



separate clusters. The two buildings in the front, first floor are commercial, and the second two floors are the senior housing units. In between those two buildings we have created a common area, which could be an outdoor seating area, if there were a restaurant or just an outdoor seating area if there was an office user there. There is a front and rear entrance to the buildings and we've also shown a sidewalk along the front of the property, like a curved sidewalk that really connects to nothing at this point, but hopefully as time goes, with properties on either side, may connect to that sidewalk, but we are proposing that on the property. As you move back, the second two buildings are residential and we've added the 1,000 sq. ft. community center for the residents of the property in that building. Again, a three story buildings. In the center of these buildings again, we tried to create a common area and so we have in this green area (referring to a colored map) is an outdoor area with maybe a pergola on top of it for the community center, so they can have use to an area inside and outside of the building for events. We've shown a Bocci Court here and a paver area here that people can sit outside. We've proposed a community garden on the back of the building that can really be used by all of the residents. It can also be a vegetable garden and/or flower gardens. As you move to the back, again two buildings with a center common area and we are proposing some sort of stone patio and outdoor seating area on brick or paver type structure. Again, either a Bocci court or shuffle board, which seems to be something that is very common for recreational purposes. The other item we added is a walking trail. We thought it would be nice to kind of connect all the buildings with a cinder or stone dust walking trail. We show a trail that goes entirely around the property and then back to the Bocci court and then it can bring you up to the front buildings as well so that access throughout the site can be, from walking standpoint or vehicular standpoint, show bike racks and other amenities on there. The site is already serviced by water and sewer, again, this project was subject to previous subdivision approval and the owner actually went ahead and brought all of the water and sewer into the site. There is an existing dead-end that was actually installed. So, there is some work to be required in that area just for removal of that road, because as we discussed with you before and certainly subject to discussion, we were proposing that the entrance and exit to Sophia Way be for emergency purposes only. So, the other thing we did since you last saw the plan, is these buildings were actually closer to the property line and so cognizant of the fact that there are some residences there, although it is heavily wooded, we shifted those buildings forward and moved this building (referring to a map) is further away from the residences and in the back trying to keep a significant landscaped and vegetated landscape. So, that is the project and hopefully we've added a lot of things you wanted to see.

**Supervisor Tancredi:** I think you did a good job revising the plan. How much of a buffer is in the back? How many square feet to the homes behind it?

**Kelly Libolt:** We had 50, I think we just exceed 50 ft. in the back. There are trees there now and then of course, we can enhance that. We may be able to wrap a trail through there if it was a nicer trail system, but there is 50 feet. The way the

building was configured before, there was like the whole back of the building and so we tried to shift it away so most of the activities are away from those residences.

**Councilman Baisley:** Kelly, how many units are in a building? (82) No in EACH building.

**Kelly Libolt:** In Building A, 8 in the front. Building C is 15. Building D is 9 which has the common area. E and F in the back are 21.

**Councilman Baisley:** All of the entrances to those buildings are in the front? No entrances in the back? The ones out in the back are special?

**Kelly Libolt:** Well, the primary entrances are here. We had talked about maybe some outdoor patio's in the back, but it is certainly up for dialog.

**Supervisor Tancredi:** Parking is in the front? (Yes)

**Kelly Libolt:** The way the units are configured when it's a three story building is the first story are flats and so they are one story units. The second and third floors are two story units. So, if someone moves into a unit above the first one, they would have the second and third floor across. It seems to be a trend. I have three other projects that they are doing the identical layout. But, it's nice, because if someone is handicapped, they can be on the first floor.

**Councilman Baisley:** It makes it better for the person underneath not to get woken up in the night if someone gets up in the night. Meaning – the third floor being the bedroom for the second floor makes it quieter for the first floor tenant. I think you really made a good turnaround for what was earlier proposed.

**Councilman Carlos:** How are you going to maintain this? If this project goes through, who is responsible for the maintenance of the stone dust walkways and parking lots.

**Kelly Libolt:** These are rentals, the way they are situated, and so the underlying property owner, the owner of the facility, would be responsible.

**Councilman Carlos:** That would be Dalia? (Yes)

**Kelly Libolt:** There are a number of notes as to who will be responsible for what on the property.

**Councilman Carlos:** I noticed on the application short form, it talks about using the NYSDOT Storm Store system for run off water. Has that been applied for? (No not yet) I understand these are very expensive things to do. The application process is tremendously expensive. I would be concerned that the NYSDOT Pipe in the road

that you are to connect to, could handle the water coming off from all these new paved areas.

**Kelly Libolt:** The steps that we would have to take, once we are deferred to the Planning Board and we start that application process, there is a storm water pollution prevention plan that is prepared and so Morris Associates is the administrator of the MS 4 for the Town and so they will review that and all of that goes to DEC and then to DOT.

**Councilman Carlos:** The same thing with the traffic study?

**Kelly Libolt:** If there is a study that is required, that would be the same process.

**Councilman Carlos:** I'm under the impression that one would be required. Does that include the number of parking spaces per unit.

