



**Town of East Fishkill
Dutchess County, New York
330 Route 376
Hopewell Junction, New York 12533
Telephone 845-221-9191**

**TOWN BOARD
WORKSESSION/VOTING
MARCH 12, 2020 @ 7:00PM**

Pledge of Allegiance

Supervisor's Announcements

Open Voting

Issue a Special Solar Permit for Phillips Solar Farm

Close Voting

Open Work Session

Discussion

1. Borrowing Funds for Highway Equipment
2. Carol Drive Bridge
3. Little Switzerland Water
4. Fishkill Plains Sewer

Close Work Session

Next Town Board Meeting: March 26, 2020

All Agendas are posted on the web www.eastfishkillny.org

RESOLUTION

(GRANT A SPECIAL PERMIT FOR A TIER 3 SOLAR ENERGY SYSTEM ON A PORTION OF THE PHILLIPS FARM PROPERTY)

WHEREAS, Phillips Route 82 Solar LLC (“Solar LLC”) applied to the Town of East Fishkill for the creation of a Tier 3 Solar Energy System (“Project”) to be located on the northeast corner of 1196 NY State Route 82, East Fishkill, NY 12533 (Tax Map # 6458-04-918366-0000) (“Property”); and

WHEREAS, Dimension appeared before the Planning Board for several months, and the Planning Board concluded its public hearing on February 18, 2020; and

WHEREAS, the Project will encompass approximately 21 acres of the approximately 183-acre Phillips Farm property; and

WHEREAS, Solar LLC received a Negative Declaration from the Planning Board pursuant to the State Environmental Quality Review Act (“SEQRA”) on February 18, 2020; and

WHEREAS, the Planning Board granted Site Plan approval to Solar LLC at its March 10, 2020 meeting; and

WHEREAS, as part of Solar LLC’s approval process pursuant to Chapter 100 of the Town Code, Solar LLC must obtain a special permit from the Town Board; and

WHEREAS, the Town Board has reviewed Solar LLC’s application and determines that the addition of a community solar energy system will benefit the residents of the Town by providing them with access to cheaper energy rates and by providing revenue to both the Town and the owners of Phillips Farm, which will enable the historical agricultural uses on Phillips Farm to continue; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board believes that the application of Phillips Route 82 Solar LLC meets the special permit criteria of Section 100-8 of the Town Code; and

BE IT FURTHER RESOLVED, that the Town Board approves Phillips Route 82 Solar LLC’s special permit pursuant to Chapter 100 of the Town Code subject to the following conditions:

1. Phillips Route 82 Solar LLC complies with all site plan conditions placed on it by the Planning Board; and
2. Phillips Route 82 Solar LLC enters into a payment in lieu of taxes (“PILOT”) agreement with the Town of East Fishkill.

BE IT FURTHER RESOLVED, that the Town Supervisor shall be authorized to execute a PILOT agreement with Phillips Route 82 Solar LLC after the PILOT is approved by staff as to form and content.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF EAST FISHKILL
CAROL HURRAY, TOWN CLERK**

**Adopted at a Special Meeting
held on the 12th day of March, 2020.**

DRAFT



Town of East Fishkill

Dutchess County, New York
330 Rt. 376, Hopewell Junction, New York 12533

Town Engineer's Memo

Subject: Carol Drive Bridge Replacement

Attn: Supervisor
Town Board Members

Date: February 27, 2020

From: Scott Bryant, P.E.

Hudson Valley Engineering Associates will be presenting a project update. This will include an overview of the bridge design, temporary maintenance of traffic plan, right of way acquisition plan and costs.

We will also discuss the possibility of creating a special district for the enhancement of the bridge in the form of a "covered bridge".



Town of East Fishkill

Dutchess County, New York
330 Rt. 376, Hopewell Junction, New York 12533

Town Engineer's Memo

Subject: Little Switzerland Water Main Repairs

Attn: Supervisor
Town Board Members

Date: February 27, 2020

From: Scott Bryant, P.E.

The Little Switzerland Water District incurs approximately \$45,000 per year in repair costs to the cast iron water main. This pipe was installed at shallow depths and on rock without any bedding many years ago.

We have identified which areas of the district experience the most repairs. Either we can continue to make repairs each year to the aging system or consider replacing the areas where the most breaks occur.

Approximately 83% of all breaks occur on Innsbruck, Dogwood and Mountain Pass roads. The approximate cost to replace 7,500lf of water main on these roads is \$2.8M. This would save an estimated \$37,500/yr. in repairs. The estimated increased water cost to all residents in Little Switzerland would be \$1,046 per year.

Attached is a summary of all repairs by road.

