

Town of Red Hook Planning Board
Approved Meeting Minutes / Monday, November 1, 2021

Chairman Sam Phelan called the meeting to order at 7:30 pm. A quorum was determined present for the conduct of business. Members present: Karen Smythe, Kristina Dousharm and Sam Phelan. Lew Rose attended via Zoom. Brian Kelly was absent. Engineering consultant, Brandee Nelson and Planning consultant Michele Greig was also present via zoom. Also present in person was Planning Board Secretary Lori Ann Santamaria.

PUBLIC HEARINGS

Hoffman Major Subdivision – Subdivision re-approval of lots 6, 7,8

Public hearing on application for subdivision reapproval of sections 6, 7 and 8 Section Plats for the purposes of allowing the continued filing of the Section Plats in the Dutchess Count Clerk's Office to complete the project under the terms of the existing approvals.

Joe Bonura, Richard Rang, Engineer Rod Morrison were present via Zoom.

Sam Phelan read the public hearing notice. A motion to open the public hearing was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

Joe Bonura gave a comprehensive overview of the project using maps, photos, and renderings. The applicant is seeking a re-approval of lots 6, 7 and 8. No changes to the original site plan will be made.

Mr. Phelan opened the meeting to public comments. Neighbors, Mr. And Mrs. Slattery were present and asked about a pond on the Traditions property and if it may be the source of the flooding on Rokeby Road. Mr. Bonura showed Mr. Slattery the exact location of the pond and it was determined that it was not responsible for the flooding. Mr. Morrison offered further details to illustrate no correlation between the pond on the subdivision and the flooding on Rokeby Road.

Mr. Phelan mentioned two letters received by the Board regarding this project. One letter from Linda Keeling asked questions regarding ADA compliance and the other from Michele Seko was an inquiry about landscaping. The letters were forwarded to the applicant who responded to the inquiries. Mr. Phelan said the letters were not germane to the re-approval and therefore did not warrant further discussion at this time.

Mr. Phelan asked if there were any more questions or comments and there were none. Karen Smythe moved to close the public hearing, seconded by Kristina Dousharm and all members were in favor.

Michelle Grieg said the resolution will be granting both preliminary and final approval. The Board reviewed a draft approval resolution. Mr. Phelan read the resolution. A motion to adopt the resolution was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

Old Rhinebeck Aerodrome Museum Site Plan – 16 Norton Road

Public hearing on application to replace a 3200-square foot hangar with a new 3600-square foot hangar in the RD 3 Zoning District

The applicant's representatives Scott Cruickshank and Andy Howard were present.

The Board reviewed a Type II SEQR resolution. A motion to approve was made by Karen Smythe, seconded by Kristina Dousharm and all members were in favor.

A motion to open the public hearing was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

Using photos, maps, and renderings the applicants gave an overview of the proposed project. Mr. Phelan asked for clarification on the size and location of the new hangar and for details on the wetlands as well as the grading of the soil. Scott Cruickshank showed on the map where the old hangar currently is and where the proposed hangar will be. Mr. Cruickshank discussed the proximity of the building to the wetlands and the plan for grading. Mr. Cruickshank referred to the elevations map to further describe the new hangar. The applicants brought and showed samples of the metal siding they will use and how it will be in keeping with the historical authenticity of the Aerodrome. Mr. Phelan inquired about paint colors and Mr. Cruickshank explained that a monochromatic, beige palette will be used.

Mr. Phelan opened the meeting for questions. A resident of Barrytown, Christine Montgomery, had concerns about sounds she experiences at her residence from the Aerodrome's air show and bi-plane rides. The applicant explained that they do try to vary routes so as not to exhaust one area. He encouraged Ms. Montgomery to call their office and they will be happy to look at a map of her location and explore solutions to minimize any disturbance over her property.

Mr. Phelan asked for further comments and because there were none a motion to close the public hearing was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

Mr. Phelan said Dutchess County Department of Planning and Development had been sent the site plan and they had no comments.

Mr. Phelan said the concern is the wetlands. Mr. Phelan said the applicant will need to provide a survey showing the delineation of the wetlands.

Michelle Greig recommended the applicants also provide erosion and sedimentation controls. The applicant agreed to provide them. Brandee Nelson commented that a Storm Water

Prevention Pollution Plan (SWPPP) will not be required because the area to be disturbed is less than an acre. She agreed with Ms. Greig's recommendation that the Board require an erosion and sediment control plan and a physical demarcation of the wetland's boundaries. Also needed are the standard best management practices. Ms. Greig wanted to know about any outdoor lighting. The applicant will provide cut sheets for the lighting fixtures. The applicant also indicated that there would be no need for water or sewage as the hanger is for storage only.

NEW BUSINESS

Sky Park Amended Subdivision – Route 199

Presentation of application to revise the location of the building envelope of lot 3 of Sky Park Minor Subdivision approved June 1, 2020, in the Waterfront Conservation, Scenic Corridor Overlay and Environmental Protection overlay Districts.

Applicant's representative Tom Mangione was present.

Mr. Phelan gave a review of the project and a description of the land. He also gave some history of prior Planning Board approval of other building envelopes. He emphasized the concerns about the wetlands on this property.

The Board reviewed the site plan with Mr. Mangione. Mr. Mangione pointed out the error on the site plan and explained what was originally intended. The site plan was drafted incorrectly. Mr. Phelan, using the original site plan reviewed the inconsistency of the information on the site plan to the intended approval. Mr. Mangione also showed the three locations where septic test holes were dug and the open meadow where the building site was originally intended.

Mr. Phelan was having difficulty reconciling the elevation lines with the flat area. Mr. Mangione agreed it is deceptive and he explained the errors. Lew Rose asked for further clarification on the location, angles, slope, and soil composition. Kristina Dousharm wanted clarification on envelope A and B and where the error lies.

Mr. Phelan asked if the intent was to create two building envelopes where there was one. Mr. Mangione said that when the original envelope was drawn in error, the shape of envelopes A and B looked identical. Mr. Mangione gave further details about the soil and slopes of the intended building site. Mr. Phelan asked if the envelopes have been staked out. Mr. Mangione said it had not been required to have the envelopes staked. Mr. Phelan said he wanted to avoid a repeat of the current mistakes and as there is incongruity between the maps and the applicant's differing account of the parcel, he would like some assurance that the maps will be accurate going forward. Mr. Mangione said he was hesitant to have it staked because of the cost. Ms. Dousharm suggested doing an approximate staking. Mr. Mangione suggested an on-site visit from the Planning Board. Brandee Nelson explained that surveyors now work with GPS so that it is possible to go in the field with an iPad and conduct a field visit without staking, therefore, making the process more cost effective.

Lew Rose wanted to know if after the walk through a new survey will be provided. Mr. Mangione said that is the plan. Mr. Mangione said he will arrange for the building envelopes to be staked out and will keep the Board up to date with the progress. Mr. Phelan will meet with Mr. Mangione on the property before the November 15th meeting.

Red Hook Plumbing Site Plan- 7316 South Broadway

Patrick O'Farrell explained that they have recently bought a property that was formerly a residence that they intend to house their business's office in. They are seeking approval for a sign.

Bill and Patrick O'Farrell were present.

The property, two separate parcels each with a home on it, were purchased together as a single purchase.

The applicants showed a rendering of the proposed sign. Michelle Greig said they will need to supply a measurement of the width of the house which will decide the size of the sign allowed. She said that the sign will need to be set back 15 feet from any property boundary. Currently the proposed sign is set only 11 feet from the front property lines. Ms. Greig also inquired about the lighting of the sign. Mr. O'Farrell explained they are planning to light the sign with solar lighting. The board explained the requirements of the lighting. Ms. Grieg also said they need three parking spaces for the office, and if an apartment were to be built, then an additional two parking spots would be needed. The Board asked if the Plumbing business and a potential rental could have parking in the rear of the property behind the buildings, Mr. O'Farrell said it would. The applicant will need to submit a revised site plan for the location of the sign and parking. She said if there will be any landscaping or added lighting beyond that of the sign that they will need to supply specifications on those. Ms. Grieg advised that the revised site plan must be submitted to the county Planning Department and that a public hearing is required.

OTHER BUSINESS

Extension request – Gillian Ferguson Special Use Permit approved 11-9-20

Kristina Dousharm gave an overview of the project that had been approved on 11-9-20. Sam Phelan said the applicant has not yet obtained Board of Health approval. He suggested giving the applicant an extension of 180 days. A motion to approve the extension was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

Extension request – Shafer's Hudson Valley Site Plan and Special Use Permit approved 5-7-18

Sam Phelan suggested an extension of 180 days. A motion to approve the extension was made by Kristina Dousharm, seconded by Karen Smythe and all members were in favor.

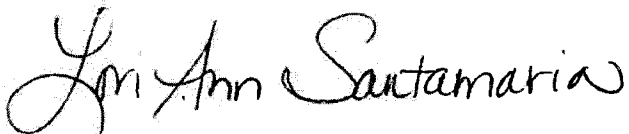
For Board review - Letter to Town Board re: Electric Vehicle Charging stations

A motion to approve and send the letter drafted by Lew Rose on behalf of the Planning Board to the Red Hook Town board was made by Karen Smythe, seconded by Kristina Dousharm and all members were in favor.

ADJOURNMENT

A motion to adjourn the meeting was made by Karen Smythe, seconded by Kristina Dousharm and all members were in favor.

Respectfully submitted by,

A handwritten signature in cursive script that reads "Lori Ann Santamaria". The signature is written in dark ink and is positioned above the printed name.

Lori Ann Santamaria

Planning Board Secretary.