**Kelly Libolt:** Number of parking spaces per unit is per the Town Code. So, we've met the requirement.

**Councilman Krakower:** What are you targeting for the commercial?

**Kelly Libolt:** I wish I had an answer, but I think the nice thing would be something that is compatible to the tenants of the facility. That would be the ideal situation, whether it is a coffee shop or a small office.

**Councilman Krakower:** Ok, because you are using a density bonus which would require non-retail so it would be non-retail commercial? (I think that would be the requirement.) The wetland, was that delineated yet by anyone?

**Kelly Libolt:** Yes, it was, previously as part of the prior application.

**Councilman Krakower:** It's going to be an acre before you can do anything, or a 10<sup>th</sup> of an acre? (An acre) It came out to .9 acres?

**Kelly Libolt:** It didn't meet the requirement for a water resource protection. This project was before the Planning Board before.

**Councilman Krakower:** Who did the actually delineation? (I don't know who did it, I'll have to find out) Is it done by the Town, the Army Corp or the applicant?

**Kelly Libolt;** It was done by the applicant as part of a prior wetland approval.

**Neil Wilson:** I wasn't around during the original approval of the five lot subdivision, but the process would be their consultant delineates the boundary, the buffers established and then the Town's consultant verifies that in the field and so in other words the Town's consultant verifies the work that is done by the applicant.

**We use Carol Knapp, who has been doing the bulk of the wetland work over the years.**

**Councilman Krakower: As far as a wetland delineation, if it was done five years or ten years ago, (Kelly- it was done in 2004)**

**Neil Wilson: Yes, it needs to be redone – typically it's done about every two years. We are really starting from scratch here. The base mapping that they are using is that which was previously approved and done. We still have some additional work to do on this one, re-verifying the location of the wetlands and then the boundaries.**

**Supervisor Tancredi: Kelly, if you don't get the density bonus, let's say commercial you have to do retail, so you end up with a coffee shop, a pizzeria, how many units do you get, by rights, without the density bonus? (14 units with the density units and so it's 70 without) Could this project work without a density bonus?**

**Kelly Libolt: It can, but it would be a nicer project when you have a piece in the front.**

**Supervisor Tancredi; I think so, too, especially for seniors if you have something compatible to a complex with seniors in it.**

**Councilman Krakower: The commercial side of it makes sense to me. The density bonus doesn't mean that the buildings in the front go away.**

**Supervisor Tancredi: No, I just wanted to know, if they can't be non-retail because if they have to be retail, how many units do you get?**

**Kelly Libolt: The way it works is you get an additional 2 1/2 dwelling units per acre for each 10,000 sq. ft. of non-residential.**

**Supervisor Tancredi: So, you would build it out at 82 units and if you couldn't fill that space with something other than retail, it would remain empty? (Correct)**

**Neil Wilson: Which is not a great scenario. We don't want vacant commercials.**

**Supervisor Tancredi: No it's not.**

**Councilman Krakower: If you can't fill it with anything other than retail, you can't build the extra 14 units.**

**Supervisor Tancredi: You would almost have to build those first.**

**Councilman Krakower: Does non-usable land count in the density calculation? I thought it didn't.**

**Neil Wilson: Yes, only for subdivision. This is coming in as a straight up sight plan and we haven't made that adjustment. So, you don't take out the "nasty land" for that. Several other issues on this subject were addressed. Drainage was a large concern. This subject will appear again before the Board in the near future.**

**Neil Wilson explained the process required to amend the Zoning.**

**09:10-COW 02 DISCUSSION**

**2323 South Road**

**WITHDRAWN**

**COMMITTEE REPORTS**

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|--------------------------------------|--|
| <b>1. FINANCE</b>                    | <b>Councilman Krakower: No Report</b>  |
| <b>2. FIRE ADVISORY</b>              | <b>Councilman Conte: Meeting was held, No Report- Discussion on fire alarms at the colleges and commercial establishments.</b>   |
| <b>3. GOVERNMENT OPERATIONS</b>      | <b>Councilwoman Shershin: No Report</b>  |
| <b>4. LAND USE &amp; PLANNING</b>    | <b>Councilman Krakower: No Report</b>  |
| <b>5. PERSONNEL</b>                  | <b>Councilman Cifone: No Report</b>  |
| <b>6. RECREATION</b>                 | <b>Councilman Baisley: Meeting was held, No Report – Mike Cifone however, mentioned that there was a concert held at Crestwood Park this past Sunday, that was very well attended and everyone had a great time.</b> |
| <b>7. SENIOR CITIZENS</b>            | <b>Councilman Baisley: Meeting was held, No Report</b>   |
| <b>8. TECHNOLOGY &amp; EQUIPMENT</b> | <b>Councilman Carlos: No Report</b>  |
| <b>9. WATER, SEWER, HIGHWAY</b>      | <b>Councilman Carlos: Meeting was held, There will be a report in the near future.</b>   |

