



Historic Town of Hyde Park

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

MINUTES OF THE **JUNE 21, 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

MEMBER ABSENT: ROBERT WATERS-ALTERNATE

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
 ANDY LEARN, PE ENGINEERING CONSULTANT
 CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree: Good evening ladies and gentlemen and welcome to the June 21st meeting of the Hyde Park Planning Board. Please take note of all the exits around the room in case of 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 the Enclave at Hyde Park. The applicants are seeking approval to convert a 74 lot subdivision into a smaller subdivision of 25 two-family homes. May I get a motion to re-open?

CONTINUED PUBLIC HEARING:

ENCLAVE AT HYDE PARK

Site Plan and Special Use Permit (#16-49)
Location: Cream Street at Long Branch Road
Grid #: 6263-01-465957 (1 of 79 grid #s
available upon request)

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To re-open the public hearing for The Enclave at Hyde Park.

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

Chairman Dupree: The applicants aren't here tonight because they're still working on a variety of issues, many of them legal. Speaking of, Mr. Alexander is here representing, I suppose that applicant as well, but I don't believe there is anything to add to the record for The Enclave.

Mr. Alexander: No, there's nothing new. We look forward to seeing you soon and working on lots of documents for Ms. Polidoro.

Chairman Dupree: As I just said, there is a lot of legal mattering. For anyone who's watching, a lot of what's involved because this is already a subdivision and it was subdivided, there are HOA parcels, there are water-works parcels, there are sewer-works parcels...because the lots lines are changing, this all has to be recorded with metes and bounds, etc. It's just detailed amount of work, not necessarily difficult. Any comments from the consultants? *There were none.* Would anyone from the public like to speak about this application this evening? There being none, may I get a motion to adjourn this to July, 19th?

MOTION: Mr. Murphey

SECOND: Ms. Kane

To adjourn the public hearing for The Enclave at Hyde Park to 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

HYDE PARK TOWN CENTER NORTH
Site Plan– Mavis Tire Repair (#16-15)
Location: 4280 & 4274 Albany Post Road
Grid #s: 6065-04-919007 & 933017

Chairman Dupree: The next item on the agenda, also a public hearing, continued for Hyde Park Town Center North. Also we’re looking at this in terms of Mavis Tire Repair. I’m not going to go through the many iterations that the plan has undergone, instead I’m going to turn it over to the applicants because it looks like we have a ‘show and tell’ tonight. May I get a motion to open the public hearing?

Mr. Pickett, being recused from this application, stepped off the dais.

MOTION: Mr. Murphey

SECOND: Ms. Kane

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

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

VOICE VOTE 6-0 1-Absent Motion carried

Chairman Dupree: A reminder, Mr. Pickett is recused from this and I don’t see our alternate Mr. Waters. Okay.

Ms. Libolt: Thank you Mr. Chairman. Would you want me to go over the plans or just start with the materials? I think everyone has had the chance to review the plans. We took a significant amount of time. Thank you for allowing us to meet with your consultants directly, so everyone knows, we’ve been meeting back and forth just making sure the ‘i’s are dotted and the ‘t’s are crossed. I think we’re there.

Chairman Dupree: Does anyone have any questions about the last iteration of plans? *None were heard.* We've pretty much signed off on them. Let's go right into the new stuff.

Ms. Libolt: We gave you the elevation with the different cupola. I don't know if everyone saw that full sized.

Chairman Dupree: I think we did. I think it looks fantastic. Like Anne, whenever I go by now, anyplace...Southlands yesterday I saw 4 cupolas, everything is cupolas now to me.

Ms. Libolt: I'm just going to hand over, are you going to keep these materials, is that what you want to do?

Ms. Polidoro: I don't think they're going to keep them. I think the Board is going to look at them and note them for the record.

Ms. Libolt: And then do you want me to just give you a sheet at the end with all of the material specs and colors.

Chairman Dupree: Correct.

Ms. Libolt: Okay, so we'll hand that in when we're done.

Chairman Dupree: Thank you.

