



PLANNING CONSULTANTS, INC.

March 31, 2022

Mr. Michael Dupree, Chairman
Town of Hyde Park Planning Board
4283 Albany Post Road
Hyde Park, NY 12538

**Re: Hyde Park Office
4272-4274 Albany Post Rd.
Tax ID #6064-02-933017
Site Plan Application**

Dear Chairman Dupree:

Attached/Enclosed please find the following:

1. Responses to Consultants Comments
2. Amended Site Plan Application dated March 22, 2022
3. Amended Site Plan Set prepared by Berger Engineering dated March 31, 2022
4. Amended Elevations prepared by Degraw & Dehaan Architects dated March 11, 2022
5. Engineers Report prepared by Berger Engineering

Please note, the previous submission included the Previously approved Final Signed Site Plan Set dated August 2018. Further, the Application Fees and Escrow Fees were hand delivered to the Town of Hyde Park on January 27, 2022. Additional escrow was recently mailed to the Town on March 18, 2022.

Below are responses to comments prepared by the Zoning Administrator in a letter dated January 31, 2022:

1. *In order for the application for Building 2 changes to be complete, please submit \$400 application fee for exterior minor modifications and escrow in the amount of \$1,000 for Attorney and \$1,000 for Engineer and \$1,000 for the Planner.*

Response: Application and Escrow Fees were hand delivered on January 27, 2022.

- I have forwarded the application to the Planning Board as administratively complete upon receipt of the required fees and escrow.*

Response: Comment noted.

Additionally, I have reviewed the submittal and believe there needs to be more information provided, including:

- Phasing: Explain how the changes shown on the Building 2 Demo and Modification Plan, dated 01/13/22, fit into the approved Phasing Plan, Sheet SP-5. The Phase II improvements, included Building 3, have not been completed yet. The new plan shows both a separately applied for and as of yet unapproved Redi Coffee location and the demo and modification of Building 2. The application is unclear how these two projects will proceed. It seems as though the two projects should at least be phased and documentation of that provided on a new phasing plan. The remainder of Phase II implementation needs to be included.*

Response: Currently there are two (2) separate Site Plan applications that are before the Town of Hyde Park Planning Board. One Application is the current project. The second application (not yet formally submitted to the Town of Hyde Park Planning Board) is for a Ready Coffee which is proposed to be located on the west side of this property north of the Mavis Tire building. The current project is a Type II action and not subject to SEQRA. The two projects have no connection to one another and are proceeding independently before this Board. The Planning Board requested that we illustrate the Ready Coffee project as an inset on the current project and therefore we have accommodated and illustrated the proposed but not yet submitted plans for the Ready Coffee improvements.

- Provide elevations for each side of the building with details for materials, windows and colors.*

Response: See attached drawing prepared by Degraw & Dehaan dated March 11, 2022.

- A cover sheet should be provided that includes updates to the zoning, parking and scale table for the entire site, signature blocks and any other updates that need to be made.*

Response: Per Berger Engineering, “see amended Cover Sheet dated March 21, 2022”.

6. *One plan or area map needs to show the entire parcel.*

Response: Per Berger Engineering, “see amended Site Plan Set dated March 21, 2022.”

7. *The application request is for 'Office', although storage is involved and I understand training sessions will also be held at this location. The square footage of each use within the building and maximum building occupancy needs to be identified.*

Response: The entire building is considered office space. The maximum building occupancy is load is 150.

8. *The zoning use classification is Commercial General and this lot is adjacent to a place listed on the Historic Register. The Overlay District is applicable. Please change the application to acknowledge this project property is within the Historic Overlay District.*

Response: Application amended to reflect “Historic Overlay District”.

9. *The last site plan approval identified no sewer capacity for this building. DCDBCH approval will be necessary. I understand you are working toward that authorization.*

Response: The applicant is coordinating with the Dutchess County Department of Health regarding the sewerage disposal. A revised submission was sent to DCDOH on February 28, 2022. We will forward the final approval to the Town Planning Board and Building Department once received.

10. *The last site plan approval has a note that DCWWA had requirements associated with establishing a use in this structure. Their review of the plans will be necessary.*

Response: As part of the prior approval for this project, the DCWWA required the installation of a Master Meter Pit with laterals to each building. A lateral for this building has been previously installed however the physical connection to the building was not completed. We will submit the final approved Plans to the DCWWA for the permit for the connection and back flow preventor installation. The Town Building

Department will require a copy of the DCWWA Water Connection Permit as part of the Building Permit Process.

11. *Fire suppression requirements will be associated with the building permit process. I believe a dedicated water line with shut off has been installed to the connection site near the NW corner in preparation for the next occupant.*

Response: Correct. Comment noted. The building will be sprinklered

12. *Wall pack lighting of the north side of building 2 overlaps a bit with the site lighting associated with Phase II. Add the wall pack fixture details and lumens/light spectrum range detail of the wall pack to the lighting plan.*