Resolution Granting Re-Approval of Sections 6, 7 and 8 of the Final Subdivision Plat for Tradition at Red Hook (Formerly Hoffman TND)

Name of Project: Re-Approval of Sections 6, 7 and 8 of the Final Subdivision Plat for Tradition at Red Hook (Formerly Hoffman TND)

Name of Applicant: 25 Old Farm Road LLC

Whereas, the applicant, 25 Old Farm Road LLC, has submitted an application to the Town of Red Hook Planning Board for Re-Approval of Sections 6, 7, and 8 of the Final Subdivision Plat for Tradition at Red Hook (formerly Hoffman TND), which was approved by the Planning Board on August 15, 2016 and amended on April 1, 2019, for one hundred and two (102) residential lots, four open space parcels, and one lot retained by Roger Hoffman, on $\pm$ 52.05 acres of land located at 19, 25 and 45 Old Farm Road (Tax Parcel Nos. 6272-00-204261, 6272-00-191306, and 6272-00-103351), partially within the TND Residential Subdistrict and partially within the TND Commercial Center Subdistrict in the Town of Red Hook, Dutchess County, New York (the "project" or "Tradition at Red Hook"); and

Whereas, the applicant has submitted a Final Subdivision Plat entitled "Tradition at Red Hook Final Subdivision Plat Section 6," "Tradition at Red Hook Final Subdivision Plat Section 7," and "Tradition at Red Hook Final Subdivision Plat Section 8," each Plan Set consisting of 7 or 8 Sheets, with Sheets 1 and Sheets 3 to 8 prepared by LRC Group and Sheet 2 prepared by MJ Engineering and Land Surveying, PC, dated as follows: Sheet 1 dated October 27, 2021; Sheet 2 dated October 28, 2021; and Sheets 3 to 8 dated January 16, 2013 and last revised October 27, 2021; and

Whereas, the applicant previously submitted "Recreational Features by Section" dated April 22, 2016 and last revised March 22, 2019; and

Whereas, pursuant to Section 143-49.1(A)(2) the Planning Board on August 15, 2016 approved an application for open space incentive zoning as outlined in Section 143-49.2 of the Town's Zoning Law, for a total of 33 incentive dwelling units, for which the applicant pay cash as the provided benefit to the Town; and

Whereas, pursuant to §120-11(G) of the Town's Subdivision Law and New York State Town Law, the applicant proposed to file the subdivision plat in Sections, and pursuant thereto the applicant submitted "Section Plat" Plan Sets for Sections No. 1 to No. 8, each set consisting of eight (8) sheets, all dated November 24, 2015, and last revised January 13, 2017, each of which may be filed within three (3) years of the filing date of the first section with the Dutchess County Clerk; and

Whereas, five of these section plats have been signed and/or filed, and the applicant is seeking to extend the time to sequentially file the final three section plats (Sections 6-7-8, containing a total of 48 lots), and has applied to the Planning Board to re-approve the final three section plats, with no changes in the subdivision layout or design, and subject to all conditions in the existing subdivision and site plan approvals; and

Whereas, on December 15, 2014 the Planning Board was designated the lead agency for the purpose of conducting a coordinated review of a Type I action pursuant to SEQR and Chapter 68 of the Town Code; and

Whereas, on March 16, 2015, after reviewing the Full EAF, a Generic Environmental Impact Statement adopted by the Red Hook Town Board on February 23, 2011 for the zoning amendments that created the Traditional Neighborhood Development District, and the 'criteria for determining significance' set forth in 6 NYCRR Part 617.7(c), the Planning Board determined that the proposed action will not cause any significant adverse impact on the environment, and thus issued a Negative Declaration determining that an environmental impact statement need not be prepared; and

Whereas, on April 1, 2019, the Planning Board approved applications for Amended Site Plan and Amended Subdivision Plat approval for the project; and

Whereas, on October 18, 2021, the Planning Board reaffirmed its prior SEQR determination of non-significance issued on March 16, 2015 and previously reaffirmed on March 18, 2019; and

Whereas, the parcels are located within 500 feet of a certified Agricultural District (Agricultural District 20) and the applicant submitted an Agricultural Data Statement, dated October 8, 2021 which the Planning Board duly forwarded to all owners of farm operations within 500' of the subject parcels; and

Whereas, the Planning Board considered the Agricultural Data Statement in its review of the application; and

Whereas, the Planning Board notified the Clerk of the Village of Red Hook of the public hearing on the subdivision application pursuant to General Municipal Law § 239-nn; and

Whereas, on November 1, 2021, the Planning Board opened a duly noticed public hearing on re-approval of Section Plats 6, 7, and 8, at which time all interested persons were given the opportunity to speak, and the Planning Board closed the Public Hearing on November 1, 2021; and

Whereas, the Planning Board has reviewed and deliberated on the application and all the matters before it.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants re-approval of Section Plats 6, 7, and 8 of the Preliminary Subdivision Plat for Tradition at Red Hook in accordance with the plans and specifications heretofore enumerated, subject to the applicable provisions of the Town Code relating to development of approved final plats, and authorizes the Final Plat to be filed in Sections pursuant to Town Law 276 (7) (b) and section 120-11G of the Town Code.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plan Set will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Subdivision Plan Set is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants re-approval of Section Plats 6, 7, and 8 of the Final Subdivision Plat for Tradition at Red Hook in accordance with the plans and specifications heretofore enumerated, subject to the applicable provisions of the Town Code relating to development of approved final plats, and authorizes the Final Plat to be filed in Sections pursuant to Town Law 276 (7) (b) and section 120-11G of the Town Code, subject to the following conditions and modifications:

