



## Historic Town of Hyde Park

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

### **DRAFT** MINUTES OF THE **JUNE 7, 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  
                                 CHRISTOPHER OLIVER  
                                 ROBERT WATERS-ALTERNATE

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

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TABLE OF CONTENTS	PAGE #
HYDE PARK TOWN CENTER NORTH-MAVIS TIRE	2-9
RIGHT HOMES RE-SUBDIVISION	9-12, 17
DOSIO-4 HIGH ST.	12-17
SWEET, ROBERT	17-18
CRICKETT WIRELESS	18-20
ARDINI, WILLIAM	20-21
CHALK, ADRIAN	21-22
CIRE OF DUTCHESS	22

**Chairman Dupree:** Good evening ladies and gentlemen and welcome to the June 7th meeting of the Hyde Park Planning Board. Please take note of exits around the room in case of mishap or emergency and now join me as we salute the Stars and Stripes. *Chairman Dupree commenced the Pledge of Allegiance.*

Thank you. The first item on the agenda is a continued public hearing for Hyde Park Town Center North. The applicants are seeking to demolish the former Molloy's, to all of us up here and old timers in Town and replace it with a 7 bay Mavis Tire. May I get a motion to reopen the public hearing?

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

*Mr. Pickett, being recused from this application, stepped off the dais and was replaced by the alternate, Mr. Waters.*

**MOTION:** Mr. Murphey

**SECOND:** Ms. Kane

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

<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</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: 7-0 Motion carried**

**Chairman Dupree:** So after we've had some new submissions...the entire Board got copied on some points that Tad, Mr. Setaro, Ms. Polidoro, Ms. DiNapoli, Mr. Waters and I all came up with. A lot of them were technical so Ms. Moss and Mr. Setaro and I had a very productive meeting with Ms. Libolt and the engineer Mr. Berger. I think we worked through every point if I recall. The biggest of which, to me, the turning radius off of Pinewoods, so Ms. Libolt I believe is going to tell us tonight that they're going to propose just having no deliveries through that site. The reason why, when it came up at the meeting that it seemed appealing to me, is that in speaking to Ms. Tarallo, Marissa, our traffic consultant...the wider you make the entrance and exit, even if you crosshatch it, it allows cars to come in faster and faster and if we're really going to make that such that there's no point of conflict once they're just on the inside with cars coming in the other lane...trucks...you're going to have to make it really wide which means that cars can just speed in and we don't want to encourage that. Particularly into this site where we're trying to promote pedestrian activity. There was

sort of a question as to whether or not that was a good idea and we're going to let the Board discuss that tonight. Otherwise, I want to thank Ms. Libolt and Mr. Berger because it was a long meeting and Pete too...it was a long meeting but we got through a lot. Ms. Libolt, let me turn it over to you.

**Ms. Libolt:** Thank you Mr. Chairman. There were actually three things I think that we want to go over. That was the first one. What we had discussed with Phil Grealy, our traffic consultant and he had discussed with your traffic consultant, is a modification to the truck circulation throughout the site. As you know the property to the south is owned by one common owner that also owns this property, which is Nicolas DiBrizzi, so he has ownership in both parcels. We are working on the reciprocal access easements with Neil Alexander and Victoria to allow vehicles and pedestrians obviously to cross both ways through those properties, which is what everyone wants to see. Along that line, we would also allow the deliveries to come through that same thru-road in the back. We're all kind of scratching our heads wondering why we are trying to shove tractor trailers through this entrance, but more importantly why we are trying to shove tractor trailers onto the Pinewoods-Route 9 entrance and I guess that's a big problem now with the Town and we don't want to exacerbate that. Phil Grealy thinks that the best means is to use the driveway that we designed when we went through the McDonalds approval. We painstakingly went through and designed this huge boulevard road at McDonalds just to allow tractor trailers to come in and out of that site. It was designed so wide that down the line it could potentially have more turning movements at that entrance. It is completely designed to be able handle the tractor trailers in and out, so there would be northbound Route 9 rights in and northbound Route 9 rights out. In addition at the signalized intersection further south, that can handle full tractor trailer truck movements. Phil Grealy's office has prepared, we circulated those internally, but he's going to prepare the modified truck turning plans that we'll put on this plan and we'll do the appropriate signage at the Pinewoods Rd. intersection and keep that for passenger vehicles only. I think that's really the direction you want to go. Especially if you want to encourage pedestrians to go north through the site and whether they're going on Pinewoods Road east or west we don't want to encourage tractor trailers to come through that area. That was the one item.

**Mr. Setaro:** If I can just add something to that. Tractor trailers will be able to use that road to exit onto Pinewoods Road.