Ms. Polidoro: Tad does like color chips, we just don't have room to store like pieces of gutter. *Laughter.*

Ms. Libolt: This is going to be the Hardie color (*Deep Ocean*) and then the trim is white. These are the cultured stone for everything around the columns and the base (*El Dorado Company-Andante Field Ledge*). Shingles (*Tamko Heritage Premium laminated asphalt shingles in Weathered Wood*). The color of the gutters (*Brown*). The shingle color is all of them, the entire sample.

Ms. DiNapoli: The gutters and the downspouts are in brown and the siding is going to be grey blue.

Ms. Libolt: It's a complimentary color.

Mr. Oliver: It will pick up the color in the stones and the roof.

Chairman Dupree: Thank you for providing an exhaustive supply of materials.

Ms. Libolt: In addition, one of the items that the Board had asked for last time was specifications of all of the glass, what color the glass was going to be, so I did provide you a sheet that detailed that. As far as the garage doors, I'll provide you with the specification when I give you an entire list. It looks like they're *Clumpy Architectural Doors* and they're going to be an oil rubbed bronze color, which will complement what

you had just indicated and then the glass is specified on the plan that I gave you prior. There was a plan, Anne and there were two elevations and the other one specified all of the glass, so he detailed the dormers, everything, so you have that. So what I will do is I will provide you with a sheet that will indicate the specification, the manufacturer and the color, so you have that.

Ms. Kane: Mr. Murphey actually had a question which I thought was a good one when we were looking at the gutters. I'm sure somebody has calculated how many gallons per minute you need to come off the building.

Ms. Libolt: That's all done.

Mr. Berger: It's built in, it's calculated and built into the sizing, so it is calculated. It's pro-forma so they know exactly how much, the spacing and the amount of gutters and the size of the gutters based on the size of the roof.

Ms. Kane: Perfect, thank you.

Mr. Berger: It's a good question.

Ms. Libolt: One of the changes that we also spoke to Mavis about...one of the questions at the last Planning Board meeting had to do with the unity and the consistency for the monument signs. If everyone recalls that there's two monument signs, one is at the Route 9 entrance and the other is at Pinewoods Road. The one at Route 9 is 60 square feet and the one at Pinewoods is 40 Square feet and we had provided you with this elevation. We took some time to speak with Mavis, it's just a big corporation and finally we were able to get closure on this today and they have agreed to do a white background with the teal letters, so we'll get a consistent uniform look on the Monument signs. On the wall signs, everything has been designed per Code, the dimensions are on the sign. I know they're hard to see, we'll pull those out and the colors we'll specify. We did work with them today to get the exact PMS colors and we'll put those on the plan so you have those. That's all of the changes.

Chairman Dupree: These are some minor items that we noticed at the very end. Ms. Moss was questioning today how the signs are lit. It's noted on the sheets that this is going to be lit just exactly as the sign at Town Center South would be, that's why they submitted that also with the sign package. So there would be a light bar at the bottom and also at the top. It's the exact same design, the exact same everything.

Ms. Libolt: There is a little light bar at the bottom, that's why we gave you that photo.

Chairman Dupree: In addition, in the resolution that's been prepared, it says that the signs must be Code compliant. As far as we know, everything is fine. Ms. Moss was just a little hurried in her final review and didn't notice where it specifies how it's lit on the right.

Ms. Polidoro: One of the members of the public just asked a question about a water spigot, did you want to respond to that question?

Ms. Libolt: Somehow the request for a need for the water spigot in the park came up and we're not proposing a water spigot in the park. We never were. I'm not sure how it came up, but none the less. We already have all of our plans in front of DCWWA for this application. We would have to do a separate meter and a back flow preventer, so there is a significant amount of work that we would have to do. We really don't have a desire to put a water spigot there.

Chairman Dupree: It would cause delay in the time that you need to start. I believe that what happened, was it was a suggestion and a mention...I believe that when I was in Town Hall and speaking with Ms. Witman, Mr. Boice overheard it and said that would be a great idea and somehow that got looped into the system, but since no spigot was required and it's at this late date...and we've added a condition as well that landscaping must be maintained and healthy as our Code requires. So it would just be if there was a drought, you have to do some hand watering, which is what a lot of people have to do. It's a large site and I've been seeing in the recent re-landscaping of the adjacent site that you're watering as well to make sure everything stays healthy and alive with long extended hoses and you're just going to have to do that here for the time being. Any other comments from the consultants?