- A. The applicant shall revise Sheet 2 (Subdivision Plat) of the Section Plat Plan Sets for Sections # 6, 7 and 8 to depict the proposed pool and patio area.
- B. The Planning Board authorizes the Chairman or his authorized designee to sign the Section Plat Plan Sets for Sections # 6, 7 and to 8 referenced herein only after compliance with the following conditions has been demonstrated for the Section proposed to be signed:
 - (1) The applicant shall demonstrate that the incentive zoning fee has been paid to the Town Clerk in the time and in the amount required by § 143-49.2 of the Zoning Law.
 - (2) Section Plats must be proposed for filing in numerical order.
 - (3) The applicant shall submit all easements for that Section in a form, substance, and manner of execution acceptable to the Town Attorney. Easements shall be submitted with a signed, acknowledged offer of cession that shall be recorded simultaneously with the relevant Section.
 - (4) The applicant shall demonstrate that offers of cession for all conveyances and easements for all prior Sections have been recorded with the Dutchess County Clerk's office or alternatively that the conveyance or easement documents have been recorded, or a combination thereof.
 - (5) The applicant shall post an inspection escrow with the Town in the reasonable amount to be determined by the Town Engineer for engineering inspections of all improvements as enumerated in § 120-14 of the Town Code (hereafter the "Improvements"). Credit shall be given for any inspection fees posted regarding the Site Plan approval.
 - (6) The applicant shall establish and place with the Town a performance guarantee or other agreement(s) containing such terms and conditions that are satisfactory to the Town Attorney and Town Engineer for the purpose of guaranteeing or securing performance by the applicant with regards to the construction of the required Improvements for that Section in accordance with § 120-14(A) of the Code of the Town of Red Hook for a minimum period of one (1) year, renewable in one (1) year increments but not to exceed three (3) years. The amount of the guarantees shall be

determined by the Town Engineer. Such performance guarantees may be filed based on approved sections of the plat as provided in Town Law 277 (9) consistent with the TND phasing plan approved by the Planning Board as part of this Final Subdivision Approval Resolution.

- (7) Approval by the Town Attorney of the form of all documents required for the dedication of all public Improvements, including an irrevocable offer of cession, hold harmless and security, to the Town of the proposed Town roads, sidewalks, lighting, and tree lawns, each of the related drainage easements, and any other elements located within the proposed Town Right of Way, other than water and wastewater elements dedicated to DCWWA.
 - (8) The applicant shall verify that the corners and angle points of the boundaries of the original tract being subdivided, have been marked by monuments or steel rods, of a type approved by the Town Engineer as required by § 120-29B(2)(b) and (f) of the Town Code, and suitable arrangements shall be made to have all proposed street intersections and angle points, if any, along the proposed streets, and other intermediate points as designated, at such time as grading is completed to enable such markers to be installed.
 - (9) The recreation amenities shall be completed in accordance with Exhibit One (attached) "Recreation Features by Section" dated 4/22/16 and last revised 3/22/19 and the approved Plans (Sheet SB-4SP).
 - (10) The applicant will not offer roads for dedication to the Town until 80% of the dwelling units on that section of the road have been constructed, it being further understood that acceptance of any Offer of Dedication is within the discretion of the Town Board.
 - (11) Within 30 days of filing the first Section Plat with the office of the Dutchess County Clerk, the applicant shall file the signed plan set entitled "Final Site Plan and Overall Subdivision Plan Set," with the Clerk of the Town of Red Hook. The remaining Section Plats must be filed with the office of the Dutchess County Clerk within three (3) years of the filing date of the first section with the Dutchess County Clerk.
 - (12) The applicant shall pay to the Town of Red Hook any outstanding fees due and owing for the review of this application.
 - (13) The applicant shall pay any and all outstanding escrow balances for consultant review.
- C. The following conditions shall be met prior to any land disturbance:
- (1) Prior to any land disturbance, the applicant shall maintain the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the SPDES Permit for wastewater discharge (SPDES P/C/I) from the community septic system.

D. The following conditions to be met prior to the issuance of a building permit for the first dwelling unit in each plat section:

- (1) Prior to the issuance of a building permit, the applicant shall maintain the New York State Department of Environmental Conservation (NYSDEC) SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-15-002) and the SPDES Permit for wastewater discharge (SPDES P/C/I) from the community septic system.
- (2) Pursuant to Town Law 276 and section 120-11 (G) of the Red Hook Code, the subdivider shall not be permitted to begin construction of buildings in any Section until such Section has been filed in the office of the Dutchess County Clerk and the required Improvements for that section have been installed and approved in such Section or a satisfactory performance guaranty covering the cost of such Improvements has been posted with the Town.
- (3) The subdivider shall not be permitted to begin construction of buildings in any section until submission of proof that the Common Use and Maintenance Agreement for the shared rear lanes has been filed with the Dutchess County Clerk's Office.
- (4) Prior to the start of construction, receipt of a road opening permit from the Town Highway Department for the curb cuts on Old Farm Road.

BE IT FURTHER RESOLVED, that Pursuant to § 72-2C of the Town Code, prior to the initial sale, purchase or exchange of any real property within the subdivision, the applicant shall deliver to the prospective grantee a typewritten document containing the agricultural notice set forth in § 72-2B of the Town Code. Further, the applicant shall incorporate the agricultural notice of the Town Code in any deeds wherein title to any property is to be initially conveyed to a grantee. Appropriate documentation shall be provided to Town Building Department.

BE IT FURTHER RESOLVED, that within five (5) business days of the adoption of this resolution, the Chairman or other duly authorized member of the Planning Board shall cause a copy of this resolution to be filed with the Town Clerk, and a copy sent to the applicant.

