apparatus back there. I understand that it probably belongs to Williams, as I recall, so I'm sorry that they haven't removed it yet, but whatever. We just need to make sure they're gone at some point. And then last but not least Board Member Pickett, who is not here tonight, wanted me to raise the issue, should more spaces be designated for pickup from Mizu Sushi and Antonella's, particularly as COVID continues? I'm not sure how you would do that. Designate more pickup spaces, but I think he wanted to be showing that we're trying to be responsive to help our restaurants stay in business right now, as I know you are too, because those are both valued tenants. So otherwise that's basically it for me. I agree with Victoria that this is a Type II action. So all we need to do is refer this to County Planning. I think if we have a separate sheet for landscaping, and if you can take a look and see if there's ways to increase, any kind of areas for landscaping in the quote unquote, sea of asphalt, and this can be ready to go to her too. I would like you to look, for the design unity, to see if you can put the whiteboard on the other side. And I see two hands... first, Ms. Moss, yes?

Ms. Moss: The black dots under the, anyway, there was an overhang that came out on the building over by the barber shop and if that's what that type of architectural feature that comes forward, if it's similar, it needs to have a good drain that goes down into the planting area so that we're not putting water on the sidewalk and creating ice. The second thing was for Nancy Forest. The height of the sign will need to be calculated. It's currently on a fairly significant slope so one side is much taller than the other side. So we'll just have to work through that and how that, that final elevation works on a slope to make sure that the height is within the code.

Ms. Libolt: Okay.

Chairman Dupree: You know, I forgot I had that as a question, how will this location for the sign work, this is on a slope, because it's a pretty big slope? Right now it's a dual pole.

Ms. Forrest: There is a base there right now because of the slope of base was originally put in, which if you go towards the building side is much lower and then it gets taller as you go towards the street so that it keeps a level place for the sign to be installed.

Ms. Moss: Right. And the measurement on the drawing is, basically to the maximum that's allowed from a uniform height base. So we just want to make sure that the height is measured on the average of the slope.

Ms. Forrest: Okay. So the height is going to be measured on the average of the slope. Meaning probably center of where the base is now. That base is probably about two and a half feet tall, so we may have to alter the shape of the sign to work with the square footage and bring the height down. That is what you're saying.

Ms. Moss: That's what I'm wondering, it's worth looking at so that we don't need a variance at the end when we didn't expect one.

Ms. Forrest: Okay, I'll address that with Kelly.

Chairman Dupree: Good point Tad. I think Ann Weiser's hand was raised as well.

Ms. Weiser: Yes. Sheet A-301 doesn't show the little white, what looked like lights. So this is inconsistent with Sheet A-301.

Chairman Dupree: Right.

Ms. Weiser: What are they and are they planned?

Chairman Dupree: Thank you. And Diane, you had your hand raised as well.

Ms. DiNapoli: Two quick questions. I know we had briefly discussed, Kelly, at our agenda meeting by the signage, by the road, was there any consideration for any landscaping, some flowers?

Ms. Libolt: You mean around the base of the sign?

Ms. DiNapoli: Yeah.

Ms. Libolt: No. I think because there's so much landscaping down there and there's a little bit of instability with what the Town... We're trying to work together with what the Town is proposing. So we don't really know what they're... I mean, we've seen some plans, but what the final landscaping plan is going to look like from the Town. So the Town is taking, there's an acquisition that's occurring, and they're taking a bit of that strip all the way up, which is great to put the new sidewalks in, so a lot of that landscaping is going to go. Hopefully

the grasses go and will be changed out. So I think we are almost going to have to do this on the fly, which I know this Board doesn't like to do, but we don't know what they're going to do there. So until we know I'm hesitant to show anything.

Ms. DiNapoli: Okay. We thought we'd better ask before we go too far down the road. My question is a bigger issue and it is the coloring of the CVS sign. I understand corporate says, this is it, but in Hyde Park, we have never accepted that as the answer and I think the CVS needs to step up a little and show that it is willing to work with this town. I think the other members would be greatly appreciative of it. They may not feel as strongly as I do, but I think it's unfair for the other tenants who are responding to the design features that are required by Code and they do not have to do it. And the white background stands out like a sore thumb against the beautiful colors that you're proposing and the brand new architecture. And it just takes away. And I think it's very unfair to all the other tenants, because why shouldn't they come and say, well, you let CVS, I'm going to claim corporate rights too.

