



## Historic Town of Hyde Park

Planning Board  
4383 Albany Post Road  
Hyde Park, NY 12538  
(845) 229-5111, Ext. 2, (845) 229-0349 Fax

*“Working with you for a better Hyde Park”*

### **DRAFT MINUTES OF THE MARCH 15, 2017 PUBLIC HEARING/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD**

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
CHAN MURPHEY-VICE CHAIR  
BRENT PICKETT  
DIANE DI NAPOLI  
VICTORIA KANE

MEMBERS ABSENT: CHRISTOPHER OLIVER

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY  
PETE SETARO, PB ENGINEERING CONSULTANT  
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

---

TABLE OF CONTENTS	PAGE #
HYDE PARK TOWN CENTER NORTH-MAVIS TIRE	#
BARRY BED AND BREAKFAST	#
BIG MEADOW PROPERTY	#
HYDE PARK FIRE DISTRICT	#
VANDERBILT GARDENS	#
HYDE PARK CONDOMINIUMS WWTF	#
KRASILOVSKY	#
HUDSON VALLEY STRUCTURES	#

**Chairman Dupree:** Good evening everyone and welcome to the March 15th meeting of the Hyde Park Planning Board. Please take note of exits around the room in case of emergency and now join me as we pledge allegiance to the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

Thank you everyone. The first item on the agenda is the continued public hearing for Hyde Park Town Center North-Mavis Tire.

*Mr. Pickett is recused from this application and stepped down from the dais. Alternate Mr. Waters has replaced him at this dais.*

CONTINUED PUBLIC HEARING:

**HYDE PARK TOWN CENTER NORTH**

Site Plan Approval – Tire Repair (#16-15)  
Location: 4280 & 4274 Albany Post Road  
Grid #s: 6065-04-919007 & 933017

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To re-open the public hearing for Town Center North-Mavis Tire.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Waters</b>

**VOICE VOTE: 6-0 Motion carried**

*Dr. Grealy, the applicant's traffic consultant reviewed the submitted changes to the site plan.*

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To adjourn the public hearing for Town Center North-Mavis Tire to April 19, 2017.**

**Aye Ms. Kane**  
**Absent Mr. Oliver**  
**Aye Mr. Murphey**  
**Aye Ms. DiNapoli**  
**Aye Ms. Dexter**  
**Aye Mr. Dupree**  
**Aye Mr. Waters**

**VOICE VOTE: 6-0 Motion carried**

*Mr. Waters stepped down from the dais and was replaced by Mr. Pickett.*

**BARRY BED AND BREAKFAST**  
Site Plan Approval (#16-38)  
Location: 4331 Albany Post Road  
Grid #: 6065-20-857136

**MOTION:** Mr. Murphey  
**SECOND:** Ms. DiNapoli

**To close the public hearing for Barry Bed and Breakfast.**

**Aye Ms. Kane**  
**Absent Mr. Oliver**  
**Aye Mr. Murphey**  
**Aye Ms. DiNapoli**  
**Aye Ms. Dexter**  
**Aye Mr. Dupree**  
**Aye Mr. Pickett**

**VOICE VOTE: 6-0 Motion carried**

**RESOLUTION TO GRANT SITE PLAN APPROVAL**

**Barry Bed & Breakfast**

**Date: March 15, 2017**  
**Resolution: #16-38B**

**Moved By: Mr. Murphey**  
**Seconded By: Ms. Kane**

WHEREAS, the applicant, Patrick Barry, has submitted an application for site plan approval to construct and establish a bed and breakfast on property located at 4331 Albany Post Road, tax parcel no.6065-20-857136, in the Neighborhood District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Bed and Breakfast, Site Plan for New Business, Mr. Patrick Barry" prepared by Paul

Tirums, P.E., dated September 19, 2016, and last revised March 06, 2017 (the "Site Plan"); and

WHEREAS, a bed and breakfast is a permitted use subject to site plan approval in the Neighborhood District; and

WHEREAS, pursuant to Section 108-2.2 of the Zoning Law, a bed and breakfast is a one-family dwelling where up to four bedrooms are offered for lodging; and

WHEREAS, the applicant has been granted the following variances by the Zoning Board of Appeals:

1. A variance from Section 108-5.15 of the Zoning Law to decrease the minimum front yard setback from 50 feet to 15 feet.
2. A variance from Section 108-5.15 of the Zoning Law to decrease the minimum side yard setback from 20 feet to 10 feet.
3. A variance from Section 108-2.2 to permit five guests bedrooms where four are allowed.
4. A variance from Section 108-4.6B to reduce the requirement for 100 feet of open space along the common boundary line of a lot designated as a historic place to allow parking within 9 feet, a new garage within 24 feet and a new primary structure within 40 feet of the common boundary line; and