On a motion by Kristina Dousharm, seconded by Karen Smythe, and a roll call vote, which resulted as follows:

Chairman Sam Phelan	Voting <u>Aye</u>
Deputy Chairman Brian Kelly	Voting <u>Absent</u>
Member Kristina Dousharm	Voting <u>Aye</u>
Member Lew Rose	Voting <u>Aye</u>
Member Karen Smyth	Voting <u>Aye</u>
and two vacant seats	

Resolution was declared adopted on November 1, 2021.

Resolution Certified, Filed with the Town Clerk and Mailed to the Applicant

Kathleen Flood

Kathleen Flood, Clerk to the Board

11-2-21

Date

Exhibit One:

"Hoffman Recreational Features by Section" dated 4/22/2016 and last revised 3/22/2019

3/22/19 Updates to Amenities and Project Plans

5/2/16 REVISIONS (responding to Greenplan and Crawford Associates comments on the 4/22/16 submission); discussed with and submitted to Planning Board on 5/2/16

HOFFMAN RECREATIONAL FEATURES BY SECTION:

The purpose of this Narrative is to provide a description of the recreational features in the project. The first version of the Narrative was prepared by the Applicant, based on elements already shown on DN-6SP and DN-7 SP of the Site plan set and also depicted in the Architectural Package. This Narrative was discussed with the Board at the April 18th meeting. In response to comments at the meeting, the Applicant modified the Narrative and also submitted a drawing called "Amenities Update Exhibit," intended to supplement the existing plan set. The Amended Narrative and Amenities Update Exhibit were submitted on April 22, 2016. In response to Town consultant comments on that submission, the Narrative and Amenities Update Exhibit were further modified and discussed with the Board on May 2, 2016 and submitted to the Board that evening with the text herein. The Amenities Update Exhibit is also on file with the Board.

It is intended that after consensus has been reached between the Applicant and the Board, the Applicant will amend the full plan set to show the changes described herein and shown on the Amenities Update Exhibit. Thus, the sections in this Narrative that refer to the plan set are deemed to refer to the Plan Set that will be submitted incorporating the changes in the Amenities Update Exhibit. Every effort will be made to maintain congruity between this separate written description and the plan set. However, in the event of any discrepancy between the description of specific project elements in the plan set and this document, the provisions of the plan set will control.

SECTION ONE:

The filing of the 1st section plat will create 11 new residential building lots. The Section One Plat contains two important elements of open space and recreation.

At the time of the filing of the Section 1 Plat, "Parcel A" (approximately 32 acres)¹ will be reserved or created as a separate parcel and preserved from the possibility of future development. This parcel is the Site of a number of improvements (trails, picnic areas, dog park, multi-purpose field, etc) to be made in conjunction with the development of future Sections of the Plat.

This section plat also creates the Central Green in the community. The Green (approx. ½ ac.) includes the Post Office style mail building which will be a gathering place for the residents, where event postings and other communications may be shared with the community. The Architectural elevations and floor plans appear in the Site and Architectural Package at sheets 51 & 52. The large rear covered porch of this building will serve as a gathering space, and also serve as a stage for events (speeches, demonstrations, performances, etc.) to be held on the Green. This Green will also include several benches and a large open lawn to serve as informal seating for picnics or attending events on the Green, and an informal recreation area for Frisbees, Tai Chi, croquet, etc.) This area will provide recreation areas of interest to empty nesters, parents and young children.

¹ Parcel A is 32.18 acres in size. Of this total, 18.48 acres is wetland. 13.70 acres is upland. Of the upland total, 6.40 acres is an upland adjacent area and 7.30 acres is the remaining upland area. The proposed easement for public access easement over parcel A covers 6.42 acres (See EX-2).

SECTION TWO:

The filing of the second section plat will create an additional 10 residential building lots, for a total of 21 lots.

This section plat also creates the Playground and Tot Lot areas, located to the rear of lots 15 & 16. The Tot Lot will be geared toward the 2-5 year old age group, and the Playground will be geared toward ages 5-12. This play area with both components had initially been proposed for Section 6 of the plat, but construction was moved forward to an earlier section of the plat to provide active recreation for youngsters at an earlier phase of the project.

The fenced play areas in the Playground and Tot Lots, respectively, are 54'x34' and 34'x30'. These areas will be side-by-side, with a perimeter four-foot-tall, 3 rail, fence to regulate play activities, with a similar fence separating the two age groups. 42" clear openings in the perimeter fence into each area, and one between each area, will allow for controlled movement between the play areas. The play equipment provided will be designed to satisfy the two age groups in terms of scale, nature and complexity or challenge, and will be generally provided as composite structures where various play components are attached. Each area will provide a variety of play experiences to engage a range of physical and mental aspects of play.

A total of four benches have been provided for adult seating outside the playground and Tot Lot. Additional shade trees and shrubs have been added to the landscaping. Three picnic tables will also be added near the playground. These additions expand the area of this active recreational area and improve its landscaping and attractiveness. The proposed Playground and Tot Lot are detailed on DN-6 SP, Sheet 31 of 32, and the additional landscaping is shown on the Landscape Plan (Sheet LL-1 SP, Sheet 21 of 32).