Ms. Libolt: Okay. I would like to just reserve to have a conversation with Victoria and the Chairman regarding that issue and perhaps can provide some insight for that justification.

Ms. Axelson: Does it have to do with the fact that CVS is, I mean, I'm looking at this, kind of the anchor?

Ms. Libolt: I think it would be better if I can have a conversation with Victoria and the Chairman and if they choose to share that information with the Board, then they may. But I'd like to just have a separate conversation with them about that. I did take a note, Ms. DiNapoli about your comment. And so I'll discuss that with them, if I could offline.

Ms. DiNapoli: Because as you well know, with Mavis, with Dunkin Donuts, there are several examples around town, where the corporate response...we are out of here unless we get to keep it and they're all here.

Ms. Libolt: I do hear you. And I just want to say that this landlord, as you know, has done a considerable amount of investment into the town and into the architecture and to the buildings and so forth. And I think we're going to ask for some leniency with respect to this singular request and ask that we're allowed to continue with this. We'll work with trying to do some design unity with that white backward on the other side of the building, but we're going to seek some leniency with this singular request and ask that we'd be able to keep this as proposed.

Chairman Dupree: If we can come to some sort of idea of design unity. I think we can work with the applicant, but I'm cheered by hearing Ms. DiNapoli's comments because I agree, this does not really resemble any of the other signs. It also doesn't look like their sign at their other location, just south of here, where there's not the heart. But again, we recognize that this is a very tough economic climate. Victoria and I will discuss with Kelly and then we'll get back to the rest of the Board. Are there any other comments or questions right now, Tad?

Ms. Moss: Another thing to think about with the CVS backboard is perhaps if that tenant does ever move, that the white background would not be allowed to remain. And the other thing for the signage is one of the signs appears to have a lit outline and I think it's the way the letters are constructed and that got past me and it should not have that appearance of a lit outline around the letters. So when the sign gets replaced, I will expect that that lit outline will disappear.

Chairman Dupree: Tell us which sign that is.

Ms. Moss: Antonella's.

Ms. Libolt: Okay. So there's an existing tenant that has a sign that slipped by and when that sign gets replaced, we want to make sure that it doesn't replicate that same...Okay.

Chairman Dupree: Thank you. That wasn't clear to me, sorry. I didn't mean to be obtuse. So Kelly, just contact us and we'll schedule an offline or conference call, either one with Victoria.

Ms. Libolt: I think there's one more question.

Chairman Dupree: Yes, Ms. Wasser?

Ms. Wasser: I know I heard it four times. You're going to have an offline meeting with the Chair, but I do want to express my agreement with Diane to the extent that with a big anchor sign at the entrance, once people pull in, they're going to find the CVS, even if the red letters are on the darker gray background. So, I just want to add that to my thinking when you're meeting with the Chair, because of the entry sign, everyone knows CVS is going to be in there and once they've pulled in, they'll see it. I have a question about that main sign as to what's happening with the stone face. Is the stone staying there or is it being replaced?

Ms. Libolt: I think Nancy disconnected, but I will get an answer to you for that. I think we're going to have to make some changes to that anyway, because based on Tad's comment and the measurements. So we'll take your comment into consideration and reflect that on the new elevation that you receive.

Ms. Forrest: I am here Kelly, and I will speak to you tomorrow and we'll discuss a couple of options.

Ms. Libolt: Okay. Very good. Thank you.

Chairman Dupree: Yes, Liz?

Ms. Axelson: Just a point of clarity in terms of the scope of CPLs review, it sounds like Tad, you're doing a kind of detailed sign review, and I don't want to duplicate effort. Is that, correct?

Ms. Moss: Correct.

Chairman Dupree: Okay. Thank you. Kelly, thanks. I want to make sure that even though you may have heard, you heard a lot of things here today, but mostly site plan issues, not architecture. We really do appreciate your clients investing in this community the way they have and the way they continue to do so. And, as I said, we'll try to work with you as best as possible to make sure we can accommodate all reasonable requests as they say. And whenever you have a revised plan, just let me know and we'll schedule you on. Okay? I'd like to get this circulated to County Planning as soon as possible.

Ms. Libolt: Very well. Okay.

Ms. Axelson: I hope to have my comments done for the end of this week.

Chairman Dupree: Okay. Thank you. Kelly, we'll see you again shortly. Thanks.

Ms. Libolt: Okay. Take care everyone. Bye.

Vice-Chair Dexter: Bye Kelly. Good to see you.

Ms. Libolt: Bye, you too.

OTHER BUSINESS:

ENCLAVE AT HYDE PARK

Extension of Special Use Permit and Site Plan Approvals (#16-49)

Location: Cream Street at Long Branch Road

Grid#: 6263-01-475939 (1 of 30 grid #s available upon request)

Chairman Dupree: And next item on the agenda is the Enclave at Hyde Park. We held open the time in which people could comment. We heard no comments. This is just a resolution to grant a two-year extension of time to complete construction for the homes themselves and the membership club. I believe Stephanie will be introducing this resolution.

RESOLUTION TO GRANT TWO-YEAR EXTENSION OF TIME TO COMPLETE CONSTRUCTION

**The Enclave (f/k/a The Meadows)
Two-Family Homes and Membership Club**

Date: August 19, 2020

Moved By: Ms. Wasser

Resolution: # 16-49N

Seconded By: Vice-Chair Dexter

WHEREAS, on September 20, 2017, by Resolution #16-49D, the Planning Board granted site plan and special use permit approval to the applicant, 54-Hyde LLC, to establish 25 residential lots containing two-family homes (50 units) and a Membership Club (with

separate lots for water and sewer service) in the Greenbelt District in connection with the resubdivision of 116.74 acres (the "Project"); and

WHEREAS, the Project is located at Cream Street, Hyde Park, within the Greenbelt Zoning District, and identified as Tax Grid Numbers:

6263-01-470921, 6263-01-478912, 6263-01-487905,
6263-01-498899, 6263-01-495841, 6263-01-484840,
6263-01-472842, 6263-01-460847, 6263-01-459862,
6263-01-473883, 6263-01-480868, 6263-01-492864,
6263-01-495876, 6263-01-475939, 6263-01-436890,
6263-01-447937, 6263-02-522891, 6263-02-533893,
6263-02-543897, 6263-02-552902, 6263-02-562910,
6263-02-568880, 6263-02-559875, 6263-02-549869,
6263-02-538869, 6263-02-517869, 6263-02-514859,
6263-02-509847, 6263-02-675871, 6263-02-585865

(the "Site"); and

WHEREAS, by resolution dated March 22, 2017, the Zoning Board of Appeals granted the applicant a variance to change the average density in the Greenbelt District from 2.5 acres per dwelling unit to 1.41 acres per dwelling unit; and

WHEREAS, on July 22, 2020 the ZBA granted the applicant a third one-year extension of the time to exercise the variance; and

WHEREAS, the site plan was signed by the Chairperson on June 11, 2019; and

WHEREAS, pursuant to Section 108-9.6(a), "An approved site plan shall be void and the building permits, if any, shall be revoked if substantial construction is not started within one year and the entire project or approved phase is not completed within two years of signing of the site plan or site plan amendment by an authorized officer of the Planning Board;" and

WHEREAS, pursuant to Section 108-9.6(b) "The Planning Board may, at its discretion, after conducting a public hearing, grant an extension to an approved site plan. The applicant shall submit a written request 30 days prior to the site plan date of expiration, requesting an extension for a specified time and the reason therefor;" and

WHEREAS, the applicant has timely requested an extension of time to start substantial construction of the Project; and

WHEREAS, the Planning Board opened a duly noticed public hearing on June 17, 2020 and closed the hearing on August 5, 2020, during which all those who wished to speak were heard and a written public comment period was left open for an additional ten days; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board grants the applicant a two-year extension of the time to start substantial construction of the Project to June 11, 2022 and the time to complete construction of the Project to June 11, 2023.

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

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

Chairman Dupree: Any discussion? All in favor, please raise your hand and signify by saying aye. Aye. Thank you. Any nays or abstentions? Nope. Motion carried unanimously.

HUDSON VALLEY HOSPICE SIGN

Sign Permit Recommendation (#2020-14)

Location: 374 Violet Avenue

Grid#: 6163-04-589329

In Attendance via Zoom:

Paul Beichert, Timely Signs

Chairman Dupree: The next item on the agenda is the approval for Hudson Valley Hospice's new signs. If we recall, these were signs that will be going on the redone exterior that we worked so hard with the applicants for and Mr. Beichert of Timely signs is here to present. Paul, welcome. You're muted still Paul. There you go.

Mr. Beichert: How's that? Good? Good, okay. Sorry. You snuck up on me there. I was working on some other stuff. I do have the file open. I'm going to just share this PDF. Oh, the host is, do you want, do you guys have a version of this PDF?

Chairman Dupree: We do.

Mr. Beichert: Okay. So I just got a note that the host has disabled sharing. So I have a copy on my screen. We can just walk through it. If you want.

Chairman Dupree: Councilman Krupnick, can you put one of the two signs up through screenshare?

Councilman Krupnick: Looking for it and I don't seem to have it.

Chairman Dupree: Ah, then can you allow Mr. Beichert to...

Councilman Krupnick: Hold on, hold on, yeah, I don't know if I can change that. I'll just make him a co-host I'll just make him a cohost and so he'll be able to do it.

Chairman Dupree: Okay. In the interim, I should add that Ms. Moss worked with Mr. Beichert pretty carefully on this, so that everything conforms dimensionally, including the same size as a variance that was granted prior for the same symbol. That's the old sign.

Mr. Beichert: Yeah, so I'll just walk you guys through this. This is not a sign that we had done previously. So we were coming into this relationship, you know, working off of a rough survey of this sign, relatively difficult to get to because of the roof overhang. So we had some rough measurements and fortunately in the middle of the process, our client did notify us that a variance was in place for this, which we had not been informed of before. And so that variance clearly outlined what the maximum requirements of the various symbols were. So what we've done, the client really doesn't like the white box surrounding the logo. And there has also been some minor revisions to the type weights of their logo and also the 'Hudson Valley' is a slightly more friendly typeface. I'm just going to skip to the next page here. This is the new logo. It's got a much larger 'Hudson Valley' presence and the weight of the word Hospice is a little bit thicker. I just think it looks a little bit better. One of the things that they were struggling with is the variegated brick background, that you can see on this. With the colors that they're using for their branding they really needed a more neutral background. So the architect suggested that they paint this brick, this Sherwin Williams 'versatile gray,' which is being used elsewhere on the building as part of their building renovation. And they're going to be doing, I think all of the outdoor surfaces with similar coordinated colors. And that's where that color comes from. It's a kind of a pale neutral gray, and it allows the lettering to really just have adequate contrast. The client likes it. I like it because we don't have a dirty white box on the building. It's just really highlighting the letters. There are two identical signs, one on each side of the peak. So these just call out the various sizes on the existing variance, that was granted. And what we did, we went in and made all of those dimensions match. As a result of removing the white background, the square footage that we had on the existing sign has been reduced a little bit by maybe a foot and a half. I also just think it has a little bit nicer presence on the building. We're also encouraging them to paint these fixtures gray, so they just kind of blend into the building. I don't think with the raised conduit and the bronze, that that's really an asset. My suggestion to them would be to paint those exactly the same as the gray, so they just kind of visually blend in. Are there any questions?

Ms. Wasser: It looks great. I don't like dirty white boxes either.

Mr. Beichert: They do have a tendency, especially under overhangs, where rain and all kinds of particulate matter are coming down, they do get awfully dirty and not a lot of people clean their signs, unfortunately.