**Supervisor Tancredi: Is there anyone in the audience who would like to address the Board on any Town issues?**

**Doreen Tignanelli: I would like to comment on the Dalia Subdivision discussion that just took place. One of the things that Councilman Krakower brought up tonight was the issue of non-buildable land and this came up on April 9<sup>th</sup>, 2014 before the Committee of the Whole came John Page, Jr. for apartments on Creek**

Road and at that meeting they talked about constrained lands and whether that should be deducted and Mr. Wilson said then that it was going to be looked into. That was April and here we are in September and that same issue has come back up again and so, maybe something had better be done about since it keeps surfacing. The other thing is we heard Kelly Libolt talk about the SWIPP and that's the Storm Water Prevention Plan and it's very strict. Well, it's only strict if it's adhered to and again, you've heard me talk about the addendum at the Poughkeepsie Day School that wasn't adhered to. I filed a FOIL request and no one in the Town said they gave approvals and so they say there are strict guidelines, but unless it's enforced, it doesn't mean anything. Also, the criteria as to whether it is a wetland, Councilman Krakower asked about doing the delineation in the time of drought. Well, it depends on soil, water and vegetation to determine whether it is wetland. All three things, that's why a puddle in your driveway is not a wetland because it doesn't meet the criteria for all three, so, that does have to be taken into consideration and the other thing, when you talked about the .90 acres, well if the wetland is one acre or more in the Town it gets a buffer and so quite often we see things come in at 0.90 acres and then to get a wetland permit it is actually a tenth of an acre more disturbance and so we often see things come in as 0.09 acres and again, it always seems very conveniently delineated. So, there is a lot to take into consideration when you talk about drainage and wetland on this project site and so hopefully it comes forward, but I would suggest you do something about the non-buildable land like the steep slopes and wetlands because it came up in April and it came up again tonight. The only other thing I want to ask, Todd, have you heard anything from Central Hudson about the lighting on the substation yet?

Supervisor Tancredi: I haven't, has it changed at all? (NO) I haven't heard anything back from Central Hudson, the last I heard was a girl emailed and we exchanged emails and she was talking to her security people and that's where it left off. I haven't heard anything else since.

Doreen Tignanelli: Ok, I'll check again tonight when I go past, but you heard from a resident that said that especially now since some of the vegetation being taken down from the Wegman's sight, which is right next door to Central Hudson, but it is now shining up to her house. Central Hudson is always quick to raise our rates and so I think they should be more considerate.

The lighting was installed by Central Hudson for security purposes. Redirecting the lighting was discussed. This subject continued for several minutes.

It showed a service road off of that project, or what was that? She said that was going to be an emergency road" (Yes) Well, I've seen these "emergency roads" turn into a "short cut" and I would hate to see that not restricted in such a way that it would stop people from using that for that.

Joe Armstrong: On this it showed a service road off of that project, or what was that? She said that was going to be an emergency road? (Yes) Well, I've seen these

**“emergency roads” turn into a “short cut” and I would hate to see that not restricted in such a way that it would stop people from using that for that.**

**Councilman Cifone: Well, the road is blocked off right now.**

**Joe Armstrong: I know, right now, but it looks like there is intention to doing something with it.**

**Supervisor Tancredi: Yes, they probably will have to do something there, whether it’s a gate or something.**

**Councilwoman Shershin: In the plan it says there should be a chain across it.**

**Joe Armstrong: I can remember when the IBM Country Club developer wanted to put a service road between Spackenkill Road and run through Country Club Estates dead end street past the school to get out to Spring Road. They were going to put a chain up for the Fire Department. Yeah right! Another thing, this 2323 South Road –withdrawn- nothing was put in as to what it was.**

**Supervisor Tancredi: That was an empty building on Route 9 and have been trying to do something with it. It’s right across from the Country Club. It’s a one story white building.**

**Councilwoman Shershin: Right, it’s owned by Page, they talked about putting medical into it.**

**Joe Armstrong: Used to be the Dupont Building you mean? (Yes)**

**Supervisor Tancredi: Yes, they tried to fill it with not much success and eventually they want to come in with a proposal.**

**Joe Armstrong: Did they ever give you any information as to how big the building was and what they were looking at?**

**Supervisor Tancredi: Well, I’m sure we know how big it is, but there is no proposal right now, I think it’s just in discussion stages right now.**

**Mr. Casement: I talked to you about this before and that was eliminating these Committee of the Whole Meetings. Lots of times you come out here and there is a 15 minute or 30 minute meeting and you can put the Committee Reports on the end of the regular meetings and just eliminate this.**

**Supervisor Tancredi: We have eliminated some over the years, even regular Town Board Meetings and so it’s a good idea in the future if we can condense meetings. The problem is, you never know how a meeting is going to go. When I say the meeting is going to be short, it ends up long and so the last thing we want is people**

**sitting here until 10 or 10:30, but it is a good suggestion and something we will keep in mind.**

**Motion made to close the meeting: Supervisor Tancredi/W. Carlos**

**CARRIED: 7-0**

**TOWN BOARD MEETING CLOSED AT 7:40 PM**

**lkm:FS**