The size and facilities in the play areas are sufficient to serve the entire 102 homes. Approximately 75 children under 15 years of age are anticipated in the project (of which only fewer than 15 would be expected to be occupying the project by the end of phase 2). The Playground and Tot Lot, and the equipment to be provided, are sized to accommodate 25 children in the Tot Lot and 30 children in the Playground at any given time which approaches two-thirds of the total number of children anticipated in the community.

Additionally, in Section Two, at the request of the Planning Board, the Developer has added an additional section of walking trail, approximately 1785 linear feet in length, which will proceed from the main entrance road to the project, past the playground, and follow the outer perimeter of the future field, providing a looped trail.²

Such improvements to be completed prior to the issuance of the 21st C/O for the project.

² The section of the trail around the future field is subject to temporary closure during periods of construction of future phases of the septic system.

Thus, by the time the project has 21 homes, it will have provided the Central Green with facilities for empty nesters, parents and young children; a playground and tot lot, with landscaping and seating areas for parents; a walking trail passing the playground and looping around the future field; as well as the guarantee of approximately 32 acres of reserved open space for future trail and picnic area construction, the Community Center, the Community Garden, the pavilion, the Dog Park and the Multi-Purpose field.

SECTION THREE:

The filing of the 3rd section Plat will create 13 additional residential building lots, for a total of 34, but does not create any new roadways. For this reason, the improvements in the early sections of the Project are intended to exceed the needs of these residents as well. The Section Three plat also shows the installation of a sign in the public right-of-way of Old Farm Road commemorating the former Hucklebush Rail line. As outlined on the plans, this sign must be installed prior to the issuance of the 33rd C/O in the project.

SECTION FOUR:

The filing of the 4th section plat will create 11 additional building lots, for a total of 45. This section plat will improve an additional segment of the trail system, extending from the south side of the playground area through the Open Space areas of the site, shall include two additional picnic areas and will terminate at the Gazebo to the west of the Community Center and new associated pool area, now also slated for construction in this Section. This Section Plat will also add a second entrance to the trail system, from the roadway near Lot 18, and meeting the main trail at the Community Garden. The trail route through the Open will now reach a temporary terminus at the new Gazebo to the rear of the Community Center. The trail will be reconnected to the public road sidewalk system in front of the Community Center. The trail shall be curved and arced to fit organically into the natural topography, allowing several opportunities for walkers to easily return to the trail head. The length of the additional trail segment in Section Four is 1880 feet. When coupled with the 1784 linear feet in Section Two, the total length is 3,664 linear feet. This trail segment will also provide access to the former Hucklebush rail line at the southwest corner of the project site (where a 2nd commemorative sign will be placed). This represents a significant advancement in timing and expansion of amenities, as the Community Center, Gazebo and trail connection back the public road was approved to be constructed in Section 5. The original approval for the Community Center is further expanded by the addition of a pool, surrounding tables, chairs, fire pit and gathering areas. The building, approximately 1,700 sf will be located at the terminus of the northerly most entrance road and will be the focal point of the community. It will serve as a community gathering space and also be used for events. This building will be fully appointed and furnished and will include a covered front porch. The interior of the building will be fitted with a large community room fitted with movable furniture to allow multiple uses of the space, including Yoga or exercise. The Community Center also includes a gymnasium equipped with three pieces of cardiovascular workout equipment, a card room/office, a warming kitchen for community dinners or events, and bathrooms. Floor plans showing the interior layout of the Community Building are part of the Architectural package provided to the Planning Board.

Each residential owner will have a key card for access to these amenities through the community center front door.

The grassed trail is approximately 8 feet wide. The trail will be over seeded with a fescue mix to assist in delineating the trail. The picnic areas, each consisting of 3 picnic tables with integral benches, are located near the Huckelbush ROW adjoining the property, and near the temporary terminus at the Gazebo. The trail will now intersect with the community's sidewalk system in three locations, near lot 15, lot 18 and in front of the new community center. Benches will be located at each of the trail heads. This section of the trail also provides a possible future connection to a future off-site Huckelbush Rail Trail if that is established in the future. The trail and picnic areas are suitable for recreational walking and picnicking that will appeal to empty-nesters, parents and their children.

Section Four will also include the establishment of a park area (Parcel B - 4,889 sf in size), in front of lots 23-27, to be improved with benches, trees, lawn and landscaping. The park is accessible from the proposed public street in section 4 plat. This area is appropriately improved for passive recreation, informal picnicking, or outdoor relaxing and enjoying the outdoors. This feature will appeal to empty nesters and parents with young children. Parcel B, the trail system and picnic areas will be owned and maintained by the Home Owner's Association.

The improvements in Section Four also include a community vegetable garden which is a private amenity for use of residents of the project. This community garden will be fenced with an approximately four-foot-tall wood post and rail fence backed with black vinyl coated mesh (See DN6-SP, sheet 31 of 32). Use will be governed by the Home Owners Association. Vegetable gardening is a recreational activity that can be enjoyed by empty nesters, parents and young children. This represents an advancement in timing for the Community Garden, as it was originally proposed for Section 7 of the project. The garden itself has increased in size somewhat. The proposed garden is now approximately 3100 sf (roughly 63 feet by 36 feet, as shown on the plans. A potential expansion of the community garden (approximately 1700 sf) has also been shown on the plans, in the event that the HOA at any time in the future wanted to expand it. [See Amenities Update Exhibit] Additional landscape features have been added in the area of the Community Garden, consisting of two benches within the fence, the compost areas and a potting area in front of the shed. The fence has been extended to meet the shed, which is shown on the Site Plan and Landscaping Plan. A yard hydrant is provided adjacent to the shed. Additional landscaping has been added, consisting of a perimeter of soft shrubs around the fence and three trees to be added to the Landscape Plan.

