



Historic Town of Hyde Park

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

Draft MINUTES OF THE **October 4, 2017** PUBLIC HEARING/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN
 ANNE DEXTER - VICE CHAIR
 CHAN MURPHEY-VICE CHAIR
 CHRISTOPHER OLIVER
 BRENT PICKETT
 ANN WEISER

MEMBERS ABSENT: DIANE DI NAPOLI

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

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Chairman Dupree: Good evening everyone and welcome to the October 4th meeting of the Hyde Park Planning Board. Please take note of all the exits around the room and 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 Right Homes. The applicants are seeking to re-subdivide a lot that was previously subdivided into three lots. As a reminder, this is located on Reservoir Road and Mr. Martin the engineer who is representing the applicant is not here this evening. May I get a motion to re-open the public hearing?

CONTINUED PUBLIC HEARING:

RIGHT HOMES RE-SUBDIVISION

3 lot Re-Subdivision-lot (#16-46)
Location: Reservoir Road, Staatsburg
Grid#: 6167-04-732397, 706377 and 714426

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To re-open the public hearing for Right Homes Re-Subdivision.

Aye	Mr. Dupree
Absent	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Weiser
Aye	Mr. Murphey
Aye	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

Neither Mr. Martin; the applicant's engineer, nor the applicant Mr. Dziubelski were in attendance. The Planning Board Chairman received comments from the Board regarding the recent site walk and concerns about the potential for a well to require abandoning. The consultants reiterated the need for open space deed restriction language and clarifications to the site map. Neighbors George Utter and Brian Elliott were in attendance and reminded the Board of their interest in the current and proposed open space areas remaining natural and un-cleared.

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To adjourn the public hearing for Right Homes Re-Subdivision to November 1, 2017.

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

VOICE VOTE 6-0 1-Absent Motion Carried

WORKSHOP:

ROGERS & MAKENZIE LANDS OF

Minor Re-Subdivision Lot-Line Realignment (#2017-38)
Location: 26 & 28 Rogers Road
Grid#: 6265-03-215279, -188273

The applicant, Ms. Makenzie and her attorney Mr. Barry were in attendance. The Chairman and the Board reviewed Part 2 of the EAF, which resulted in all ‘no or small impact’ answers. They further determined that the project will have no significant adverse environmental impacts.

RESOLUTION ADOPTING A SEQRA DETERMINATION OF NON-SIGNIFICANCE

ROGERS & MAKENZIE LOT LINE ALTERATION

Date: October 4, 2017

Moved by: Mr. Pickett

Resolution: #2017-38

Seconded by: Mr. Murphey

WHEREAS, the applicant, Pamela Makenzie, has submitted an application for subdivision approval to adjust the lot lines of two parcels of land, identified as 28 Rogers Road, tax parcel no. 6265-03-188273, and 26 Rogers Road, tax parcel no. 6265-03-215279, in the Neighborhood District (“Project Site”); and

WHEREAS, the proposal is shown on a subdivision plat entitled, “Lot Line Adjustment, Lands of Rogers and Makenzie” prepared by John H. Decker, L.S., dated July 16, 2017; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form dated September 12, 2017, pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, no new lots are being created as a result of the subdivision; and

WHEREAS, the parcel located at 28 Rogers Road is developed with a single-family home; and

WHEREAS, the application is an unlisted action pursuant to 6 NYCRR §§ 617.4 & 5; and

WHEREAS, there are no other involved agencies; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7, reviewed Part 2 of the EAF, and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby determines that the project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

Resolution Approved/Disapproved:

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Weiser

VOICE VOTE 6-0 1-Absent MOTION CARRIED

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To set a public hearing on the minor re-subdivision for Rogers & Makenzie Lands of, for to October 18, 2017.

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

BELLEFIELD/ST. ANDREWS PROPERTY

Subdivision and Site Plan Approval-Hotel (#2017-4)

Location: Albany Post Road

Grid#: 6163-01-131849

The applicants; T-Rex Hyde Park Owners LLC, Bill Hoy and Lisa Larson from the Shaner Hotel Group, The Chazen Companies and attorney Jennifer Van Tuyl were in attendance. Mr. Boudreau gave a status report on their progress with other agencies, including the fire department, SHPPO, DCWWA, DEC and DOT. He highlighted site plans changes that were incorporated per Planning Board comments. Mr. Hoy shared the latest hotel rendering, which was highly praised. The Board suggested a few minor alterations. An offline technical meeting was suggested to review stormwater run-off, engineering details and a mitigation timetable.

RESOLUTION REFERRING THE APPLICATION TO THE DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

Date: October 4, 2017

Moved By: Mr. Murphey

Resolution: #2017-04A

Seconded By: Mr. Oliver

WHEREAS, the applicant, T-Rex Hyde Park Owner LLC, has submitted an application for subdivision and final development plan approval for Subphase 1-A of the approved Concept Plan for the St. Andrew's Planned Unit Development ("PUD"), consisting of a 5-story, 133 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no.6163-01-131849 (the "Project"); and

WHEREAS, the Project relates to final development plan approvals for the first sub-phase of the St. Andrew's mixed use PUD, which includes, without limitation, a residential area in the central portion of a 339 acre project site (the "Site"), and a pedestrian-oriented mixed use center in the western portion of the site designed with new urbanism principles that includes a variety of uses, including hotel, restaurant, retail shops, cafes, offices and in-village housing, all located within a walkable setting; a number of park areas in the Village Center together with a market square, and a plaza that would be the focus for activity in the mixed use center; a total of ten miles of trails and five miles of sidewalks throughout the project, linking various components of the development with the Town's trail system; with open space constituting approximately 200 acres or 58% of the Site (the entire development project being identified as the "St. Andrew's PUD," or "the Proposed Action"); and