Ms. Polidoro: I do want to point out because of all the last minute sign changes, we've added a condition that the applicant submit a new sign package showing all of the dimensional requirements and the new tenant panel.

Ms. Libolt: That's fine.

Ms. DiNapoli: Just a question, when you were mentioning the maintaining of the landscape. I know it's not part of the original plan...how difficult...and I'm not saying it should be required, but just asking the question...to just put in an irrigation system? I was just thinking it would free people up.

Ms. Libolt: It's really complicated. Because we're doing a whole new water system with a meter pit. In the old days when you could just put a water line in, but now we need a separate meter, a backflow preventer and we literally got a confirmation from DCWWA that they're ready to issue the permit and we want to proceed. At some future time if we decide to do it we could, but Mavis pays for their own separate utilities, the water has to get paid for.

Ms. DiNapoli: I was always concerned about people just carrying the water to the plants to keep everything hydrated and I was just trying to be more efficient in the thought.

Chairman Dupree: The Board has suggested soaker hoses, so to speak, a natural irrigation system that looks like a soaker hose and it was installed at the Dunkin Donuts on 9G as well as where Shelly's Deli is. Those are all installed there because it's easier because the ground slopes down from where the road is so they wanted to put water in there to make sure they stayed alive. In this instance, it's pretty flat and let's also remember that there's a septic area underneath this and I don't...that's one of the issues about installing an irrigation system where there's septic. It doesn't seem like a very good idea to me, so I think knowing the applicants themselves are

very interested in landscaping, I think this is going to be a very beautiful addition to the community.

Ms. Dexter: I did have another question. The cross access easement agreements, how are those proceeding? It looked to me like one of the larger conditions.

Mr. Alexander: That's actually not that heavy a lift. We're working on it. I think that there are two separate issues, one is more the...you want to make sure the two sites function together, so the way I'm conceptually working on it and I'm going to have to have more conversations with Victoria about it. The area behind the Mavis going to behind the barn area, that needs to sort of stay fixed, right, but how someone traverses the site from Pinewoods all the way down to Crumwold, essentially if you think about it as a big shopping center...that needs to be completely flexible for the future, for everyone's usage. It's sort of probably going to be an access easement area that's specific and then have a general routing that also each owner has to allow the other's tenants, pedestrians and trucks to get from one place to the other. You don't want to hold the routing because we don't know what we want to do and given the issue we ran into...the second issue is more an ownership issue than a Town issue, is also to acknowledge that there are development rights on both parcels and therefore you don't want to have one parcel in the future claiming burdening of an easement, 25 years from now. So for example, if you ever built that townhouse project. Right and then you cut it off as a separate lot in order for financing reasons. You don't want those people to say, 'well all the sudden I've got this new x, y or z' and now they're burdening...so you want everybody to be on notice in future sites. We drafted something, Victoria and I had another call, this is now subsequent to the call I think we tried to memorialize, which adds like 2 paragraphs. We're trying to keep it simple, like 2 pages, but I wanted to sort of explain the essence and the idea of why we need, rather than giving a relocation right or metes and bounds, talk to the performance zoning aspect of the easement so to speak, that it has to accomplish a purpose but let's not carve it in sand in order to let the market place figure out how that works.

Chairman Dupree: I think you could carve it in sand and then just change it, it's carve it in stone you're talking about that would be hard to change.

Mr. Alexander: Yes, thank you. Good point.

Ms. Dexter: You want to carve it in sand. Aren't there other easements that you have to do with the owners of the properties in the front where the parking is? Was that anything?

Ms. Libolt: The reciprocal access easement had to do with the use. Remember we modified the truck path. Well the trucks now are going to be able to come in...so we need to have reciprocal access easements and allow the trucks to come in to the property to the south and through that interchange and vice versa.