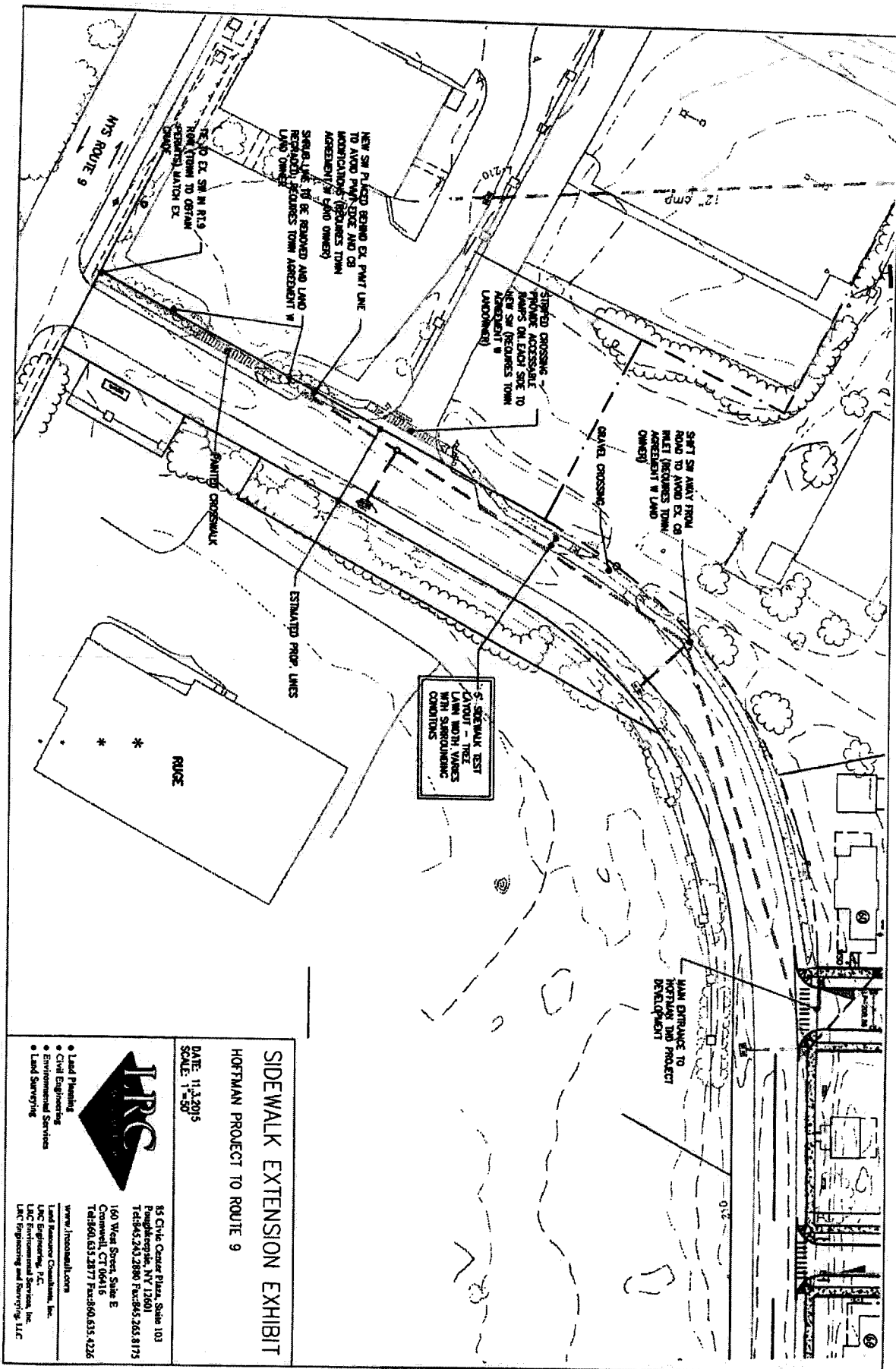
All of the above improvements are to be completed prior to the issuance of the 44th C/O.

SECTION FIVE:

The filing of the 5th section plat, will create 9 new residential building lots, for a total of 54, approximately half the population of the project, at full occupancy of all the houses in this Section.

