

TOWN OF EAST FISHKILL
PLANNING BOARD MEETING

FEBRUARY 24, 2022

Planning Board Chairperson John Eickman called the meeting to order.

CHAIRPERSON COMMENTS:

- a. Mr. Eickman began the Meeting with The Pledge of Allegiance.
- b. Mr. Eickman announced that the Upcoming Meeting Dates are:
March 29, 2022 & April 19, 2022.
- c. Approval of Minutes of Meetings Held December 21, 2021 and January 18, 2022:

MOTION made by Lori Gee, seconded by Richard Campbell, to approve the Minutes of Meeting Held December 21, 2021. Voted and carried unanimously.

MOTION made by Craig Arco, seconded by Richard Campbell, to approve the Minutes of Meeting Held January 18, 2022. Voted and carried unanimously.

- d. Roll Call:

Members present for the Roll Call were Craig Arco, Richard Campbell, Lori Gee, John Eickman, Ed Miyoshi and Sarah Bledsoe.

Town Consultants present were: Michelle Robbins, Town Planner, Michael Cunningham, Esq., Town Attorney, Christian Moore, Town Engineer-CPL

Jackie Keenan, Planning Board Clerk was also present.

REFERRAL TO ARC

Hopewell EZ Storage

Mr. Eickman announced that there had been a request to put this matter on the agenda for referral to the ARC and to schedule a Public Hearing. He said they were asked to provide lot coverage per the regulations and they have confirmed the lot coverage is appropriate.

MOTION made by Lori Gee, seconded by Richard Campbell for the Hopewell EZ

1 Storage to be placed on this evening’s agenda. Voted and carried unanimously.

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3 MOTION made by Lori Gee, seconded by Richard Campbell, for Hopewell EZ
4 Storage
5 to be referred to the ARC. Voted and carried unanimously.

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7 MOTION made by Richard Campbell, seconded by Craig Arco, for a Public Hearing to
8 be scheduled for Hopewell EZ Storage on March 29, 2022. Voted and carried
9 unanimously.

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14 **Mr. Eickman made an announcement that iPark Building A” and “Estates at Phillips*
15 *Farm” items had been removed from this evening’s agenda; They are working on their*
16 *submissions, and plan to be back on the March agenda.**

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19 **EXTENSION**

20 1. *#2019-019 Hopewell Senior Living, Joe’s Mother’s Road and Route 82 (6357-04-924400)*
21 *Applicant is requesting two three-month extensions thru September 9, 2022 for their site*
22 *plan approval. The Project is a Senior Independent Living Apartment complex with 84*
23 *units.*

24 **Kathleen M. Gallagher, RIA, Insite Engineering, Surveying, and Landscape**
25 **Architecture, was present.**

26
27 Mr. Eickman said the applicant was requesting (2) 3-month Extensions for their Site Plan
28 Approval.

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30 Ms. Gallagher approached the podium and introduced herself, saying that Hopewell Green is an
31 84-unit apartment complex that was granted a Special Permit, Wetlands Permit, Excavation
32 Permit, and Site Plan Approval in March, 2021. She said that, since then the applicant has been
33 working diligently to coordinate with outside agencies, including the NYS Department of
34 Transportation, as well as coordinating the water and wastewater connections. All technical
35 aspects of the water and wastewater connections are pretty much completed, however, they are
36 still processing coordination and agreements, some of which, she said, are with the Town, that is

1 believed to take a couple more months in order to process. Per the Code, she said that
2 construction had not been started and, because they have not started the construction within the
3 year. They were present this evening to request an Extension. She asked if it was possible to
4 request (2) six-month Extensions, to give it a total one (1) year total Extension.

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6 Mr. Eickman looked to Mr. Cunningham and he replied that it could be done in three (3) months
7 but that a one (1) year extension could be granted since it is a Site Plan.

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10 **MOTION made by Richard Campbell, seconded by Ed Miyoshi, to grant, (2) Six-**
11 **Month Extensions, essentially a One (1) Year Extension of Site Plan Approval for**
12 **Hopewell Senior Living. Voted and carried unanimously.**

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14 Mr. Eickman thanked Ms. Gallagher and she thanked the Board, stating her appreciation.

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18 **PUBLIC HEARING:**

19 2. *#2021 – 013C – iPark Building C, 200 North Road (6456-03-073123). Applicant is seeking*
20 *for Site Plan approval to add a 153,000 sf movie set/backlot with a proposed 20,000 sf*
21 *studio building.*

22 **Troy Wojciekofsky, Engineer with Stantec and Christian Moore, CPL, were present.**

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24 **MOTION made by Ed Miyoshi, seconded by Sarah Bledsoe, to open the Public**
25 **Hearing. Voted and carried unanimously.**

26
27 Mr. Wojciekofsky introduced himself as the plan was being displayed, stating that Stantec is the
28 engineer for the applicant, Natural Resources. He said the Board was mostly familiar with this,
29 and proceeded to run through the plan, saying it is basically an in-fill of the old IBM facility that
30 is now the iPark development. This project is called “Building Area C” and he said it is the back
31 lot studio site plan, which is basically streetscapes that consist of fake building façades,
32 sidewalks and roadways which can be changed based on the period or location that they require.

1 The 20,000 SF building is actually the movie studio. The project is proposed, almost exclusively,
2 within an existing parking lot and he said it is a nice use for an existing pervious area. He
3 proceeded with the changes that have been made since the last submission. The detailed site plan
4 was then in view and he said it is on the southeast side of the iPark property. He pointed out the
5 perimeter access point and said the areas shown as rectangles were the fake streetscapes that are
6 created. He pointed out the 20,000 SF building as shown in the bottom right corner of the project.
7 There is various parking proposed for staff and there is also large-scale parking for things such as
8 tour buses situations, RVs for the movie stars and their staff. He pointed out that the one change
9 made since the last submission is that there is a 100-space parking on the left side, which is
10 exclusive to the building on the west side, of which the front can be seen on the left side of the
11 plan. The streetscape lot ended up being shrunk down a little so that it could fit in the area. The
12 100-spot parking lot has access without going through the back lot studio. He said that has a
13 perimeter fence with it so it is a secured lot and the 100 space lot is separate. The 100-space lot is
14 when coming out of the building, one would make a right, go up through Global Foundries. The
15 perimeter drive is called "Central Drive" that would be used as the access for the 100-space lot.
16 The access for the back lot would be off of East Drive. He said the 100-spaces are based on a
17 calculation, according to the applicant he spoke with this day. He pointed out the 80 to 100,000
18 SF that is to be used for distribution square footage within that building, with one space per
19 1,000 SF and said that is how the figures were arrived at. There is some additional space in the
20 building, which is vacant, including the offices space, of which they have no intention of filling
21 at this point or in the near future. With regard to the office space, he said, with the very
22 competitive market it is something they are not looking at for the building. If the time comes in
23 the future, he said there is additional parking on the west side of the building, and in and around
24 it, to serve whatever use would go in there.

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1 While pointing the cursor on the plan, Ms. Robbins wanted to look at this and asked if she was in
2 the right area on the map for the parking. At Mr. Wojciekofsky's suggestion, she rotated the map
3 clockwise for better viewing. She asked if the parking was in the one area, or on the Global side
4 and Mr. Wojciekofsky said he thinks it is in both areas, as explained to him. He added that one
5 comment that had been raised for the Building A submission that had been made was to provide
6 an updated parking plan. He understands that National Resources had previously provided it for
7 another application, and he said it will be updated with color-coding, as was previously done.
8 Ms. Robbins asked if there would be easements with Global, or she is assuming there are already
9 easements with Global to traverse the areas and the use. She pointed out the area that she
10 questioned was the only way out of the parking lot, which is through Global property. Mr.
11 Wojciekofsky said that was correct; it was explained to him by Natural Resources this day that
12 they have general cross-access easements back and forth between iPark and Global Foundries, so
13 that is not an issue. He said there is also looping on the south side; it is too narrow, but it is
14 assigned as a fire-access route, which would continue. Ms. Robbins pointed out an area on the
15 map with the cursor, saying that she is familiar with that, it is narrow and the buildings are pretty
16 close together, with parking on either side. Mr. Wojciekofsky said Yes, it is a little tight there.
17 With the cursor, Ms. Robbins pointed to an area, asking if it was the only access in and out of the
18 studio. She pointed out where there were arrows, asking if there was no way out there and Mr.
19 Wojciekofsky responded that there are 2 access points as well; it is continued access with an
20 existing drive.