*Ms. Libolt shared a story of their engineer Mr. Berger, on site, running after a tractor trailer that was exiting Pinewoods Rd. in order to capture the successful turn on video, which was then shared with Mr. Setaro.*

**Mr. Setaro:** I was at the entrance to Pinewoods and I think you're going to have to take down the tree as you're looking to the right. That thing really blocks the site distance.

**Ms. Libolt:** I don't think we would have a problem doing that.

**Mr. Setaro:** I think you're adding enough landscaping in that area and plus if we end up doing the sidewalk there. That tree really does...it has low hanging branches and it really blocks the site distance there.

**Chairman Dupree:** Isn't that tree going to be removed for the water pit?

**Mr. Setaro:** I think it was a little further up.

**Ms. Libolt:** If we're going to do the sidewalk we're going to have to remove that anyway.

**Mr. Setaro:** Based upon our discussion...unless the Planning Board has any issues with that...I think that's the best plan. Most likely the tractor trailers are going to want to use either the McDonalds entrance or the signalized entrance a little further south, because at Pinewoods and 9, that's a difficult right turn even in a passenger vehicle so Tractor trailers probably don't want to do that anyway. I think that's a good solution.

**Ms. Libolt:** They certainly find the path of least resistance.

**Chairman Dupree:** And we discussed with Ms. Libolt, having the owners of the plaza contact the tenants to have the tenants talk to their regular delivery people to tell them there has been a change in delivery direction and they need to be using these two from now on.

**Ms. Libolt:** We're going to do that also for the whole construction circulation so it will be wrapped into one email.

**Chairman Dupree:** Even better. That's great. Thank you.

**Ms. Libolt:** The second item had to do with the signage around the new Mavis building itself and some of the directional signage that we've all been talking about and I think just throughout the process much of the components of the site have changed but sometimes the signage has stayed on there. There are a few signs that we wanted to suggest removing because it seems like we're just getting excessive signage and there's going to be driver confusion.

**Mr. Setaro:** Well you know as we started looking at the signage...I'm looking at it and there's a lot of signage that's going to be all over the place there...you know 'one way' this, 'no trucks here'...and I think this came from one of the recommendations through AKRF...two areas specifically where we have the signs and I think they would have to be specially made signs where it says 'active driveway' ahead. That was for, if you remember, for the two bays on the north end where there's that little slip through and there's going to be 'active driveway' signs where there's going to be a crosswalk for people to come through from the parking lot that's on the other side of the access drive there. Then there was also several 'active driveway' signs on the inner connector road behind the Mavis for the bays that are facing out. In addition to those 'active driveway' signs were, there was a proposal to paint the curbs yellow. I for one think that that's going to look really, really bad, but that's just my opinion. I think we wanted to talk a little bit about...I think Kelly unless I'm missing it, it was specifically those 'active driveway' signs, I think the rest of the driveway signs we need them.

**Chairman Dupree:** Ann Weiser, our other alternate is also from the city and we're familiar with those because when you're walking along in the city, there are so many people walking in an area where there's town homes and they do have garages, there's a sign everywhere saying that and it's really meant not just for pedestrians, it's really meant so that people don't park in front of it because of on-street parking. So, I think that part of that was to alert that there were driveways but our sidewalk is on the opposite side in the rear from where the bays are so pedestrians wouldn't be tempted and I don't think you can actually park along that road either. It's just two signs, but I personally don't see a need for them. We'll hear from the Board. I had noticed that the curb is to be painted yellow which I think is a terrible idea because it peels almost immediately and yellow is not going to look great in an area that we don't want to draw attention to in that sense. I think that given where we know people are going to park for the most part to drop their cars off. I think they'll know because they can see since it's no longer a mountable curb with an actual depression, they will see that there are cars there, so I'll just add that in. Kelly what was your third point and then we'll hear from the Board.

**Ms. Libolt:** The elevation. We received a modification to the cupolas which we took into consideration and we actually approached the architect with bulletproof clothing on and he liked it, so I did, I think the Board saw, he actually just did it for me today and I circulated it around to the Board. I only brought one copy because my printer died, but this is what we'll submit. Oh, you already made copies. Wow you guys are amazing. So we're going to submit this with some of the other changes that were discussed as far as the technical...there were a lot of items on the elevation that the Board had asked for previously, as far as the dimensions and the type of glass and then this will be the cupola that we'll propose on there. I'm not sure...I got this as a black and white, if he was doing the cedar shake...it looks like to me that he's going with what he had.

**Mr. Waters:** That was just to show...

**Ms. Libolt:** So that's what we'll submit. Those were the three. I think we went over 30 items, most of them were technical, notes, boring engineering stuff.

**Chairman Dupree:** Mr. Berger in his site plan had a place holder for both signs but never did work in the final dimensions for the signs that are proposed, they are the same place holder since day one. So when we were scaling it we thought, wait this sidewalk's going to be blocked by the sign and it's not going to be, they are adjusting it now. There are other technical things that you all had a change to read about...adding the top dimension of the sign into the overall sign calculation.

**Ms. Libolt:** Correcting the name.

**Chairman Dupree:** These are all things that just have to be done and I pointed out that it's still 'Hyde Park Shopping Center' when we've been calling it 'Town Center North' and she said, 'oh right'. We're going to get there. These are all just the last minute details so to speak. Thank you Kelly. Mr. Setaro any other comments?

**Mr. Setaro:** What we plan to do is have another meeting on Monday...Kelly, Joe and I, because we really want to get this done at the 21<sup>st</sup> meeting, so I said, why don't we

have another meeting in a week. We'll sit down in our office and go over the plans again. If I see something we can pick it up before we have to formally hand them in so that when we get to the 21<sup>st</sup> for conditional, there will be the normal conditions...DCBOH, DCWWA, NYDOT, but we're trying to limit the number of conditions we impose as far as updates on the plan. We want to keep that list fairly short, so that's all I have to add.

**Ms. Polidoro:** I was just going to ask when the new plans were expected.

**Ms. Libolt:** If we meet on Monday the 12<sup>th</sup> and assuming that we're close, then if we could bring them in on the 14<sup>th</sup>, which would be one week prior and I can email them to Cynthia.

**Chairman Dupree:** That's fine with me. Board members is that okay. *Affirmative responses were heard.*

**Mr. Murphey:** Full paper copies? I would like to as soon as I can get a copy of the parking lot and the traffic patterns because I probably cross through there more than anyone on the Board and there are several points along the way where we have a game of chicken. Where there are no stop signs and everybody plays chicken and the one who gets there first goes through first. I'd like to make sure that that doesn't happen with this part because up on top if you're going straight along parallel to the shopping center like you're going to Williams Lumber, the people coming in the entrance don't have a stop sign, neither do you.

**Ms. Libolt:** Okay, is that the one...

**Mr. Murphey:** No, I mean I can see it happening again at the Mavis thing. It would seem to me the logical place for a stop sign, is if the Mavis was on your right, right there at that intersection and not have a stop sign going the other ways. Because we're trying to make it a thru-road. Now remember when we were discussing it and the speed bumps we had a stop sign there.

**Chairman Dupree:** A three-way stop.

**Mr. Murphey:** A three-way stop. That would take all the guess work out of it.

**Chairman Dupree:** This was worked on by Mr. Russo and Ms. Tarallo and Dr. Grealy. In other words, all the traffic consultants agreed and I think it's pretty well signed but you can take a look, believe me, please do.

**Mr. Murphey:** I'd just like to take a look at it as soon as I can because some of the turning radiuses at the top of the hill didn't quite make it so there are tractor trailer trucks backing out and turning around.

**Chairman Dupree:** I believe that the prior owner did not build it according to the approved site plan in through that area. Just saying. I also just want to go on record, I did speak to Marissa and Anthony Russo and they both through it was a perfect solution. In addition, for the record, Marissa had suggested moving the stop bar back some at Pinewoods and we don't need to do that now. The purpose of doing that was

so that incoming trucks wouldn't nick a car and it would hurt the sight lines for a car trying to take a right or a left out by moving it back, so now that's obviated the need for that. Thank you Ms. Polidoro.

**Ms. Libolt:** We have the reciprocal access easements, did Neil send those to you?

**Ms. Polidoro:** Yes, he sent a draft.

**Chairman Dupree:** Great. Let me start from my inner left since the cupola was one of the big issues and it was your design, so let's hear from Mr. Waters.

**Mr. Waters:** I think it's great. I think it looks fantastic and I think it will bring visibility to that structure without it screaming with signage. I am in favor of the other changes.

**Mr. Murphey:** I think the no delivery thing should work out because I don't think that trucks want to get involved in that any more than we want them to get involved. I don't think there are too many of them that use it at the moment, so I don't think it will be a huge correction.

**Ms. Kane:** I love the cupolas. I think it looks fantastic. I agree with Mr. Waters that it will be an identifying feature without having to do hyper-branding kind of stuff. I think you guys have done an amazing job and I appreciate all of the work that you've done and that we've done together. The no deliveries from Pinewoods, I think is a great solution. I'm not sure about removing the signs that are on the east side. I want to take a closer look at that when we get the plans.

**Ms. Dexter:** I love the cupolas also and I want to thank Rob for showing us what it could be like. Interestingly, I was coming from CVS at Town Center South and I was going north and I looked over at the grey building just north of McDonalds and it struck me that that's a long building and it has three eaves on it and they have brick chimneys popping up and it's now a theme and structure that's being picked up. This is so awesome. I don't know if other people will notice it, but now I see it every time. I'm also in favor of no deliveries coming off of Pinewoods and I'd love to see that video it must have been hysterical. Like you said, you can draw on paper all day long, but to actually see it live and capture it and share it, it really does alleviate my concerns. That's great. The thing that I'm a little bit confused about with the signage...is there anything that's going to indicate to the people the two north facing bays...because I was thinking that you could put a little 'active driveway' sign right on the building that would catch your eye if you're walking.