Little Switzerland Water Main Repairs

Repair cost annually						\$45,000			
Number of customers						135			
Roads	Innsbruck	Dogwood	MT Pass	Alpine Drive	Geneva	total			
Linear feet of main	2905	3000	1540	1400	1600	10445			
percentage of roadway	27.8%	28.7%	14.7%	13.4%	15.3%	78			
Number of Repairs	26	21	18	8	5				
percentage of repairs	33.3%	26.9%	23.1%	10.3%	6.4%				
accumulative percentage of repairs	33.3%	60.3%	83.3%	93.6%	100.0%				
cost of repairs	27.81%	56.53%	71.28%	84.7%	100.0%				
accumulative cost of repairs	\$15,000.00	\$12,115.38	\$10,384.62	\$4,615.38	\$2,884.62	\$45,000.00			
cost per foot to replace pipe	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00	\$360.00			
Cost per service connection	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00			
# of services** estimated	37	38	20	18	20				
cost to replace section of pipe	\$1,045,800.00	\$1,080,000.00	\$554,400.00	\$26,740.07	\$504,000.00	\$576,000.00			
cost to replace services connection	\$55,485.64	\$57,300.14	\$29,414.07	\$26,740.07	\$30,560.08	\$30,560.08			
accumulative cost or replacement	\$1,101,285.64	\$2,238,585.78	\$2,822,399.86	\$3,353,139.92	\$3,959,700.00	\$3,959,700.00			
annual bond debt payment 30yr	\$69,748.09	\$141,777.10	\$178,751.99	\$212,365.53	\$250,781.00	\$250,781.00			
savings from elimination of repairs	\$15,000.00	\$12,115.38	\$10,384.62	\$4,615.38	\$2,884.62	\$2,884.62			
Cumulative savings	\$15,000.00	\$27,115.38	\$37,500.00	\$42,115.38	\$42,115.38	\$42,115.38			
annual district increase	\$54,748.09	\$114,661.71	\$141,251.99	\$170,250.14	\$250,781.00	\$250,781.00			
annual increase per household	\$405.54	\$849.35	\$1,046.31	\$1,261.11	\$1,857.64	\$1,857.64			



Town of East Fishkill

Dutchess County, New York
330 Rt. 376, Hopewell Junction, New York 12533

Town Engineer's Memo

Subject: Hopewell Hamlet Sewer Extension to Fishkill Plains
Attn: Supervisor
Town Board Members
Date: February 27, 2020
From: Scott Bryant, P.E.

The Town Board may wish to consider extending municipal sewer service from Hopewell Hamlet to Fishkill Plains. This service area would include the commercial parcels located along Rt. 376 from the Sprout Creek to Hillside Lake Rd.

Several large commercial plazas in this area have high vacancy due to limited on-site septic systems. Restaurants and other high water users can't occupy these vacant spaces. It is anticipated that these loss of rents would more than be recouped with the availability of municipal sewer.

In addition, municipal sewer would allow development of currently vacant commercial properties in that area.

The cost of this extension is estimated at \$5M. The annual cost per benefit unit would be \$2,441. A preliminary estimate is that 2,000sf of building area would equate to one benefit unit (B.U.)

Attached is a summary of estimated user costs in this proposed sewer district.