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22 Ms. Robbins said CPL had a few comments on the new parking Mr. Moore stated that new
23 parking had been added to the site, with new grading on the southeast and it appears that it might
24 need additional grading due to it being steep. Curbing is proposed along the northwest of that lot
25 and how it could be prevented from crossing over. The curbing was pointed out on the map and
26 he said there were supposed to be sidewalks, something to keep a vehicle from and he spoke with

1 Mr. Wojciekofsky earlier in the day. The double line shown looks like it is about 3 FT wide, and
2 he asked if it was a studio façade. Mr. Wojciekofsky explained that is the area where the building
3 facade goes into so there is no sidewalk proposal, but he agrees that either bumpers are shown, or
4 a little more spacing, with the curb, to protect the front end of the cars. Mr. Arco asked how tall
5 the building fascades would be and Mr. Moore replied that he thought they would be 2 stories.
6 The construction will be subject to Building Dept. review; it is how they are constructed and how
7 they are supported. He said he is not an expert of how the backlot gets put together. More
8 pictures were displayed that showed the fake building fascades. Mr. Moore said it appears that
9 the building fascades are the showcase and are supported on the outside. The layout of the lots
10 was prepared by a consultant where it is one of the specialties, laying out a lot like this. Mr.
11 Wojciekofsky said he can get more information on this. Mr. Moore said it is part of the building
12 department and how it might affect the process. Mr. Wojciekofsky's understanding is that all the
13 building components are within the outside of the rectangle shown and that the parking outside
14 of it is safe from any supports and things like that. Mr. Moore said it is similar to Lot 3.

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16 Mr. Eickman said there is a minor comment regarding the grading to the erosion control and the
17 lighting; they are C-106 and C-107.

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19 Mr. Moore said Peter Setara had spoken with someone in the Town regarding water supply and
20 that it appears that the Town needs to create a new Water District to serve the project. There is a
21 current agreement between Global Foundries and Dutchess that he said apparently does not cover
22 the iPark project, therefore, the Town needs to undertake the necessary steps, including fire flow
23 requirements. He said they have spoken about this and need more information. Mr. Wojciekofsky
24 said they would have to watch. Mr. Moore said it appeared that there has been some sort of
25 disconnect and that he spoke with the applicant today about that. Their understanding is that the
26 new water district would be related to the 2 different parcels labeled A, B, C & D and that is

1 more related to the unbuilt parcels on the south side. He said he would check with CPL for their
2 understanding and the Town; it was a last-minute thing; He said it seems like it's not an issue,
3 but he will flush it out. Mr. Moore said, regarding the Fire Department review, it seems Global
4 Foundries provides fire protection services. He would like to get a sign-off from the local Fire
5 Department to verify that is an appropriate arrangement if Global Foundries gets support from
6 the local department and he would like to close the loop on that.

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8 Mr. Moore said the only minor issue left was minor bookkeeping. Based upon that the applicant
9 provided 4000 Cubic Yards of cut material as a result of improvements, it would appear to
10 require a Town Permit; He said if the material would be stocked onsite then that needs to be
11 shown, and the provisions, and to make reference to a Town Code section. He said he believes
12 the last requirement is that the stockpile would only be there about 6 months and he submits this
13 to the Board for their consideration.

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15 Ms. Robbins said when the parking is updated she guesses it will show Building 745 and a list of
16 all the uses and all the spaces because she will need to understand the square footage, even
17 though there may not be something in there now. She said a giant building can't be left with no
18 parking. For the future, she said she will need to come up with some parking requirements for
19 that.

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21 Mr. Arco said the Town Engineer was talking about the structure the staging and that, normally,
22 they are supported from the inside. He asked if the Fire Advisory Board had a chance to review
23 this, because a lot of times that type of staging has fire protection safety measures. Mr. Moore
24 said he was not aware of what type of materials the Fire Advisor has reviewed, however, in the
25 renderings that he saw, it appeared from the inside that the support would be from the outside.