WHEREAS, the applicant has submitted a revised Full Environmental Assessment Form ("EAF") dated November 7, 2016, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the application was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded on November 15, 2016, that the application was a matter of local concern; and

WHEREAS, by letter dated December 8, 2016, the New York State Parks, Recreation and History Preservation Commission commented that no historic properties would be affected by this application; and

WHEREAS, on March 1, 2017 the Planning Board adopted a negative declaration, finding that the project as proposed would not result in any significant adverse impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a duly noticed public hearing was opened on November 16, 2016 and closed on March 15, 2017, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants site plan approval to the Project, as shown on the Site Plan, and authorizes the Chair or his designee to sign the Site Plan after compliance with the following conditions:**

1. **Payment of all fees and escrow.**
2. **Revision of the Site Plan to include the table that did not print entitled "Volume of House & Garage Calculation".**
3. **Revision of the Site Plan to label the dimensions of the second level over the garage, the house and garage footprints, and to revise the shape and location of proposed building footprints so that all drawings and dimensions are consistent.**
4. **Revision of the Site Plan to move the pillar at the Route 9 end of the pedestrian pathway to the north so that pedestrians can continue to Route 9.**
5. **Revision of the Site Plan to note the building materials.**
6. **Consider and respond to comments from the Hyde Park Fire District.**

<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**Voice Vote 6-0 Motion Passed**

NEW PUBLIC HEARING:

**BIG MEADOW PROPERTY**

Site Plan Approval (#2017-06)  
Location: 15 Big Meadow Lane  
Poughkeepsie, NY 12601  
Grid#: 6163-03-078430

**MOTION:** Ms. Dexter  
**SECOND:** Ms. DiNapoli

**To open the public hearing for Big Meadow Property.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

*The Chairman heard comments from the Board as well as a few residents who had major concerns about noise, trespassing, well water levels and yard flooding.*

**MOTION:** Ms. Dexter  
**SECOND:** Ms. Kane

**To refer the Big Meadow Property application to the Fairview Fire District.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

**MOTION:** Mr. Murphey  
**SECOND:** Ms. DiNapoli

**To adjourn the public hearing for Big Meadow Property to April 5, 2017.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

WORKSHOP:

**HYDE PARK FIRE DISTRICT**

Sign Permit Application (#16-32)  
Location: 4306 Albany Post Road  
Grid#: 6065-04-903074

**MOTION:** Mr. Murphey  
**SECOND:** Ms. Dexter

**To set a Monroe hearing on April 5, 2017 for The Hyde Park Fire District.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

**VANDERBILT GARDENS**

Major Subdivision (#25-07)  
Location: 4624 Albany Post Road  
Grid#: 6065-02-885860, 6165-01-035885 & 6165-01-030990

*The applicant and his consulting engineer appeared before the Board reviewing their plans to bring this subdivision towards completion.*

OTHER BUSINESS:

**HYDE PARK CONDOMINIUMS WASTEWATER TREATMENT FACILITY**

Extension of Site Plan to begin Substantial Construction (14-43)  
Location: 4676 Albany Post Road

Grid #s: 6065-08-762896; 760896; 754914; 753914; 754915; 753915; 754916; 753916; 772914; 772912; 772908; 772906; 770914; 770912; 770908; 770906; 768914; 768912; 804940; 804937; 804935; 804932; 804931; 804930; 803940; 804937; 803935; 803932; 803931; 803930; 802940; 802937; 802935; 802932; 802931; 802930; 822941; 822939; 822938; 821936; 821934; 820932; 821941; 802939; 820938; 819936; 819934; 819932; 839945; 838942; 838939; 838937; 837934; 837933; 837946; 837943; 836941; 836938; 835936; 834933; 812970; 812968; 812966; 810970; 810968; 810966; 809970; 809968; 809966; 820958; 822959; 833966; 833968; 833970; 833972; 833974; 831964; 831966; 831968; 831970; 831972; 831974; 866970; 867972; 868975; 869976; 870978; 871980; 876971; 877973; 878975; 879977; 880979; 881981; 875972; 876974; 877975; 878978; 879979; 880980; 804989; 804990; 805993; 806995; 807997; 807998; 803989; 803990; 804993; 805995; 806997; 806998; 802989; 803991; 803993; 804995; 805997; 805998; 836988; 836991; 836993; 836995; 836997; 836999; 834988; 834991; 834993; 834995; 834997; 834999; 833988; 833991; 833993; 833995; 833997; 833999; 874971; 875974; 876975; 878976; 879978; 879980;

874973; 874974; 875975; 877976; 878977; 878979; 873971; 874972; 874975; 876976; 877978; 878981; 752898; 750898; 752899; 750899; 752900; 750900; 768893; 766893; 762893; 760893; 768894; 766894; 762894; 760894; 768896; 766896; 768908; 768906; 6065-07-749912; 748912; 743911; 742911; 749913; 748913; 743912; 742912; 749914; 748914; 743913; 742913; 746898; 744898; 746899; 744899; 746900; 744900; 6066-20-844030; 841030; 839030; 837030; 835030; 833030; 844031; 841031; 839031; 837031; 835031; 833031; 844032; 841032; 839032; 837032; 835032; 833032; 852025; 852028; 852030; 852032; 851025; 851028; 851030; 851032; 850025; 850028; 850030; 850032; 875025; 874023; 874021; 873020; 874025; 873023; 873021; 872019; 873025; 872024; 872021; 871020; 874024; 874022; 874020; 874017; 874016; 873024; 873022; 873018; 873017; 873016; 872018; 872022; 872020; 872017; 872016; 877033; 874033; 872033; 870033; 877034; 874034; 844030; 841030; 839030; 837030; 835030; 833030; 844031; 841031; 839031; 837031; 835031; 833031; 844032; 841032; 839032; 837032; 835032; 833032; 852025; 852028; 852030; 852032; 851025; 851028; 851030; 851032; 850025; 850028; 850030; 850032; 875025; 874023; 874021; 873020; 874025; 873023; 873021; 872019; 873025; 872024; 872021; 871020; 874024; 874022; 874020; 874017; 874016; 873024; 873022; 873018; 873017; 873016; 872018; 872022; 872020; 872017; 872016; 877033; 874033; 872033; 870033; 877034; 874034; 872034; 870034; 877035; 874035; 872035; 870035

**MOTION:** Mr. Murphey

**SECOND:** Ms. Kane

**To set a public hearing for the Hyde Park Condominiums Wastewater Treatment Facility for April 5, 2017.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

**KRASIOVSKY**

Site Plan Waiver-Solar Panels SASS (#2017-07)

Location: 23 Parker Ave

Grid# 6065-20-828058

TOWN OF HYDE PARK PLANNING BOARD

**Matthew Krasilovsky**

**6065-20-828058**

**23 Parker Avenue**

**SITE PLAN Waiver**

**Town Code Section 108-9.4 C 2**

**March 15, 2016**

**Moved By: Mr. Murphey**



*Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Matthew Krasilovsky for minor changes in existing conditions requiring a building permit, and,

*Whereas*, the proposed change is declared a Type II action under SEQRA, and

*Whereas*, the applicant is proposing to install roof mounted solar panels on their single family home, and

*Whereas*, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, and

*Whereas*, no other changes have been requested at this time and whereas the applicant is required to return to the Planning Board for all other changes to the approved plans, now

**THEREFORE BE IT RESOLVED**, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the building permit received by the building department July 15, 2015, and per the request to the planning board dated February 27, 2017.

- Aye**            **Mr. Pickett**
- Aye**            **Mr. Murphey**
- Aye**            **Ms. Dexter**
- Absent**        **Mr. Oliver**
- Aye**            **Ms. DiNapoli**
- Aye**            **Ms. Kane**
- Aye**            **Mr. Dupree**

**VOICE VOTE: 6-0            MOTION PASSED**

**HUDSON VALLEY STRUCTURES-TRAVIS**

Site Plan Waiver-siding SASS (#2017-08)  
Location: 3 Garden Street  
Grid#: 6065-20-788066

**Hudson Valley Structures, Mr. Travis  
6065-20-788066  
3 Garden Street  
SITE PLAN Waiver**

**Town Code Section 108-9.4 C 2**

**March 15, 2017  
Resolution #:2017-08  
Murphey**

**Moved By: Ms. Kane  
Seconded By: Mr.**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Mr. Travis for minor changes in existing conditions requiring a building permit, and,**

***Whereas*, the proposed change is declared a Type II action under SEQRA, and**

***Whereas*, the applicant is proposing to make interior renovations and minor changes to the exterior siding on their single family home, and**

***Whereas*, the proposed changes are minor in nature, and**

**Whereas, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, and**

***Whereas*, no other changes have been requested at this time and whereas the applicant is required to return to the Planning Board for all other changes to the approved plans, now**

***THEREFORE BE IT RESOLVED*, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the building permit received by the building department 2/22/2017 and per the request to the planning board dated March 7, 2017.**

**Aye Mr. Pickett  
Aye Mr. Murphey  
Aye Ms. Dexter  
Absent Mr. Oliver  
Aye Ms. DiNapoli  
Aye Ms. Kane  
Aye Mr. Dupree**

**VOICE VOTE: 6-0 MOTION PASSED**

**MOTION:** Mr. Murphey  
**SECOND:** Ms. Dexter

**To adjourn.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE: 6-0 Motion carried**

**DRAFT**