Ms. Dexter: Yes, but you don't need them with the front?

Ms. Polidoro: The Mesuda piece is off site so they don't need that access. They don't need to cross her property to gain access.

Mr. Alexander: Anne just brought up a great point, I hadn't thought of that yet. We should file the consolidation deed immediately prior to filling the easement so it applies to both properties.

Ms. Polidoro: Yes.

Chairman Dupree: To remind the audience, there are actually two parcels, one is where the septic and the garden park will be going and those are going to be combined, that way the easements will apply to the new big lot. So thank you and good question. I like the creativity I'm hearing from here, in terms of trying to allow for future development because this is a tabula rasa because we don't know what you're going to do with the rest of it and there a lots of possibilities and you don't want to limit it. Thank you. Any other questions or comments from the Board? Would anyone from the public like to speak about this application? There being none, may I get a motion to close the public hearing?

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To close the public hearing for Hyde Park Town Center North-Mavis Tire.

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

VOICE VOTE 6-0 1-Absent Motion carried

RESOLUTION GRANTING SITE PLAN APPROVAL

Hyde Park Town Center North - Mavis

Date: June 21, 2017

Moved By: Ms. Kane

Resolution: #16-15C

Seconded By: Mr. Murphey

WHEREAS, the applicant, N & N Hyde Park LLC, has submitted an application for site plan approval to partially redevelop an existing shopping center with a new "Mavis" auto repair shop, located at 4280 Albany Post Road, tax parcel no.6065-04-919007 & 6065-04-933017, in the Town Center Historic District (the "Project"); and

WHEREAS, the project is depicted on a site plan entitled "Hyde Park Town Center - North" prepared by Berger Engineering and Surveying, dated

June 1, 2016, last revised June 14, 2017 (Sheets T1, EX1, SP1, SP1A, SP2, SP3, SP4, LT1, WTR1 and LS3), elevations prepared by Degraw & Dehaan Architects dated June 13, 2017, Preliminary Concept Plan by Maser Consulting dated 5/9/17, Mavis Tire Planting Plan, Garden Enlarged, Planting and Hardscape Notes, Planting Notes & Photos prepared by the Michael Boice Collaboration dated April 9, 2016, last revised June 11, 2017, May 24, 2017, April 20, 2017, June 11, 2017 and June 10, 2017, respectively, and Sign elevations prepared by GNS Group dated 5/31/2016, last revised 6/14/2017 (the "Site Plan"); and

WHEREAS, general commercial uses are permitted with site plan review in the District; and

WHEREAS, the proposed sign package includes two tenant panels on each free-standing sign and wall signs for the auto repair shop; and

WHEREAS, additional tenant panels must obtain a sign permit from the Zoning Administrator; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated February 9, 2016, amended June 01, 2016, August 3, 2016 and March 1, 2017, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on July 6, 2016, the Planning Board classified the action as a Type I action in accordance with the New York State Environmental Quality Review Act ("SEQRA") and declared its intent to serve as lead agency, to which no other agency has objected; and

WHEREAS, on May 3, 2017, the Planning Board adopted a negative declaration, finding that the Project would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, on May 24, 2017, the Hyde Park Zoning Board of Appeals granted the applicant variances from the following dimensional requirements: 1) Section 108-4.4(A)(3) of the Zoning Law to permit a cubic volume of 211,406 cubic feet where 60,000 cubic feet is allowed; and 2) Section 108-4.6B of the Zoning Law to permit a buffer of 20.5 feet where 100 feet is required, as depicted on the Site Plan; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development, which responded on September 2, 2016 with conditional approval and by letter dated April 6, 2017, revised its response to be a matter of local concern with comments; and

WHEREAS, Dutchess County Planning commented on the proposed “right in, right out” access, the potential noise impacts, and requested that lighting average no more than 1 footcandle; and

WHEREAS, the Board and applicant have considered the County’s comments and have revised the plans accordingly; and

WHEREAS, a duly noticed public hearing was opened on January 4, 2017 and closed on June 21, 2017, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby conditionally approves the Site Plan and authorizes the Chair or his authorized designee to sign the Site Plan after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Approval by the Planning Board Attorney of a reciprocal cross-access easement with lands of Cosimo Town Center LLC authorizing access for pedestrian, vehicle and truck traffic.**
- 3. Evidence that Tax Lots identified as 6065-04-919007 & 6065-04-933017 have been legally consolidated.**
- 4. Revision of the Site Plan to include a detail of the curb and sidewalk along Pine Woods Road. The sidewalk shall be five feet wide.**
- 5. Revision of the Site Plan to remove the wording “future development” regarding the sidewalk along Pine Woods Road as it must be installed as part of the Project.**
- 6. Revision of the sign elevations to indicate compliance with all dimensional regulations, including labeling widths of columns and any supporting structures and design unity, including all tenant panels on a white background.**
- 7. Revision of the Site Plan to remove the existing Central Hudson lights without the option to disconnect.**
- 8. Submission of a revised SWPPP for lands of Cosimo Town Center LLC which includes improvements proposed as part of this Project.**
- 9. Submission of an erosion and sediment control permit.**
- 10. Revision of the Site Plan to make all parking spaces 9 x18 in areas to be restriped.**

11. Revision of the Bulk Table to note the variances granted.
12. Revision of the Site Plan to include a note that the western facing bay “doors” are decorative only and shall not be operable or opened.
13. Addition of a landscaping maintenance note to the landscaping plan planting notes which requires landscaping to be watered and maintained in a healthy condition and replacement of dead or diseased plants and trees.

BE IT FURTHER RESOLVED, that before a Certificate of Occupancy may be issued for the auto repair shop, the Zoning Administrator shall verify that the following conditions have been satisfied:

1. Proof of recordation of the approved reciprocal cross-access easement with the Dutchess County Clerk.
2. Submission of a report from Novus Engineering, reviewed and approved by the Planning Board’s noise consultant, which determines the necessity of additional wall absorption material on the interior of the auto repair shop. If the report indicates that such material is necessary, it shall be installed before a certificate of occupancy may be issued.
3. Installation of the sidewalk along Pine Woods Road in accordance with the Site Plan.

Chairman Dupree: Thank you. A bit of quick discussion on the second condition in the further resolve relating to the certificate of occupancy. In reviewing the minutes, when we discussed with your engineer, he said that there may need to be some more sound absorption material, but he wouldn’t know until the interior had been designed so this condition is just there. He said that he could just look at it from the plans once you have more detail than what we’re seeing there.

Ms. Libolt: We actually are putting it in. We did get confirmation from the architect today. What had happened was the noise consultant and the architect did have a conference call way back when and what they’re doing, is the same material that’s being applied to the ceiling is being applied to the walls in strips where that are no racks. So we’re just waiting for the racking plan from Mavis and then we’ll identify and it goes in 4-8 inch strips.

Chairman Dupree: And the note does say that on point 2, it does say above and I understand now, so where there’s no racking it will be on the sides of the walls, once they finally determine that. Okay, great, thank you.

Ms. Libolt: I just have one more, actually two more questions. On number 10, I just want to clarify that the reorientation or the reconfiguration of the parking spaces to 9’

X 18', is in the areas that we're milling and repaving and restriping. I just want to make sure that's clear.

Chairman Dupree: Right. When we were looking at it, it appears that some of them kept...if you recall some of the old parking was 10' X 20' and some was 9' X 18' and when we scaled it not all the spaces were carried over as 9' X 18'. Anything else? Any other comments or questions?

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

VOICE VOTE 6-0 1-Absent Motion Carried

Mr. Pickett returned to his seat on the Board.

NEW PUBLIC HEARING:

ANDERSON CENTER FOR AUTISM
Site Plan Amendment (#2017-17)
Location: 4280 & 4274 Albany Post Road
Grid #: 6065-04-919007 & 933017

Chairman Dupree: The next item on the agenda is a new public hearing for Anderson Center for Autism. In brief the applicants are seeking to add some storage facilities, some sheds and at some point in the future add a rain park or what we'll call an experiential park for the individuals that live there and some small and sundry items. It does require site plan and we did refer this to County Planning and received their response. May I get a motion to open the public hearing?