26 Mr. Arco said he knows when filing it would be on the opposite side, but they also have curtain

1 fire protection sprinklers. There are no roofs and if the structure was to catch on fire, they would
2 have to contain the heat and some means of extinguishing the fire until the trucks get there. Mr.
3 Wojciekofsky said the Fire Advisory Board looked at this a few times and issued comments
4 about more access. A maneuvering plan was provided, and Natural Resources received the letter
5 from the Fire Chief the companies that would actually fight the fires. He said the last submission
6 by the Fire Advisory Board only provided comments for site “A” and he is assuming that the
7 previous comments were resolved. With that, plus the letter from the Fire Chief, he said he thinks
8 they are in good shape with the Fire officials.

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10 Mr. Campbell asked, since the parking was changed and added, had there been a further review
11 of this. He said he knew a lot had to do with access and egress for emergency equipment to get in
12 to that area, since it seems like certain parts of that area are extremely tight. As a quick overview,
13 he said he is curious if this plan has been re-visited since the parking was added. Mr.
14 Wojciekofsky replied that he thought it had been. He said the comments that had been received
15 for “A” was for the bigger, 250,000 SF site plan that had been submitted; this was submitted at
16 the same time. Ms. Robbins said she will double check this because she is also concerned that
17 she does not know how much access the fire trucks have to 745 and she said the one parking lot
18 is kind of like a dead-end. If the lot is full of cars, she said it would not be easy to maneuver
19 around that at all. Mr. Campbell said, with the site being all contained with fence, he thinks the
20 egress would be a top issue, regardless of the fire issues with this, together with what Mr. Arco
21 said, He cannot imagine that a 2-story structure, not guessing as to how they are going to be
22 constructed, but he assumes that some of it is going to contain a wood truss and some type of
23 engineered system. He thinks that there would be something with regard to fire containment that
24 should be looked at there. He said it is not a tiny structure, and even though it is not a box or a
25 building, there is still a lot of square footage that, at face value, would need to have some type of
26 fire containment or fire safety on it. Mr. Wojciekofsky said, as Mr. Arco said, he believes that

1 there is some type of sprinkler, which he has hears about from a buddy of his, and he will
2 confirm this. While pointing it out on the map, Mr. Moore said that, right now they are showing
3 the fire apparatus plan and there is the 745. It shows a vehicle entering the site from the west
4 side, straight through and out of that area. He pointed out where, he said, the Fire Department
5 may wish where a vehicle would need to get into the new 100 space lot; if that is required, or the
6 sprinkler provisions if that is sufficient since now they are creating a bit of a choke point. He said
7 he just wants to make sure that the Board is aware of this change.

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9 There were no further comments from the professionals or members. Mr. Eickman asked if there
10 was anyone present from the Public to speak for or against the project and there were no
11 responses.

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13 Mr. Eickman told Mr. Wojciekofsky that there were quite a few things he would be working on
14 for the next meeting, i.e., updating parking plans, working on the Fire Department access items,
15 easements through Global Foundries to be confirmed, confirmation of the new Water District and
16 whether or not that comes into play with this. Since there are several things and this is being held
17 over, he said the Public Hearing would be adjourned for this evening, to the March meeting, and
18 this would be opened up again at that time, when the new information is received

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20 **MOTION made by Richard Campbell, seconded by Lori Gee, to adjourn the Public**
21 **Hearing for iPark Building C to the Planning Board’s March 29, 2022 meeting.**
22 **Voted and carried unanimously.**

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25 **DISCUSSION: REMOVED FROM AGENDA AT THE BEGINNING OF MEETING**
26 *3. #2021 – 013A – iPark Building A, 200 North Road (6456-03-958962). Applicant is seeking*
27 *for Site Plan approval to add a 250,000 sf warehouse.*

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29 **DISCUSSION: REMOVED FROM AGENDA AT THE BEGINNING OF MEETING**

1 4. #2022-029 Estates at Phillips Farm, 1196 Route 82 (6458-04-740330) Applicant has
2 submitted for a 11 lot residential subdivision for an existing 13.37-acre parcel
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5 Mr. Eickman confirmed that there was no other business to be brought before the Planning Board
6 this evening.
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14 **ADJOURNMENT**
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18 **MOTION made by Richard Campbell, seconded by Lori Gee, to adjourn the**
19 **Planning Board meeting. Voted and carried unanimously.**
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23 **Respectfully submitted:**

24 **Kathleen Mahodil, Meeting Secretary**
25 **East Fishkill Planning Board**