**Ms. Libolt:** The access for these two bays is here, so cars come in and go through the bays and this is that raised crosswalk. Around this is a sidewalk with common curbs and bollards so it would be very difficult for someone to get over that sidewalk into the bays. They would have to go over the sidewalk and bollards and into the bays, so it is well protected.

**Ms. Dexter:** So those other items, the bollards and the raised curbs...if I'm walking through with a stroller or something, it's going to be really obvious that there is something going on?

**Ms. Libolt:** You can't physically get through there. What happened was, a lot of things evolved on the site and the signs didn't catch up, is that was flat before and we added sidewalk, curbs and bollards. We've done so many other items to protect...

**Ms. Dexter:** Physical constraints.

**Mr. Waters:** Only the employees are going to be driving the cars there, so they know to look out for people.

**Ms. Libolt:** It's a crosswalk, but it's a raised crosswalk.

**Ms. Dexter:** I think we put one in at the gas station at the end of Pinewoods. It helps drive people where they need to be. The other thing that just struck me as you guys were talking is that one of our major concerns was with circulation of the traffic and cars and trucks and people and all of these professionals that do this for a living are all in agreement and that just makes me feel good.

**Mr. Oliver:** I just want to take a minute to thank my colleagues because in the beginning I was against the cupola idea and after seeing the first elevations I was like, 'no, I agree', but the last elevations, it's really the finishing touch for the structure and I think it's really going to tie everything together. As far as the deliveries, I'm fine with no deliveries and the yellow curbing, I think that that should definitely be taken out. I'm fine with removing the signage also.

**Ms. DiNapoli:** I love Rob's rendition of the cupolas and I think at this point that is unanimous and I think we are very fortunate that he is such a fine designer. And thank your architect because I understand having someone else come in and say here, 'do this'. He has broad shoulders and I appreciate that. In terms of the active driveway, you helped a lot just with your explanation but since we have time before the next meeting I just want to look there to make sure, but it sounds like it should be fine. I'm fine with the Pinewoods trucks just going out and not coming in. In terms of the crosswalk in yellow, I agree the yellow should not be there. At our agenda meeting, Cynthia brought in this booklet that she had just received with smartly designed crosswalks that were subtle, not neon yellow that's going to get lost after a few years. I have no idea what the cost is.

**Ms. Polidoro:** I think they were stamped and elevated.

**Chairman Dupree:** Which is what you're doing.

**Ms. Libolt:** We're not stamping, we took that out.

**Ms. DiNapoli:** The colors, you could see throughout the project in the booklet, there was a continuity so your eye quickly was trained.

**Chairman Dupree:** They use light colors where crosswalks are with a dark background around it...so visually...

**Ms. Libolt:** If you give me a copy of it, I'll look at it and see.

**Ms. Dexter:** What about the sight impaired, how would they traverse? We talked about knowing the difference between certain pavements and stuff?

**Ms. Libolt:** Just send me a picture of what you're talking about.

**Ms. Dexter:** Are you talking about one of the things that you see around town where the sidewalks go and they meet the roadway they kind of go down for ADA and they've got the little round...

**Chairman Dupree:** You have to do that.

**Ms. Dexter:** Right, right, but that's...

**Chairman Dupree:** That's already included, it's a requirement. What do you call it again? A warning strip.

**Ms. DiNapoli:** The colors were more subtle. It was clear.

**Chairman Dupree:** Any more comments from the Board? Any comments from the public about this application? There being none, we'll adjourn this to the 21<sup>st</sup> with the hope that we'll get it on the 14<sup>th</sup> and review everything as quickly as possible and it would be nice if we could bring this baby home on the 21<sup>st</sup>. May I get a motion to adjourn to the 21<sup>st</sup>?

**MOTION:** Mr. Murphey

**SECOND:** Mr. Oliver

**To adjourn the public hearing for Hyde Park Town Center North-Mavis Tire to June 21, 2017.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</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: 7-0 Motion carried**

*Mr. Waters stepped off the dais and Mr. Pickett returned to his seat on the Board.*

WORKSHOP:

**RIGHT HOMES RE-SUBDIVISION**

3 lot Subdivision-lot line realignment (#16-46)

Location: Reservoir Road, Staatsburg NY 12580

Grid#: 6167-04-732397, 706377 and 714426

**Chairman Dupree:** The next item on the agenda is a workshop for Right Homes. This is a re-subdivision of an existing subdivision, it's done so that they can, instead of having one common driveway, they can align some lot lines so that one house can have a single driveway and two would then share one. At our agenda meeting, we again identified some pretty small and technical changes and we sent this over to Ms. Tasker and Mr. Martin who's here tonight. Let me turn this over to you Mr. Martin and welcome.

**Mr. Martin:** Good evening. As you know we modified our plans, submitted it and we did get some items, comments back and a lot of these look like housekeeping type items. I know we do owe some drainage calculations to Pete, but we'd like to, if the Board see fit, set a public hearing.

**Chairman Dupree:** I think we're ready to.

**Ms. Polidoro:** I think we were going to wait until we got their revisions to set the hearing so that the neighbors could comment on the revised set.

**Mr. Setaro:** I think one of the things too, again, I don't believe it's going to be a problem but we should know that there is not going to be any kind of a drainage impact on the neighbors there, Wyatt and Utter. Ernie's office will come up with something that will work, but I want to make sure that if the people come to the public hearing and start asking about drainage, we can say, we've got some stuff and reviewed it. The calculations are good and they're going to do this, this and this to make sure there is no increase. I think if we just had one more.

**Chairman Dupree:** The reason why I was thinking about setting the public hearing tonight, to remind the Board, we don't have to set it for two weeks since he might not have time and we might not have time given what we have to do with Mavis to review this thoroughly, but we don't have a July 5<sup>th</sup> meeting. Our next meeting is July 21<sup>st</sup> (*later corrected to July 19<sup>th</sup>*). Why don't we go ahead and set the public hearing now. I assume that gives you plenty of time.

**Mr. Martin:** Yes.

**Mr. Setaro:** That will be alright.

**Chairman Dupree:** It was me just thinking about our agenda dates because we don't have a July 5<sup>th</sup> meeting, so it has to be for July 21<sup>st</sup> (*later corrected to July 19<sup>th</sup>*). Great. Any other comments besides the narrative that we sent out after the agenda meeting?

**Mr. Setaro:** I think that we all weighed in with our comments.

**Ms. Polidoro:** The Board has to complete its SEQR review or reaffirm at some point and I think we're just waiting on the additional drainage information to complete that step.

**Chairman Dupree:** So Mr. Martin if you can get the drainage calculations to us and let Pete work through the numbers, then at a future meeting we can go ahead and

take care of SEQRA. You don't have to be here, but we'll alert you to it. As a reminder to the Board. It's a quirk of case law that before you open a public hearing on Subdivisions you must complete your SEQRA review. Not true with site plans. It always seems counter intuitive to me that you would not allow the public to speak about something that might be relevant to SEQR. That's the way it is, so at any rate, the sooner you can get us that information the better.

**Mr. Setaro:** Ernie, if you want to send over your calculations and a map, we can review something before you formally submit. This way we're all on the same page.

**Mr. Martin:** We're still looking to be on a public hearing for the 21<sup>st</sup> (*later corrected to July 19<sup>th</sup>*), is that the idea?

**Chairman Dupree:** Yes. In the meantime you can just email him some stuff if you want.

**Mr. Martin:** And then you need it 2-3 weeks in advance, something like that?

**Mr. Setaro:** Well we're talking about the July meeting.

**Chairman Dupree:** Yes, it doesn't matter if we do SEQR in two weeks or if we did SEQR on July 21<sup>st</sup> (*later corrected to July 19<sup>th</sup>*), we just have to conclude it before we open the public hearing. Once we set it, it's set. We have to open it.

**Mr. Setaro:** What I'm saying is as far as the drainage calculations, if you want me to review something before you make the formal submission of the revised plans, so that we have some time between us to work it out before you hand it in, so that when you do hand it in we're all good. That's all. We can email some stuff back and forth.

**Ms. Polidoro:** No additional comments to what is already in the Memo.

**Chairman Dupree:** Any comments from the Board? Did everyone get a chance to read the Memo?

**Ms. Dexter:** This Memo was exceptionally helpful for me and I like how detailed it was. Thank you so much.

**Chairman Dupree:** It's part of our new process after the agenda meeting, I'm going to do my level best to send these out. I realize now how helpful it is for everybody. To codify it and allow the applicants to see it in advance also helps. Particularly when you're down at this level where it's pretty technical at the end. It helps us, it provides a checklist for when they submit the new plans...was this done, was this done? There being no other comments, may I get a motion to set the public hearing for July 21<sup>st</sup> (*later corrected to July 19<sup>th</sup>*).

**MOTION:** Ms. DiNapoli

**SECOND:** Ms. Dexter

**To set a public hearing for Right Homes Re-Subdivision for July 21, 2017.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</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: 7-0 Motion carried**

**Mr. Setaro:** Can I just add one thing? The other thing that we were talking about at the meeting. Ernie, if there is something you can do to clarify the proposed lot lines, it was a little hard because the proposed lines are solid and then we've got all these stone walls that are running throughout the property, it was just kind of hard to tell where the proposed lots were. So maybe you can change the line types or do something to make it a little bit clearer.