WHEREAS, the Planning Board has jurisdiction to review final development plan applications for all proposed development on the St. Andrew's (now known as Bellefield) site; and

WHEREAS, the Project presently before the Planning Board is depicted on a site plan entitled "Inn at Bellefield" prepared by Chazen Engineering, dated June 30, 2017, and elevations prepared by ZHA Architects, undated, received by the Planning Board on September 21, 2017 (the "Site Plan Set") and a subdivision entitled, "Preliminary Plat, Map of Subdivision Prepared for T-Rex Hyde Park Owner LLC prepared by Chazen Engineering dated June 30, 2017 (the "Plat"); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") for the Project dated August 25, 2017.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby refers the application to the Dutchess County Department of Planning and Development for a report and recommendation thereon pursuant to Section 239-m of the General Municipal Law.

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Weiser

VOICE VOTE 6-0 1-Absent MOTION CARRIED

The applicants have requested to return for another workshop on October 18, 2017.

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To set a public hearing on Site Plan Approval for Bellefield Inn/St. Andrew's Property for to November 1, 2017.

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

OTHER BUSINESS:

RIVER RIDGE (F/K/A MAPLE RIDGE)

Amend Extension of site plan approval to complete construction for the Recreation Center (#57-02)

Location: 261 Hudson View Terrace

Grid #: 6066-04-668241

RESOLUTION TO AMEND A CONDITION PRECEDENT TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AS SET FORTH IN RESOLUTION # 57-02M

River Ridge at Hyde Park Recreation Center (f/k/a Maple Ridge)

Date: October 4, 2017

Moved By: Mr. Oliver

Resolution: # 57-02P

Seconded By: Ms. Dexter

WHEREAS, on September 18, 2013, by Resolution #57-02J, the Planning Board granted the applicant, River Ridge Associates, LLC, amended site plan approval for a proposed recreation center, which detailed a clubhouse, swimming pool, sports court and other associated improvements at the River Ridge development project (the "Project"), located at 261 Hudson View Terrace, Hyde Park, tax parcel no. 6066-04-668241; and

WHEREAS, pursuant to Section 108-9.6A of the Zoning Law, an approved site plan shall be void if the entire project or approved phase is not completed within two years of the date the plans were signed by the Chair; and

WHEREAS, by Resolution No. 57-02M, the Planning Board granted the applicant an extension of time to meet the conditions of approval and added a condition precedent to the issuance of the Certificate of Occupancy which required the applicant to submit an approvable form of an easement and maintenance agreement between the applicant and the Town for the parking spaces, sidewalks and curbing located within the proposed Town right of way (the "Easement Condition"); and

WHEREAS, the applicant has requested that the Easement Condition be amended so that it is a condition precedent of the Town accepting dedication of Hudson View Terrace (the "Road") instead of a condition precedent to the issuance of a Certificate of Occupancy for the recreation center, which is almost complete; and

WHEREAS, the applicant has no immediate plans to convey the Road to the Town as there are still a substantial number of units to be constructed; and

WHEREAS, the applicant has stated that it will provide the Town with the opportunity to review draft easement language but has requested that the final language be agreed upon at the time of conveyance of the Road.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby amends Resolution 57-02M to delete the second Resolved clause and replace it with the following new clause:

BE IT FURTHER RESOLVED, that before the Town Board accepts dedication of the Road as shown on the site plan set, the applicant shall submit an easement and maintenance agreement between the owner of the recreation center lot and the Town for the parking spaces, sidewalk and curbing located in the proposed Town right-of-way acceptable to the Attorneys to the Planning Board and Town Board.

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

VOICE VOTE 6-0 1-Absent Motion Carried

ROBERT PISTEY

Site Plan Waiver Screened Porch and Siding (#2017-39)
Location: 19 Valley View Road
Grid #: 6064-12-802627-0000

**Town of Hyde Park Planning Board
SITE PLAN WAIVER
Robert M. Pistey and Nancy Molzon
19 Valley View Road
6064-12-802627
*Town Code Section 108-9.4 C2***

October 4, 2017

Moved By: Ms. Dexter

Resolution #: 2017-39

Seconded By: Mr. Murphey

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Robert Pistey and Nancy Molzon, on October 1, 2017, for property located at 19 Valley View Road, Hyde Park, and

Whereas, the application is to obtain approval for the construction of a screened-in porch and new vinyl siding in the Historic Overlay District; 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 Pistey – screened-in porch and siding regarding the specific request as submitted in the building permit application site sketch dated 9/5/17.

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

Voice Vote 6-0 1-Absent Motion Carried

Approval of the Planning Board Minutes for September 6, 2017 and September 20, 2017.

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

To approve the Planning Board Minutes for September 6 and 20, 2017.

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

VOICE VOTE 6-0 1-Absent Motion Carried

Release of Planning Board Consultant Escrow

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

To release the following escrow amounts.

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

Application	Project #	Engineer/Planner	Attorney	Total
Big Meadow Property	2017-06	112.60	244.00	356.60
Small World 80 West Dorsey	2017-09	130.20	0.00	130.20
1636 Route 9G	2017-10	500.00	0.00	500.00
Barry Bed & Breakfast	16-38	502.80	1,292.50	1,798.30
Mintzer Veterinary Clinic	16-44	0.00	556.50	556.50
Hutchins Staatsburg Storage	15-03	46.30	393.25	439.55
Four Seasons Deli	59-12	293.70	0.00	293.70

To adjourn.

Aye Mr. Dupree
Absent Ms. DiNapoli
Aye Ms. Dexter
Aye Ms. Weiser
Aye Mr. Murphey
Aye Mr. Oliver
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried