

November 1, 2022

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

Re: **Bellefield Phase II  
Planning Board Application for Final Development Plan Approval**

Enclosed please find the requested copies of the application for Final Development Plan review, pursuant to Town Zoning Law 108-7.3.E, including:

1. Bellefield Parking Plan prepared by Passero Associates dated June 21, 2022.
2. Examples of Streets/Blocks in the local area that contain buildings that are greater than 500 feet in length.
3. Design Option Sheet prepared by LMV Architecture.
4. Renderings of the proposed project (3).
5. Amended Site Plan Set prepared by Passero Associates dated November 1, 2022.
6. Amended Elevations prepared by LMV Architecture dated November 1, 2022.

***Below are responses to comments received at the Planning Board meeting held October 19, 2022:***

### **Planning**

1. *Show inset key on the elevations to indicate the location of each building.*

***Response:*** *All elevation drawings have been amended to include a inset key to provide the reader with the location of the subject building within the site plan. See bottom left of each elevation drawing just above the Title portion of the page border.*

2. *Building lengths with connectors – Are other blocks in the area (e.g. Poughkeepsie) of similar lengths?*

**Response:** Please see the attached illustration which provides several examples of streets/blocks in the area which contain buildings that are at least 500 feet in length.

3. *Are the Mansard roofs faux or usable?*

**Response:** The Mansard roofs do not contain habitable space and as such the windows in the mansard roof lines are for aesthetic purposes only.

4. *Parking – will tenants use on-street parking? Or do they have dedicated spaces?*

**Response:** Please refer to the attached Parking Chart which was included in the prior Planning Board submission. Residential tenants will be provided assigned parking. The proposed on-Street Parking is primarily for the commercial building use, however will be open to the public. As discussed at the Planning Board meeting, the proposed parking plan was designed with the assumption that all residential uses and all commercial space/office space uses were fully occupied at one time, therefore a design approach reflecting the worst-case scenario.

5. *Consider using parking tables at crosswalks for traffic calming.*

**Response:** As discussed with the Planning Board, the Applicant has designed Main Street so that it encourages traffic calming through the use of angled parking spaces, fifteen-foot sidewalks and inclusion of street appropriate landscaping. Further, cross-walks will be purposefully located so as to direct pedestrians in a focused controlled manner.

## **Engineering**

6. *Provide conceptual SWPPP by October 28<sup>th</sup>.*

**Response:** A Preliminary Storm Water Pollution Prevention Plan was submitted to the Planning Board on Friday October 28, 2022.

7. *Show water/sewer improvements.*

**Response:** Subsequent to the discussion regarding water and sanitary sewer at the Planning Board meeting, the Site Plan reflects additional detail on the water/sewer improvements.

8. *Concerns with angled parking on Road A (busy).*

**Response:** As discussed at the Planning Board meeting, Main Street has been purposefully designed to encourage traffic calming. The overall width of the right-of-way and travel lanes have been designed to provide sufficient space for angled parking, without interfering with cars traveling the streets. Additionally, the area of the proposed angled parking is the center of the “downtown” area of the project, and has been designed to encourage cars to travel at low speeds.

**Zoning Administrator:**

1. *Town Board needs to determine ODA application and variations.*

**Response:** Comment Noted. The Town Board on November 1, 2022 accepted both the application for establishing an ODA for Phase II and the application for height variations. Both applications were referred to the Town Planning board. The application for the variations was also referred to Dutchess County Planning, and a public hearing on that application was scheduled for December 12, 2022.

2. *Provide construction Phasing Plan.*

**Response:** As the Design Team continues to coordinate with the Planning Board on the final design of the site, the Construction Phasing will follow and will be detailed for the Board’s review. Further, the Construction Phasing will also follow the once the SWPPP is reviewed and preliminarily accepted by the Town Engineer and Town MS4 coordinator.

3. *Confirm whether there is any plan for equipment on the roof.*

**Response:** There is no plan for mechanical equipment to be located on rooftops.

4. *Provide building footprints by October 28th.*

**Response:** The articulated building footprints were delivered to the Town on Friday October 28, 2022.

5. *Address Solid waste depositories by showing the locations throughout site, and demonstrate circulation and truck movement, and also screening to avoid unsightly views.*

**Response:** The project has been designed to provide five (5) solid waste sites. These areas are shown on the plan and included details for the solid waste enclosures as well as landscaping in these areas.

6. *Connectors – show the entrance to the pass-throughs from the backside of the building, with the steps. Provide a description of this rear entrance and pedestrian circulation.*

**Response:** In order to clarify the configuration of the rear entrances to the Connectors and pedestrian circulation, the Elevations have been updated to indicate the Connector “Pass-throughs” from the opposite side of the building, including adjacent grade and any required steps.

## Legal

1. *Even if the preliminary plat is not available prior to conditional site plan approval, we would like to see a plan that refines the sketch plan to show the common space areas, access routes to buildings, proposed construction phasing, so that these issues can be addressed.*

**Response:** The Comment is noted and the Applicant is diligently working on the preparation of the Preliminary Plat.

2. *Do the proposed signage (# of monument signs, etc) require variances?*

**Response:** The signage is governed by the Proposed Signage Manuals for each neighborhood. The proposed signage manual is being prepared and will be submitted under separate cover. The Planning Board has authority to approve or not approve a proposed signage manual, based on the Design Guidelines, but variances by the ZBA are not required. See approved Concept Development Plan, final section on Signage.

## **Board Members**

1. *Explain use for garbage disposal chutes in buildings; confirm they meet building /fire code standards. Provide details as to how this trash would be collected, and when, including circulation of trucks.*

**Response:** Trash Rooms with Code compliant Trach Chutes will be provided at each floor level in each building. The specific refuse removal system, from both a physical configuration and operational standpoint, continues to evolve as the Building Designs finalized. In the meantime, the location of the exterior refuse containers have been identified on the plan. Each location has been selected due to the proximity of the location to the building being served and in also taking into considering the ideal location to offer screening of these areas.

2. *Who maintains Agricultural areas?*

**Response:** The Agricultural Areas will be operated and maintained by the Master HOA.

3. *Suggest reconsideration of location of existing maintenance building near Building 100/200. Will large trucks assemble in this residential area? If this is intended to be the sole maintenance building in the project, consider a larger, more centrally-located, maintenance buildings for storing large equipment, winter maintenance supplies, etc. Consider location near Sewer plant.*

**Response:** In response to the comment from the Planning Board, the Applicant has added an second maintenance building with a size of 30' x 40' adjacent to the WWTP.

4. *Can any greenery go on top of parking garage?*

**Response:** The Applicant is not able to place landscaping on the top of the Parking Garage however, the concern regarding the aesthetics of the parking garage have been addressed through the use of metal panels and architectural wood treatment on the west side of the structure. The Applicant is investigating the possibility of coloration of the vertical parapet walls to coordinate with the architecture.

5. *Consider providing more colors in the Buildings outside the Main Street corridor. Consider adding to or changing the white/gray color scheme, which is overused and could prove dated, perhaps by incorporating tans and creams, or by adding one or more additional colors in these areas. Small area (SF) of color, selectively applied, can add pop.*

**Response:** In response to this comment/discussion, the Applicant has spent a considerable time re-evaluating the colors on all of the buildings within the project area and have proposed a purposeful color scheme that is reflected in the amended Elevations enclosed as part of this package.

6. *Consider providing more architectural detail to the west elevation of Building 500. Additional colors in this area should also be considered.*

**Response:** The west elevation of Building 500 has been modified to add additional articulation to reduce the “flat” look of this structure. Further, the colors have now been purposefully applied to all buildings within the project area.

7. *Consider using brick for the parapet of the garage, because a lot of people will see this.*

**Response:** The exterior cladding on the garage is based on the perforated aluminum “Tree” panel and vertical wood slats, as presented to the Planning Board.

8. *Provide actual material samples to show true colors.*

**Response:** Material samples have been ordered and will be presented to the Board as soon as they are received.

9. *Confirm/illustrate materials for garage doors.*

**Response:** Please see the attached Design Alternatives/Options Sheet prepared by LMV included in this package which offers the colors, materials, and design options for the Building Awnings, Entrance way Coverings, and Storefront Glass/Doors.

10. *Provide sign manual.*

**Response:** The sign manual is currently being prepared and will be provided under a separate cover.

11. *Provide details on solid waste receptacles.*

**Response:** Where feasible, refuse receptacles are to be incorporated within the design of residential buildings; removal to be coordinated operationally with refuse removal vendor. Exterior refuse collection locations are discretely located as indicated on the Site Plan. Proposed enclosure images and details to follow under separate cover.

12. *Will commercial tenants be required to have garage doors? Can they choose large in-place windows instead? Can accordion glass doors be considered as an option? This is part of general discussion about tenant choice in design, and how to accommodate innovation, with some sense of overall design.*

**Response:** The design of the commercial spaces will be accomplished through the use of a vocabulary of design options i.e. garage doors, awnings, sign styles, etc. where tenants choose from among certain options. Please see the attached Design Alternatives/Options Sheet prepared by LMV included in this package which offers the colors, materials, and design options for the Building Awnings, Entrance way Coverings, and Storefront Glass/Doors.

13. *For storefronts and awning, provide a variety for the Board to approve and for tenants to choose from.*

**Response:** The design of the commercial spaces will be accomplished through the use of a vocabulary of design options i.e. garage doors, awnings, sign styles, etc. where tenants choose from among certain options. Please see the attached Design Alternatives/Options Sheet prepared by LMV included in this package which offers the colors, materials, and design options for the Building Awnings, Entrance way Coverings, and Storefront Glass/Doors.

Please note that we have received comments from the Roosevelt Fire District dated October 19, 2022 and October 23, 2022. We have reviewed all comments and hope to set a meeting with the Fire District within the next to further discuss their concerns. Thereafter, we will address all outstanding items and summarize same to the Planning Board.

As noted above, we continue to investigate comments by Board members, and will supplement this response as soon as we are able.

# KARC

PLANNING CONSULTANTS, INC.

We look forward to presenting to the Board and further discussing the matter at the public hearing on November 16, 2022.

Thank you for your continued assistance with this matter.

Sincerely,



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Kelly Libolt