

Gleason Family Properties, LLC
517 Salt Point Turnpike
Hyde Park, Dutchess County, New York
February 26, 2021

PROJECT NARRATIVE

The project site is located on northerly side of Salt Point Turnpike, opposite W. Marshall Drive, Hyde Park, Dutchess County. The involved parcel is known as 517 Salt Point Turnpike, Tax Parcel 6263.03.327395 and consists of 1.406 acres.

There are two existing structures on site. These existing structures to remain and be renovated. The structures are to be restored to match their original appearance as much as possible. The existing access is to be relocated but the overall setting, existing structures, and surrounding land, will be developed to mimic the prior commercial/agricultural setting associated with previous uses at the site.

The larger of the two on site structures was formerly a storage barn. The other structure was an office/retail space associated with the barn. The site was primarily used as an agricultural/landscape sales outlet, among other past uses. The proposed action involves site plan approval for the restoration and re-use of two (2) existing structures in their current locations for use as a professional office and accessory storage. The work includes but is not necessarily limited to all necessary site appurtenances including a water supply, on-site wastewater disposal system, a new driveway access to the adjacent highway, parking, and landscaping. The action requires New York State Department of Transportation (NYSDOT) approval for highway access and issuance of a Highway Work Permit and Dutchess County Department of Behavioral and Community Health (DCBCH) approval for a new water supply and on-site wastewater disposal system.

The site access is to be reconfigured and relocated to the north easterly section of the lot. Parking and access to the office and storage barn will be from the rear or generally west portion of the site. Minor regrading is required on the adjacent lot immediately to the north is necessary to improve sight lines for the relocated access. The balance of the road frontage will be returned to grass with minimal seasonal plantings to maintain the appearance from Salt Point Turnpike.

Site Disturbance has been kept under one (1) acre. No post construction stormwater management practices are required or have been incorporated into the project. All stormwater from the site currently consists of overland flow to the NYSDOT right of way where it is collected in an existing stormwater collection system. The site grading and layout maintains that same pattern, introducing a grass buffer between the onsite parking and the right of way except at the new driveway location. No onsite stormwater collection system is proposed.

The remainder of the site will be cleared of all minor second growth, preserving any larger tree, 8" diameter or above, with the cleared area replanted with field mix to provide a low level, low maintenance ground cover reminiscent of the prior agricultural use on the site. Site lighting will be provided at minimal levels necessary for safety and security and will consist of building mounted LED spotlights, directed away from the road, lighting pedestrian and parking at the office and overhead doors at the storage facility.

The proposed uses are anticipated to be low intensity, with light traffic, no exterior storage, and no requirements for substantial waste disposal. Waste will either be handled by carry out or residential level refuse cans with a residential type of pick-up.

There is currently no water supply or wastewater disposal facilities on site. There is no bathroom in the storage barn and there are no current plans to provide one. A small restroom will be added to the office. An on-site well will be drilled to provide water to the office and for outside use at both the office and the barn. An on-site wastewater disposal system will be installed.

Full details concerning site signage have not been developed other than the required traffic, parking, and directional signage. One (1) sign is shown on the road frontage. Wall mounted buildings signs are shown on both buildings, one (1) on the east wall of the office and two (2) on the barn, one (1) on the east wall and one (1) on the north wall. None of the proposed wall mounted signs are to be illuminated. The signs and sizes noted reflect the maximum size under consideration. All such wall mounted signs are consistent with the Town Code. The final size, placement, design, and wording will depend on the requirements and/or needs of the future occupants.



A red circular professional seal for the State of New York. The seal contains the text "STATE OF NEW YORK" at the top, "JOHN V. ANDREWS JR." in the center, and "LICENSED PROFESSIONAL ENGINEER" at the bottom. The license number "065955" is printed below the name. A handwritten signature in black ink is written across the seal. To the right of the seal, the date "2.26.2024" is handwritten in black ink.