**Ms. Polidoro:** It was hard to read.

**Mr. Martin:** I was even thinking that maybe I might even take that back line to the stone wall so you would have a physical boundary which sometimes helps with homeowners. I hear what you're saying.

**Mr. Setaro:** That's all just clean it up a little bit.

**Chairman Dupree:** So you guys will be back in touch with one another as this moves forward. Thank you. Nice to see you again. Have a nice night.

**DOSIO-4 HIGH ST.**

Site Plan Approval (2017-24)

Location: 4 High Street, Staatsburg

Grid#: 6167-03-095418

**Chairman Dupree:** The next item on the agenda is 4 High Street, Mr. Dosio is going to be turning a single family house into a two family house. This is located in Staatsburg. Welcome sir. Do you want to give us a brief description of what you're proposing?

**Mr. Dosio:** Well I have a single family house in Staatsburg, like you said. I want to make it into a two family. There are a few changes I have to make to the inside of the house to do that. Nothing to the outside what so ever.

**Chairman Dupree:** What about an egress window?

**Mr. Dosio:** Well the windows are big enough for an egress, they just don't work that great, so he said just put new egress windows in there. It's more so the firefighters can get in than for you to get out, which I've never seen a gentle fireman anyway. They're smashing everything anyway.

**Chairman Dupree:** There's a gentle fireman behind you. *Laughter.* It's not your fire District so you're alright. Always think before you speak in these scenarios.

**Mr. Setaro:** When we looked at it at the agenda meeting a couple of things came up. One, is there some way to reconfigure your gravel parking lot so cars don't have to back right out into High Street. If they could come in and then turn into some parking spaces and then back out and come out instead of each car backing right out onto High Street in order to make it more like driveway and then pull into 3 or 4 parking spaces. I think it would be a little safer being it's going to be converted into a duplex.

**Mr. Dosio:** I might be able to do that. It's kind of hard. There's a fire hydrant almost in the driveway. That might be a little tricky, if I took half the yard...It's a dead-end street, I think there are like 3 houses on it. There is like no traffic on it and that driveway has been like that for the last 50 years.

**Ms. Kane:** Unless you're going someplace on High Street, you're not driving on High Street.

**Mr. Setaro:** Again, it's up to the Board. It's just a suggestion.

**Mr. Dosio:** I thought about that, but I was like...there are like 3 cars on the road.

**Chairman Dupree:** The parking space closest to the house is the most difficult to back out of because of the way it's configured.

**Mr. Setaro:** I think it would work better for you, honestly because...

**Mr. Dosio:** I think the biggest thing is that the yard's kind of hilly, so with some fill you might be able to do something like that but you'd be taking up more of the yard that's there. That driveways always been where it is.

**Chairman Dupree:** I visited the site. I had a specific mission to go to High Street. *Laughter.* It was pretty quiet. Did I have on my notes that we needed to add the location of the septic onto the plan?

**Mr. Setaro:** The other thing we talked about was the septic system. I know you connected to water and the current house is 4 bedrooms and it's going to go to 3 bedrooms and an office. We were talking about having your engineer do some investigation of the septic system to make sure that it's a working septic system, functioning properly. They can do some tests on it. They can hire a company to come in and TV it. I just think given the area up there it would be a good idea to have your engineer investigate it.

**Mr. Dosio:** Well, it's fully functional right now. People live there and it's fully functional. I believe it's maybe 10 years old, the septic system that's there now. The previous owner had put it in. We actually called the BOH...

**Ms. Polidoro:** Just get the information.

**Mr. Dosio:** They said if I'm not upgrading any bedrooms from the 4 bedroom, then I don't need to do anything to the septic.

**Ms. Polidoro:** Well the Planning Board is asking you to do it though, so you do have to.

**Mr. Dosio:** You want to see if it works? What do you want?

**Mr. Setaro:** I think if you talk to your engineer, Jordan, I've worked with him before, he'll know what to do. We just need something that he's investigated and in his professional opinion the septic system is adequate and working.

**Mr. Dosio:** Just a note from him?

**Chairman Dupree:** Aren't we required to show locations of septic on the plans?

**Mr. Setaro:** If he could just show the approximate location.

**Mr. Dosio:** Yeah, I can do that. I know exactly where it is.

**Chairman Dupree:** Any other comments?

**Ms. Polidoro:** For me we need just the basic site plan requirements, it doesn't meet it. Things like a vicinity map. It doesn't have a zoning table which shows us the acreage, the density, the parking calculation, all that information needs to be placed on the site plan.

**Chairman Dupree:** Do you want us to email this to you?

**Mr. Dosio:** Yeah, if you could please.

**Chairman Dupree:** The vicinity map, we could show you examples of at the end of the meeting.

**Mr. Dosio:** I thought that they had everything on there.

**Chairman Dupree:** All they have on there is your signature block and the chairman's signature block, but there are other requirements. There's a vicinity map, the zoning table that just says what zoning district you're in, how you got your parking, what your impervious is. I think you're supposed to add the tax grid numbers for all the adjoining parcels and you're supposed to add all of the districts that it's in, that would be fire, school, lighting, library, water anything that it's in. I can email this to you. You can just send that on to the guy who prepares your plan at Synergy Design. He'll know what to do. We can show you examples, like I said tonight. Okay?

**Ms. Polidoro:** Just for the Board, because we're within 500 feet of a NYS Park, it does have to go to county planning.

**Chairman Dupree:** So we're going to type the action tonight, refer it as well to get this process going for you. It's a housekeeping matter we like to call it.

*The Chairman appealed to the Board for comments on this project and there were none.*

**RESOLUTION CLASSIFYING THE ACTION UNDER SEQRA AND  
REFERRING THE PROJECT TO THE DUTCHESS COUNTY DEPARTMENT  
OF PLANNING AND DEVELOPMENT**

**Dosio – 2 Family Conversion**

**June 7, 2017**

**Moved By: Mr. Pickett**

**Resolution: #2017-24**

**Seconded By: Mr. Murphey**

WHEREAS, the applicant, Vincent Dosio, has submitted an application for site plan approval to convert an existing single-family structure on a .55 acre lot located at 4 High Street, Staatsburgh, in the Hamlet District, identified as tax parcel no. 6167-03-095418 (the “Project”); and

WHEREAS, two-family dwellings are permitted in the Hamlet District subject to site plan approval; and

WHEREAS, the Project is depicted on a site plan entitled “Dosio – 4 High Street” prepared by Synergy Design dated May 12, 2017, (the “Site Plan Set”); and

WHEREAS, the applicant has not submitted an Environmental Assessment Form (“EAF”) pursuant to the State Environmental Quality Review Act; and

WHEREAS, in accordance with SEQRA, said Board is required to determine the classification of the proposed project; and

WHEREAS, pursuant to 6 NYCRR § 617.5C(9), construction or expansion of a two-family dwelling is a Type II action; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects within 500 feet of a state park must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board  
hereby:**

- 1. Classifies the Project as a Type II action;**

2. Refers the Project to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

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

Voice Vote 7-0 Motion Carried

**Chairman Dupree:** Should we go ahead and set a public hearing?

**Ms. Polidoro:** We could for 30 days out. We do need an extra plan set to circulate, if you could drop one off to the Planning Board Secretary.

**Chairman Dupree:** We need one to go to County Planning. It may be kicked back as incomplete without the Zoning Table so we may want to wait. The first time we could set the public hearing regardless would be for July 21<sup>st</sup>. So we could go ahead and set the public hearing tonight with the proviso...well actually the public's not going to be speaking...

**Ms. Polidoro:** The 19<sup>th</sup>. It's June 21<sup>st</sup>, but July 19<sup>th</sup>.

**Chairman Dupree:** Oops, so we'll have to change that. I need to change the Mavis date. Victoria is there anything technical about doing that?

**Ms. Polidoro:** When we're done with this, we'll just go back and revote.

**Chairman Dupree:** I'm sorry, you're right, it's June 21<sup>st</sup>, it's July 19<sup>th</sup>. May I get a motion to set the public hearing on this for July 19<sup>th</sup>?

**MOTION:** Ms. DiNapoli

**SECOND:** Ms. Dexter

**To set a public hearing for Dosio-4 High St. for July 19, 2017.**

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

**VOICE VOTE: 7-0 Motion carried**

**MOTION:** Ms. Kane

**SECOND:** Mr. Murphey

**To rescind the motion setting a public hearing for Right Homes Re-Subdivision for July 21, 2017 and to set a public hearing for Right Homes Re-Subdivision for July 19, 2017.**

<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</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: 7-0 Motion carried**

OTHER BUSINESS:

**SWEET, ROBERT**

Site Plan Waiver-dormer removal (2017-25)

Location: 7 Albertson Street

Grid#: 6065-20-821222

**G. Robert Sweet**  
**7 Albertson Street, Hyde Park**  
**6065-20-821222**  
**SITE PLAN WAIVER**  
***Town Code Section 108-9.4 C 2***

**Date: June 7, 2017**  
**Resolution #: 2017-25**

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

*Whereas*, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by G. Robert Sweet, on May 22, 2017, for property located at 7 Albertson Street in the Town of Hyde Park, and

*Whereas*, the application is to construct an new three car garage with a single family dwelling above (in the approximate location of a previous garage), and

*Whereas*, the proposal outlined in the building permit application for the structure by Mauri Architects, PC, dated 13 April 2017; and elevations by the same date as revised 9 May 2017, and

Whereas, the change will have minimal impact to the character of the neighborhood, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

**NOW THEREFORE BE IT RESOLVED**, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled G. Robert Sweet, regarding the specific request as received May 10, 2016, and as updated with elevations received May 22, 2017.

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

Voice Vote 7-0 Motion Carried

**CRICKET WIRELESS**

Sign Permit Recommendation-tenant panel and wall sign (2017-26)  
Location: 4246 Albany Post Rd., Suite 8  
Grid #: 6064-02-965956

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**4246 Albany Post Road  
Free Standing Sign Tenant Panel  
Parcel 6064-20-965956**

**Date: June 7, 2017**

**Moved By: Mr. Oliver**

**Resolution: #2017-26**

**Seconded By: Ms. Dexter**

**WHEREAS**, Saxton Sign Group has been granted permission Ms. DiBrizzi, to apply for signage associated with a new tenant for Suite #8 in Park Plaza, and

WHEREAS, a complete submittal of an application for a tenant panel in the free standing sign has been made, and

WHEREAS, the sign has been designed to be code compliant; now therefore

**BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for Cricket, based on the drawing by Saxton Sign Group, latest revision date: 5/31/2017.**

Aye Mr. Dupree  
Aye Ms. Dexter  
Aye Mr. Pickett  
Aye Mrs. Kane  
Aye Mr. Oliver  
Aye Mr. Murphey  
Aye Ms. DiNapoli

Voice Vote 7-0 Motion Carried

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**4246 Albany Post Road  
Wall Sign for Cricket  
Parcel 6064-20-965956**

**Date: June 7, 2017**

**Moved By: Mr. Oliver**

**Resolution: #2017-26A**

**Seconded By: Ms. Dexter**

WHEREAS, Saxton Sign Group has been granted permission Ms. DiBrizzi, to apply for signage associated with a new tenant for Suite #8 in Park Plaza, and

WHEREAS, a complete submittal of an application for a wall sign has been made, and

WHEREAS, the sign has been designed to be code compliant; now therefore

**BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for Cricket, based on the drawing by Saxton Sign Group, latest revision date: 5/31/2017.**

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

**Voice Vote 7-0 Motion Carried**

**ARDINI, WILLIAM**

Site Plan Waiver-ductless AC (2017-27)  
Location: 57 Mulford Ave., Staatsburg  
Grid#: 6167-03-190389

**William and Regina Ardini  
6167-03-948796  
SITE PLAN WAIVER  
Town Code Section 108-9.4 C 2**

**Date: June 7, 2017  
Resolution #: 2017-27**

**Moved By: Ms. DiNapoli  
Seconded By: Ms. Dexter**

*Whereas*, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by William and Regina Ardini, on May 31, 2017, for property located at 57 Mulford Avenue, Staatsburg, NY, in the Town of Hyde Park, and

*Whereas*, the application is to install ductless HVAC that is partially located outside the home, in an historic overlay district, and

*Whereas*, the change will have minimal impact to the character of the neighborhood, and

*Whereas*, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

**NOW THEREFORE BE IT RESOLVED**, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Ardini, regarding the specific request as received May 31, 2017, and in the building permit application file for this project.

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

Voice Vote 7-0 Motion Carried

**CHALK, ADRIAN**

Site Plan Waiver-in ground pool (2017-28)  
Location: 5 High St., Staatsburg  
Grid#: 6167-03-079416

Adrian Chalk and Nadja Marcoz  
6167-03-079416  
SITE PLAN WAIVER  
Town Code Section 108-9.4 C2

June 7, 2017  
Resolution #: 2017-28  
Dexter

Moved By: Mr. Oliver  
Seconded By: Ms.

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Adrian Chalk and Nadja Marcoz, on June 2, 2017, for property located at 5 High Street, Staatsburg, and

Whereas, the application is to obtain approval for the construction of an in-ground pool and fence, and

Whereas, the construction will not be visible from the Hudson River and is consistent with the residential character of the area, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator,

**NOW THEREFORE BE IT RESOLVED**, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Chalk regarding the specific request as submitted in the building permit application.

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

Voice Vote 7-0 Motion Carried

**LANDS OF CIRE**

Site Plan Approval Extension of time to Commence & Complete Construction (#58-08)  
Location: 4185 Albany Post Road  
Grid #: 6064-02-941754

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

**To set a public hearing for Cire of Dutchess; A/K/A Lands of Cire for July 19, 2017.**

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

**VOICE VOTE:** 7-0 Motion carried

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

**To adjourn.**

Aye Ms. Kane  
Aye Mr. Oliver  
Aye Mr. Murphey  
Aye Ms. DiNapoli

**Aye**  
**Aye**  
**Aye**

**Ms. Dexter**  
**Mr. Dupree**  
**Mr. Pickett**

**VOICE VOTE: 7-0 Motion carried**

**DRAFT**