Ms. DiNapoli: Much improved, thank you.

Mr. Beichert: Good. Thank you.

Chairman Dupree: Any other questions? And we have a recommendation from Tad. We a resolution prepared that I believe will be introduced by Ms. DiNapoli.

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)
Hudson Valley Hospice - Wall Signs
374 Violet Avenue - Parcel 6163-04-589329**

Date: August 19, 2020

Moved By: Ms. DiNapoli

Resolution: 2020-14

Seconded By: Vice-Chair Dexter

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on July 6, 2020, for Hudson Valley Hospice, a copy of which is attached hereto; and

WHEREAS, the prior signage was very similar and had received variances and relaxation of standards for the starburst graphic and letter heights within the word Hospice, granted on March 23, 2016 by ZBA Resolution #16-04Z; and

WHEREAS, the replacement sign maintains these element sizes, color, lighting, distance from road, in all other ways complies with the code and sign area is reduced, and

WHEREAS, the Zoning Administrator has reviewed the requested signage dated February 3, 2020, last revised August 17, 2020 and has determined that the proposal is in conformance with Article 24 of the Code; and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9G must be forwarded to the Planning Board for its recommendation; and

NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board, recommends approval of the sign permit for two replacement wall signs for Dutchess County Hospice.

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

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

Chairman Dupree: Any further discussion? All in favor, please raise your hand and say, aye. Motion carries unanimously. Congratulations. As always Paul, nice to see you and nice to work with you.

Mr. Beichert: Thank you. It's always nice to work with you guys, and I'm really liking the Zoom meetings. It allows me to get a lot of work done while we're in the queue. So, hopefully that'll be an option at some point in the future.

Chairman Dupree: The only thing we don't like is... tonight, it would be nicer to have seen the plans physically to point out with Kelly, et cetera. That's because our applications before this... They had started out when we were still meeting in person. So we'd actually gone through a lot of those. Now we're actually beginning to see new proposals where we see the plans and everything's digital and we're still working our way through that. But I agree with you, there are lots of advantages to this, including you can go right downstairs and eat dinner if you haven't.

Mr. Beichert: I actually did in the meantime, so thank you. Thank you very much.

Chairman Dupree: Thank you. Take care.

Mr. Beichert: Thanks for turning my video off. It wouldn't have been fun to look at that. All right. Take care guys. Thanks very much for your help. Always a pleasure. Thanks.

Discuss Town Board Referrals of LOCAL LAWS B, C and D of 2020

Chairman Dupree: The next item on the agenda is a discussion of Local Laws, B and C as well as D. Thus far, I have some comments from Stephanie, that there is the last line of a paragraph that says clearly incidental to a recreational activity and she thinks it should be used for the outdoor. This discussion of indoor recreation and outdoor, which I will write up. The other is on page 5, E-noise... Adequate evidence shall be furnished by the applicant. She's wondering if we should define what adequate evidence is, meaning should they have an acoustical engineer requirement for certain decibel levels, et cetera. So I'll bring that up to the Town Board. I think their attorney can sort of bruit that about, but typically I think that that would be trying to allow us a way to decide what adequate evidence is, but that's where we'd be going, an engineer. We'd have to have an acoustical engineer, which we've had before and all these as well, because for a lot of them, we've actually had to have sound tests done, which we know how to do that now, to go through for SEQR purposes. But those were excellent. Anybody else see anything else in B and C?

Vice-Chair Dexter: No, but thank you, Stephanie.

Ms. Wasser: You're welcome. I don't want to box us in by requiring a decibel level, but I do think that there should be an acoustical engineer. There has to be some evidence, some objective tool.

Ms. DiNapoli: That was smart. That was a good call.

Chairman Dupree: I will add that the DEC has its own listing of decibel levels for when things go from being background to annoying to actual ear-splitting and doing damage. So we can make reference to that if necessary. But again, those are good comments. Anybody else have anything else on the two local laws? We've kind of reviewed these over and over again, which is why I don't think there's a lot, but there may be still some other ones. I've got to go through myself. Local Law D, the new one, deals with ATV vehicles. It pretty much bans them except where it's expressly permitted, under certain circumstances or by

the property owner. And this basically feels like it's going to be a lot of burden on the Police and Tad, I suppose if there's evidence of this. I believe there have been complaints to the Town Board from residents about the noise and use that's unauthorized. Tad's nodding. Tad do you want to give us any other background on this?