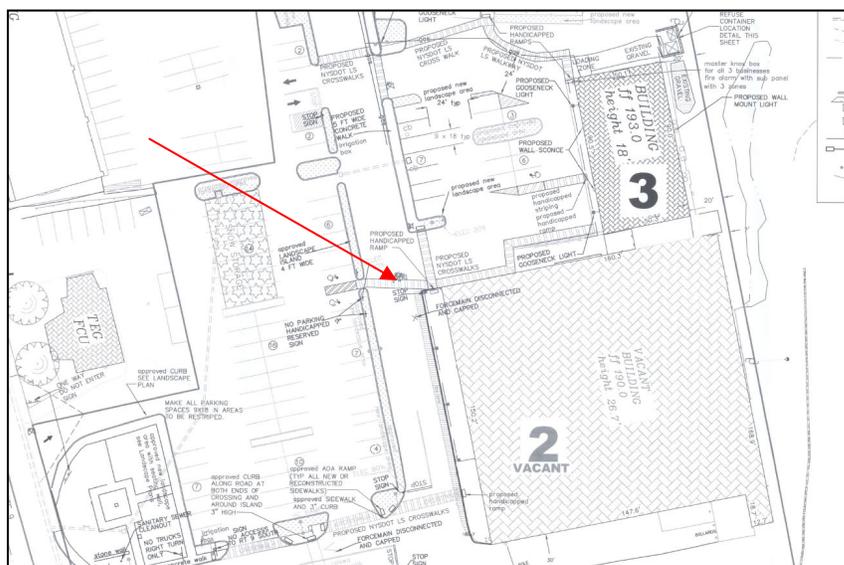
Response: Per Berger Engineering, “see Amended Site Plan Set dated March 21, 2022.”

13. *Regarding parking; please provide an estimate of required parking spaces for the proposed uses based on the Common Number of Spaces for Off-Street Parking (reference 108-4.5 B (1)). This will interrelate to the other uses on the site and can be adjusted by the board, however, the recommended parking spaces needs to be included in the application and adjustments made to the cover sheet Parking and Scale Chart.*

Response: According to Section 108-4.5(B(1)), a “Business or professional offices require 1 space per 200 sq. ft. net rentable area” This would equate to $(1 * 24000/200) = 120$ parking spaces. Given that the proposed use will support six (6) employees on a regular basis and approximately 25 people will receive short term training two times per month, the project does not require 120 parking spaces. As such, the applicant is requesting that the Planning Board shall determine reasonable and appropriate off-street parking requirements.

Phase II included a walkway along the north side off Building 2 providing access to Building 3. Please establish if that walkway exists, and if it will be maintained with the proposed changes to Building 2.

Response: The proposed walkway will not be installed.



14. *It appears that the roof needs repair or rebuilding. Site plan standards identify flat roofs as inconsistent with the building character of the district; this needs to be addressed.*

Response: The proposed roof replacement work has been subsequently reviewed and approved by the Zoning Administrator and Building Inspector.

15. *Redevelopment of existing sites requires consideration of green infrastructure. Where are the roof leader locations and how is that water handled? Under previous occupancy, the neighbor to the east complained about drainage issues along that property line just to the east of Building 2.*

Response: Per Berger Engineering, “see amended roof leader locations.”

16. *The project is in the Corridor Business (CB) district which requires site plan approval and whose district standards include consistent architecture, access to trails and access to pedestrian walkways. Zoning Code subsection 108-11.2 B establishes applicability: what*

projects must comply to the TC District Standards. The changes proposed for Building 2, an existing nonconforming building, do not automatically impose the TC and PW2 district standards, therefore the development standards in 108-4.5 apply.

Response: Comment noted.

17. *I have not reviewed the EAF, that will be reviewed as this application proceeds through the Planning Board.*

Response: This project is a Type II action and no SEQRA is required.

Below are comments received at the Planning Board meeting held February 16, 2022:

1. *Provide aesthetics or visual benefit to empty portion of front façade, directional lighting*

Response: See the amended Elevations which addresses the comments raised by the Planning Board. The color of the Hardi Siding has been modified to replicate the color of “Teak Wood” suggested by the Board. Further enhanced details to the roof ‘cap’ have also been added.

2. *Show tenant signage*

Response: The proposed Tenant signage has been illustrated on the elevations as discussed.

3. *Address roof leaders in back that drain directly onto neighboring properties*

Response: Per Berger Engineering, “see amended roof leader locations.”

4. *Provide truck turning plan*

Response: The Truck Turning template was included on the original submission

5. *Provide dimensions for architectural detail/gap – bump out in roof*

Response: The depth of architectural detail/gap – bump out in roof is +/-4”.

6. *Provide salt tolerant landscaping in planters along the front of the building.*

Response: See the amended Renderings and Amended Site Plan. The applicant is proposing to install Abortive in the new landscaped area along the front of the building.

7. *Provide colors*

Response: See the amended Renderings

8. *Provide proposed roof type and details*

Response: The roof will be a rubber roof.

Below are responses to comments prepared by the Dutchess County Department of Behavioral and Community Health dated March 4, 2022:

1. *This department has no objection to the Town's wish to establish themselves as Lead Agent.*

Response: Comment noted.

2. *Section 19 of the Dutchess County Sanitary Code may require approval from this department for the sewage disposal system for the above referenced project. Approval from this office should be obtained prior to the issuance of any building permits.*

Response: Comment noted.

Below are responses to comments prepared by the Hyde Park Fire District dated March 9, 2022:

1. *Building to be completely sprinkled and the Fire Dept connection be relocated to the North West corner of the building with the sign installed above it reading FD Connection.*

Response: The building will be sprinkled. The FD connection cannot be relocated to the NW corner of the building and will remain in its current location. The existing structure between the Amish Market and the Feeds Plus Store will be removed providing improved access to the FD connection. The sign will be installed as requested.

2. *Automatic Fire Alarm system installed with Heat, Smoke, and Carbon Monoxide detection and a sub panel installed by the front door with all zone locations in the building marked.*

Response: Comment noted.

3. *Knox Box installed by the front door no higher than 6 feet off the ground.*

Response: Comment noted.

Please advise the number of copies and drawing sizes you require for review.

We kindly request that this matter be placed on your next Planning Board Meeting Agenda scheduled for April 6, 2022.

Thank you.

Sincerely,



Kelly Libolt