Exhibit Two:

"Sidewalk Extension Exhibit" dated November 3, 2015



SIDEWALK EXTENSION EXHIBIT

HOFFMAN PROJECT TO ROUTE 9

DATE: 11.3.2015
 SCALE: 1"=50'



- Land Planning
- Civil Engineering
- Environmental Services
- Land Surveying

55 Civil Center Plaza, Suite 103
 Poughkeepsie, NY 12601
 Tel: 845.243.2880 Fax: 845.265.8175
 100 West Street, Suite E
 Cornwall, CT 06415
 Tel: 860.633.2877 Fax: 860.633.4226
www.jprcny.com
 Land Resource Consultants, Inc.
 LRC Engineering, P.C.
 LRC Environmental Services, Inc.
 LRC Engineering and Surveying, LLC

During Section Five, the developer has also agreed to construct an off-site improvement consisting of a sidewalk extension from the community to the existing sidewalk located at Route 9, within the Town ROW or lands to be acquired by the Town. This sidewalk is a further element of the outdoor walkability and healthy lifestyle of the Hoffman project and allows residents to easily walk into the center of Town and the Village without using automobiles.

Thus, by the time that the project has been 50% occupied, the project will have two greens/park areas, a playground, a tot lot, a community vegetable garden, public picnic areas and approximately one third of the trail system, and the community center, as well as more than 32 acres of preserved open space. There is a wide variety of possible outdoor and indoor recreational and fitness activities.

SECTION SIX:

The filing of the 6th section plat, will create 19 new residential building lots, for a total of 73. This section plat also creates a Cottage Court. This Cottage Court (approx. 1/4 acre) is another unique and defining feature of the community as it allows homes to be fronted on a green rather than a street. The Cottage Court will include a fire pit and patio area, benches and associated landscaping, creating a community gathering place. This feature will be attractive to empty nesters and parents in the evening for small gatherings. Flagstone pavers have been added to provide access to the fire pit from the sidewalks on both sides of the Cottage Court.

Section 6 also includes the completion of the walking trail (approximately 1964 linear feet) from the Community Center to the sidewalk system at the looped road constructed in section 6 where an additional bench will be sited. This section of the trail has also been made somewhat longer than shown at the April 18 Planning Board meeting, by adding loops for interest, and allowing multiple points to turn around. This trail segment will add two additional picnic areas (3 tables each) so that the trail, overall, provides access to a total of five (5) picnic areas, each fitted with 3 picnic tables (total of 15 picnic tables) with integral benches, all as outlined on the plans, sheets AM-1SP, DN-6 SP and DN-7 SP. This section will also add the second connection to the trail system from the Community Center. This feature is attractive to empty nesters and families.

The above improvements must be completed prior to the issuance of the 73th C/O for the project.

Thus, at the time that approximately three-quarters of the project is occupied, all greens/parks will be established, the entire trail system and picnic area system will be established, and the playground/Tot lot, and vegetable garden will be established, as well as approximately 32 acres of preserved open space. The length of the entire trail is 5609 linear feet, or 1.06 miles. This length does not include the length of the sidewalk system within the project, and the length of sidewalk being built to reach the existing public sidewalk on route 9.

SECTION SEVEN:

The filing of the section 7 plat will create 12 new residential building lots, for a total of 85.

This section plat includes the construction of the multi-purpose (soccer) field and the dog park at the southerly most portion of the property, both to be constructed following the completion of the construction of the last phase of the wastewater disposal facilities in this area.

The multi-purpose field will be graded and surface to meet acceptable standards for a soccer field, provided with striping facilities and fitted with goals and benches. The multipurpose field is designed to be U12/U14 size, as it is anticipated that the majority of the children would be under 14 years of age.

The multipurpose field was designed in accordance with NFHS (National Federation of State High School Associations) standards. It also meets the US Youth Soccer standard field sizes.

Grading of the field meets the NFHS standard which allows a 1.0% slope for natural turf fields with good drainage. The field is located over well-drained, granular soils. Soil compaction or drainage will not present any functional challenges to the use and maintenance of the field. LL1-SP (sheet 21 of 32) shows the required soil and seed mix (seed mix B) appropriate for an active field.

The multi-purpose field is intended for group active recreation, in games or practices by organized teams. This feature will be of interest to the soccer leagues in the community, and parents or grandparents and relatives of players who live in the Hoffman TND project. Use of the field will be subject to reasonable rules to preserve the field and avoid overuse. The field may be used for up to 3 games or practices on a weekend day. The field may be used for up to 3 additional practices per week on weekdays. The field shall not be used on 2 consecutive days. Where there are more than one game/practice on a weekend day, there shall be at least an hour between the end of one event and the beginning of another. The HOA will have the right to close the field periodically for maintenance and may decline to schedule games/practices on days when the HOA itself has scheduled an event at the Field.

The fenced dog park will be approximately 7,000 sf and will include an off-leash area and an open pavilion for resident seating. The Dog Park fence and gazebo are detailed on DN-7SP. The dog park fence is 43.75 inches to the top rail. The dog park will provide separate areas for large dogs and small dogs. A pole building measuring 8 x 16 will span the fence dividing the two sections of the dog park, to provide resting space under a roof within both parts of the dog park. The dog park will be fitted with a gated, off leash, area, pet waste bag dispenser, maintenance entrances, and landscaping. The hours and rules relating to the dog park will be posted at the entrance. There will be no water spigot in the dog park, as it would create a long dead-end service. The dog park will be welcome by all dog owners in the project, which can include empty nesters or families. The improvements relating to the multi-purpose field and dog park must be completed prior to the issuance of the 84th C/O for the project.

SECTION EIGHT:

Section Eight contains the last 17 lots in the subdivision, for a total of 103. All recreation facilities have been completed by the end of the previous phases.