Ms. Moss: No, it's been a problem for years. It lasts until generally the kids are old enough to no longer be riding dirt bikes or ATVs and they move away. So it lasts for years and years and it's very annoying to residents. I don't know that there's any easy way or good way to handle it quickly, but at least it's an attempt. It can be quite disturbing and disruptive.

Chairman Dupree: Full confession. When I was, I think in eighth grade, my cousin who was an only child and lived on 20 acres outside Tyler, Texas in the country, we got ATVs and we rode them all over, but it was on their own property and we didn't ride them to the edges, et cetera. So I know the thrill, quote, unquote. I look back on it and think, was that really that much fun, to like knock my head around a bunch, but you know, you're a kid. It seems like it's fun, et cetera. So I understand the impetus. I also understand, you know, that they're trying to make sure that if there is this kind of activity that you stay away from a close-by neighbor, et cetera. So overall I think that the law seems fine. And unless I hear comments from anybody, that's probably what I'll write and send it forward. This is a new process that the Town Board is following. They actually sent this to us for informal comments. This is not our formal one, so I'll let them know, but I do need an authorization to allow me to send a letter for Local Laws B and C. Basically, we'll just include Stephanie's, I'll send it once I go through it. There's something that Cynthia and Tad gave me that I can't find, but I did send a revised version with their comments plus mine over to the Town Board, but from what I can tell, I don't think all of them were implemented. So I've got to go through and do it side by side. Once I do that I'll know more, but they were relatively minor. It was just rewording. There's nothing substantive in it, when I worked with Tad and Cynthia that day. So may I get a motion to authorize me to send letters or comment letters to the Town Board on all three Local Laws?

MOTION: Ms. DiNapoli
SECOND: Ms. Wasser

To authorize the Chairman to send formal comments to the Town Board regarding Local Laws B & C of 2020 and informal comments regarding Local Law D of 2020.

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

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

Chairman Dupree: Any further discussion? All in favor please raise your hand and say, aye. Aye.

EXECUTIVE SESSION

Chairman Dupree: And consultants are free to leave. Before we go, I need a motion to go into executive session to discuss an employment matter. May I get a motion to go into executive session?

MOTION: Ms. Wasser

SECOND: Ms. Weiser

To go into Executive Session.

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

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

Chairman Dupree: Thank you. And I think I need to have Councilman Krupnick turn me into just the host and I'll have to send him into the waiting room. Is that right Councilman Krupnick?

Councilman Krupnick: See if you're able to send me into the waiting room. I'm going to have to stop recording and stop our live stream. If you can't put me in a waiting room, I will just mute the audio. I will not be present. So you can't see me.

Chairman Dupree: All I can do is ask you to start the video. That's it, chatting.

Councilman Krupnick: So just let me know when you're back and I'll restart the video and restart the stream.

Chairman Dupree: To let you know when we're back, do I send that as a chat?

Councilman Krupnick: You can send it, yes, that will work.

Chairman Dupree: Okay. Thank you.

Ms. Witman: The audio will be cut also?

Councilman Krupnick: Yes, I am stopping recording and stopping the stream.

Vice-Chair Dexter: Okay.

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To leave Executive Session.

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

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

Chairman Dupree: Thank you, Councilman Krupnick. We are now out of executive session and as always, no decisions were made while in executive session, discussing an employment matter. There being no other business, may I get a motion to adjourn this meeting.

ADJOURNMENT

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To adjourn.

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

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

Chairman Dupree: Thank you, all in favor? Raise your hand and say aye. Aye. Thanks everyone. And thanks Councilman Krupnick and Supervisor Rohr for as always providing

the resources to conduct the business of the Town via Zoom and on, and on YouTube as well. Thank you.

DRAFT