ESTIMATED ANNUAL SEWER FOR PROPOSED FISHKILL PLAINS SEWER DISTRICT							2/27/2020
		ANNUAL DEBT	COST / S.F.	O&M \$ BU	HAMLET \$ / BU	TOTAL	
	Blide Coverage	\$308,333	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Tenant							
Squirrely Customs Window Tinting (auto) / Body shop(s)	9,110	4.6	\$7,932.62	\$1,822.00	\$1,366.50	\$11,121.12	
Small World Child Care	2,954	1.5	\$2,572.22	\$590.80	\$443.10	\$3,606.12	
Mid-Hudson Fence	3,000	1.5	\$2,612.28	\$600.00	\$450.00	\$3,662.28	
	6,296	3.1	\$5,482.30	\$1,259.20	\$944.40	\$7,685.90	
		2.0	\$3,483.04	\$800.00	\$600.00	\$4,883.04	
	(810 s.f. shed)	2.0	\$3,483.04	\$800.00	\$600.00	\$4,883.04	
Ideal Water (water treatment systems) & Bobby Shoppe (auto repair shop)	7,200	3.6	\$6,269.47	\$1,440.00	\$1,080.00	\$8,789.47	
Lehigh Landscaping	7,500	3.8	\$6,530.70	\$1,500.00	\$1,125.00	\$9,155.70	
		1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Blue Water Pools (contractor)	2,000	1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Sweet Dough Baking (multiple tenants?)	9,943	5.0	\$8,657.96	\$1,988.60	\$1,491.45	\$12,138.01	
RIM Plumbing Supply	5,000	2.5	\$4,353.80	\$1,000.00	\$750.00	\$6,103.80	
[dentist's offices]	5,670	2.8	\$4,937.21	\$1,134.00	\$850.50	\$6,921.71	
	2,464	1.2	\$2,145.55	\$492.80	\$369.60	\$3,007.95	
Route 376 Business Park (multiple tenants)	10,440	5.2	\$9,090.73	\$2,088.00	\$1,566.00	\$12,744.73	
Route 376 Business Park (multiple tenants)	10,800	5.4	\$9,404.20	\$2,160.00	\$1,620.00	\$13,184.20	
Goddard School	9,864	4.9	\$8,589.17	\$1,972.80	\$1,479.60	\$12,041.57	
Route 376 Business Park (multiple tenants)	12,060	6.0	\$10,501.36	\$2,412.00	\$1,809.00	\$14,722.36	
Route 376 Business Park (multiple tenants)	11,236	5.6	\$9,783.85	\$2,247.20	\$1,685.40	\$13,716.45	
Brookmeade Plaza (multiple tenants)	34,668	17.3	\$30,187.49	\$6,933.60	\$5,200.20	\$42,321.29	
		1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Dutchess Car Care (auto mechanic)	7,032	3.5	\$6,123.18	\$1,406.40	\$1,054.80	\$8,584.38	
Commerce Court (multiple tenants) ⁽¹⁾	15,464	7.7	\$13,465.43	\$3,092.80	\$2,319.60	\$18,877.83	
Summerlin Plaza (multiple tenants)	18,800	9.4	\$16,370.28	\$3,760.00	\$2,820.00	\$22,950.28	
Cambridge Commons (multiple tenants) ⁽¹⁾	7,500	3.8	\$6,530.70	\$1,500.00	\$1,125.00	\$9,155.70	
Guardian Self Storage (Office vs. Storag	2,700	1.4	\$2,351.05	\$540.00	\$405.00	\$3,296.05	
Happy Hours Day Care	1,950	1.0	\$1,697.98	\$390.00	\$292.50	\$2,380.48	
Summerlin Plaza (multiple tenants)	44,300	22.2	\$38,574.65	\$8,860.00	\$6,645.00	\$54,079.65	
		2.0	\$3,483.04	\$800.00	\$600.00	\$4,883.04	
A-1 Lawnmower	3,848	1.9	\$3,350.68	\$769.60	\$577.20	\$4,697.48	
Mama-Mia Pizzeria/Restaurant	1,311	0.7	\$1,141.57	\$262.20	\$196.65	\$1,600.42	
Gatz & Tatz Studio (tattoo parlor) AND Residential Structure	1,680	0.8	\$1,462.88	\$336.00	\$252.00	\$2,050.88	
Nesheiwat Square (multiple tenants)	33,180	16.6	\$28,891.80	\$6,636.00	\$4,977.00	\$40,504.80	
Gasland Gas Station	1,750	0.9	\$1,523.83	\$350.00	\$262.50	\$2,136.33	
BC Electric & Air	852	0.4	\$741.89	\$170.40	\$127.80	\$1,040.09	
Order Sons of Italy	1,689	0.8	\$1,470.71	\$337.80	\$253.35	\$2,061.86	
Taconic Innovations	4,136	2.1	\$3,601.46	\$827.20	\$620.40	\$5,049.06	
	2,088	1.0	\$1,818.15	\$417.60	\$313.20	\$2,548.95	
	2,338	1.2	\$2,035.84	\$467.60	\$350.70	\$2,854.14	
	1,920	1.0	\$1,671.86	\$384.00	\$288.00	\$2,343.86	
		1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
	2,173	1.1	\$1,892.16	\$434.60	\$325.95	\$2,652.71	
Taconic Innovations	6,518	3.3	\$5,675.61	\$1,303.60	\$977.70	\$7,956.91	
Campanaro & Tomkovich (law office)	5,360	2.7	\$4,667.27	\$1,072.00	\$804.00	\$6,543.27	
	2,317	1.2	\$2,017.55	\$463.40	\$347.55	\$2,828.50	
		1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Stewart's Ice Cream Shops	2,380	1.2	\$2,072.41	\$476.00	\$357.00	\$2,905.41	
Sisto's Super 7 Plaza (multiple tenants) ⁽²⁾	8,400	4.2	\$7,314.38	\$1,680.00	\$1,260.00	\$10,254.38	
M. Gillespie	2,206	1.1	\$1,920.90	\$441.20	\$330.90	\$2,693.00	
		1.0	\$1,741.52	\$400.00	\$300.00	\$2,441.52	
Van Wyck Junior High School		0.0	\$0.00	\$0.00	\$0.00	\$0.00	
Fishkill Plains Elementary School		0.0	\$0.00	\$0.00	\$0.00	\$0.00	
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	
		0.0	\$0.00	\$0.00	\$0.00	\$0.00	
TOTAL SQ. FT.:	332,097	177.0	\$310,074.85	\$71,219.40	\$53,114.55	\$434,408.80	
Mid-Hudson Floor & Wall							
CJ Auto Service							
TR Welding							
Bob's Car Color (supplies)							
Luxury Auto Sales							
Entirely You (salon & spa)							
Created with Love Boutique							
Shower Doors							
LA Limousine							
UV Gel Nails							
Pizza Time							
TJ's Good Times Pub							
Peking Court							
Proven Martial Arts							
Discount Beer/Soda/Smoke Shop							
Top Notch Dog Training							
Family Smiles (dentist)							