MOTION: Ms. DiNapoli

SECOND: Ms. Dexter

To open the public hearing for the Anderson Center for Autism.

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**

Mr. Day: Good evening. Mark Day or Mark Day Engineering, representing the Anderson School for Autism. With me tonight is Maria Espie from the school. As you mentioned we're here tonight to basically propose an amendment to the Master Plan. In this amendment we are proposing some new storage facilities for some of the equipment that is currently stored in the open, down at the north end of the project. We are proposing a pre-engineered structure which is about 84' X 80', which will house a lot of the utilities. A lawnmower, a backhoe, gators and such that will be stored there. There are some existing storage containers which we're actually going to leave in that location, we're just going to rearrange them so they're a little bit more usable. One of the items that we actually forgot to include in prior discussions with the Board...there was a golf cart storage facility, which was located immediately adjacent to the village center. That's there now. We're are proposing to relocate that in that same equipment storage area in the north end of the facility. So that will be out of site. There was a smaller golf cart facility that was next to the village center. That was since relocated behind to the north end of the education center. That is there now. I have photos, I will show you that. Also with this application we are proposing a 36' X 75' elliptical water feature, which would be in front of these three residences, here. We are also proposing to do a 30' X 30' pavilion in between the wings of the education center on the north end. We're also decommissioning a propane tank farm last year and the site's been converted to natural gas. We are proposing a garden deck on the north side of the salt shed. We're also proposing these recreation buildings for storage of the recreation equipment on the east side of the existing recreation building. I think I got them all. This is the pavilion, it's a proprietary photograph of what we're proposing, the colors I believe are the same and this is at the north end of the education center. We're also proposing this equipment shed which would be on the north end of the site, which would store all of the utility equipment and things like that. These are the recreation buildings which would be used for storage at the recreation area. This is actually the proposed elliptical water feature which would be over in front of the residences. These are photographs of the current golf cart storage facilities that are on site. Their purpose, as you know they have a considerable number of golf carts on site for staff and these are actually there to protect them from adverse weather. Also, this is the garden deck that would be installed on the north end of the salt shed. A little bit of history. It's 104 acres, it's in the waterfront district, the facility has been there since 1924.

Chairman Dupree: Thank you Mr. Day. Before I go to the consultants. There was a site visit last evening. I was unable to make it, I had a Board of Trustees meeting but does anyone who attended want to give a brief statement of it.

Ms. Kane: I'll speak to it. We had the pleasure of meeting Maria and touring the site. It was very helpful and she was very informative telling us the history of the school. Getting to see the topography and how the proposed buildings would be laid out was very helpful and I think that the building past the pond, the one where you're going to store all of the equipment, is that the north end of the site. Yeah, that's barely visible from the rest of the site and the other buildings I think will be improvements. They have a lot going on in there rec center and their rec center right now is used to store a lot of equipment and so having these two additional sheds will really help them and there is an appropriate place along the field. The only question I had is about the deck

that's next to the garden, because the land behind the salt shed has a swale and it's obviously designed to be a water catchment area. So is the deck going to be essentially a bridge across that?

Mr. Day: Correct. It will be raised above it. As you've probably seen it in a lot of decks, they're on let's say posts if you will. The swale will continue to run underneath that.

Ms. Kane: Okay. And they have this beautiful garden area with a hooped house and the students are working with someone from Cornell Cooperative and growing a lot of their own vegetables and herbs and they need a protected area for the kids so they're not out in the sun when they're working. I think it's a fantastic program.

Chairman Dupree: The Anderson Center does amazing things, let's be honest. It's one of the crown jewels in Hyde Park's sort of constellation. Any other comments about the site walk?

Ms. Dexter: I just wanted to thank Maria for taking the time out to show us. And having now lived through that first master plan, that site is just...I can't believe the transformation and I think Tory said it best, 'it's someplace you would want to live'. It's beautifully done. The walkways are just so well thought out, that if you want to get from here to there, there is a walkway that very nicely and easily gets you there. It's just fantastic the way you stuck with your master plan and executed it. This will only...it like fills in some of the spots that weren't taken care of through the first round. Thank you so much for taking the time out to show us.

Ms. Espie: You're absolutely welcome.

Chairman Dupree: Any comments from the consultants? Mr. Learn?

Mr. Learn: I think pretty much everything has been brought up already. We just had a couple of minor comments. There seems to be some question as to whether or not some of the recreation buildings might be in the area of some existing stormwater practices.

Mr. Day: We did look at that. The 2 proposed accessory buildings are actually to the west. This area right in here is that swale, I believe was part of the stormwater maintenance plan or management. And we did move those, they were always shown in the west. There is a slight ridge here, right off the edge of the parking lot and we felt that was the best spot and it was certainly outside of that drainage area.

Mr. Learn: Okay, good. The only other thing we really saw, was the lighting. We need to provide some shielding to prevent any glare. The lights seem a little bright at the buildings but given the location that's probably okay.

Chairman Dupree: And these have been incorporated as conditions in the approval resolution. Thank you. Ms. Polidoro, any comments?

Mr. Pickett: I was part of the tour yesterday, thank you very much, it was very informative and you can definitely see the need for what you're proposing for

supporting the facility and facility maintenance, equipment maintenance and things like that. I look forward to it.

Chairman Dupree: Would anyone from the public like to speak about this application? There being none, may I get a motion to close the public hearing?

MOTION: Mr. Murphey

SECOND: Ms. Kane

To close the public hearing for the Anderson Center for Autism.

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**

RESOLUTION GRANTING SITE PLAN AMENDMENT APPROVAL

**Anderson Center for Autism
Storage Sheds, Water Feature and Pavilion**

Date: June 21, 2017

Moved By: Ms. DiNapoli

Resolution: # 2017-17A

Seconded By: Ms. Dexter

WHEREAS, the applicant, Anderson Center Services, Inc, has submitted an application for site plan amendment approval to construct a 84' x 80' equipment shed, relocate a storage trailer, erect a 30' x 30' pavilion, erect a 36' x 75' water feature, construct a garden deck, eliminate a propane tank farm and make various other improvements (the "Project") at its campus located at the Anderson Center for Autism, identified as tax id no. 6066-02-709698, -778644 & -832645 (the "Site"); and

WHEREAS, the project is depicted on plans entitled "Anderson Center Services, Inc Amended Site Plan" Title Sheet, prepared by Mark A. Day, P.E. dated March 22, 2017, last revised May 23, 2017 and as depicted in the elevations which are part of the application materials (collectively, "the Site Plan"); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated April 27, 2017; and

WHEREAS, the Site is located within the Hudson River Historic District;
and

WHEREAS, on May 17, 2017, the Planning Board classified the Project as a Type I action; 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 June 12, 2017 that it was a matter of local concern; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development which responded on June 12, 2017, that it was a matter of local concern; and

WHEREAS, the Planning Board has reviewed the EAF provided and found that it contains sufficient information on which to base a determination of significance and has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern;
and

WHEREAS, pursuant to Section 239-nn of the General Municipal Law, notice of the public hearing was referred to the Town of Esopus; and

WHEREAS, a duly noticed public hearing was held on June 21, 2017 during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a determination of non-significance, for the reasons set forth in the attached Notice of Determination of Significance, finding that the project will not result in any significant adverse impacts on the environment and that a Draft Environmental Impact Statement will not be prepared; and

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

1. **Payment of all fees and escrow.**
2. **Revision of the Sheet TS101 as follows:**
 - a. **Add a Sheet Index (Name of sheet, date, revision date)**
 - b. **Verify that parcel is connected to DCWWA system.**
3. **Revision of Sheet SP101 as follows:**
 - a. **Add a Key and Legend.**
 - b. **Rename “Recreation Sheds” to “Recreation Accessory Buildings.”**
 - c. **Rename “Equipment Shed” to “Equipment Building”.**

4. Revision of Sheet SP102 as follows:

- a. **Add a Key and Legend and rename the sheet “Master Plan Update”.**
- b. **Correct the labeling of the Golf Cart Shelter and the tanks for the generator (U10 is off one).**
- c. **Regarding the area around the salt storage area, add a note to ensure the existing asphalt berm is not disturbed or provide details for containing salt runoff.**
- d. **U5 Equipment Storage Shed shall be asterisked as a proposed structure.**
- e. **Revise U11 to indicate a propane tank.**
- f. **Identify the golf cart structure to the east of U11 as a proposed new structure.**

5. Revision of Sheet LP101 as follows:

- a. **The wall pack light detail shall be revised to include a front shield that directs light downward.**
- b. **Indicate mounting heights of the lights.**
- c. **Describe whether lights are on timers or photocells.**

6. Approval by the Town Engineer of light levels on LP 101.

7. Approval by the Town Engineer of grading and stormwater plans in the area of the new recreation buildings.

8. Submission of an application for an erosion and sediment control permit.

This conditional approval shall expire 180 days from the date of this resolution unless otherwise extended by the Planning Board or the Chair signs the site plan. An approved site plan shall be void and the building permits, if any, shall be revoked if the entire project is not completed within two years of the signing of the site plan by the Planning Board Chair, unless such approval is extended or amended as provided in section 108-9.6. It is the applicant’s responsibility to track the time in which this approval expires.

Ms. Polidoro: I have a discussion item. It sounds like there were two golf cart sheds added since the last time you guys came before the Planning Board.

Mr. Day: There was actually one on site that I think was picked up during a site visit that we missed. There were actually some changes from the original master plan that were added without benefit of the Board's knowledge. We missed this one. I think both of them need to be identified on the plans.

Mr. Day: We did, we put them. And just to mention, we've actually received comments from Morris Associates office and we have made those changes. These plans do reflect that. They also...

Ms. Polidoro: We haven't had a chance to review them.

Mr. Day: I understand. We have shown the one that was relocated and we are proposing the one that is currently at the Village Center be relocated to the north end of the property.

Chairman Dupree: Good then that means the conditions may have already been met.

Ms. Polidoro: Right, as long as they're labeled and you may need to update the bulk table to include them also.

Chairman Dupree: Any further discussion? All in favor?

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

617.7

State Environmental Quality Review (SEQR)

Negative Declaration

Notice of Determination of Significance

Date of Adoption: **June 21, 2017**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Planning Board of the Town of Hyde Park, as Lead Agency, has determined that the proposed action described below will not have a significant adverse impact on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Anderson Center for Autism – Storage Sheds, Water Feature and Pavilion

SEQR T
 U

Description of Action: **The applicant proposes to construct a 84’ x 80’ equipment shed, relocate a storage trailer, erect a 30’ x 30’ pavilion, erect a 36’ x 75’ water feature, construct a garden deck, eliminate a propane tank farm and make various other improvements at its campus located at the Anderson Center for Autism, identified as tax id no. 6066-02-709698, -778644 & -832645 (the “Site”).**

The Site is located within the Hudson River Historic District, which is listed on the State and National Registers of Historic Places.

The project requires site plan approval from the Hyde Park Planning Board.

Location: **4885 Route 9, Staatsburg, Town of Hyde Park, Dutchess County, NY**

Reasons Supporting This Determination:

The project Site is a developed educational campus. The new structures, which will not be visible from the River, are consistent with the approved Master Plan for the Site. The applicant is using best management practices to treat stormwater.

For Further Information:

**Contact Cynthia Witman, Planning Board
Person: Secretary
Address: 4383 Albany Post Road, Hyde Park, NY
Telepho 12538
ne: 845-229-5111 ext. 2**

A Copy of this Notice Filed With:

Hyde Park Planning Board (Lead Agency)

Town Supervisor Aileen Rohr

Any person who has requested a copy

MOTION: Mr. Murphey
SECOND: Mr. Oliver

To approve the minutes of the April 5, 2017 Planning Board meeting.

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. Dexter
SECOND: Ms. Kane

To adjourn.

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