



Historic Town of Hyde Park

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

“Working with you for a better Hyde Park”

Draft MINUTES OF THE **October 18, 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
DIANE DI NAPOLI

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
LIZ AXELSON, PB PLANNING CONSULTANT
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree: Good evening everyone. Thank you for joining us at the October 18th Planning Board meeting. Please take note of the exits around the room in case of mishap and now join me as we salute the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

Thank you. The first item on the agenda is a new public hearing for a minor subdivision titled Rogers and Makenzie. May I get a motion to re-open the public hearing?

NEW PUBLIC HEARING:

ROGERS & MAKENZIE LANDS OF

Minor Re-Subdivision Lot-Line Realignment (#2017-38)

Location: 26 & 28 Rogers Road

Grid#: 6265-03-215279, -188273

MOTION: Ms. DiNapoli

SECOND: Ms. Dexter

To open the public hearing for Rogers & Makenzie Lands of.

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

VOICE VOTE 7-0 0-Absent Motion Carried

Chairman Dupree: Thank you. Mr. Barry do you want to come up? As a reminder, this is a subdivision that is basically correcting some encroachment of buildings from one parcel to another. Originally, they were both owned by the same party. They are being redone now to sell the second empty lot there won't be any encroachments on it, etc. Anything else you'd like to add?

Mr. Barry: No.

Chairman Dupree: Anything from the consultants? Ms. Polidoro?

Ms. Polidoro: We have a resolution prepared and there are a number of conditions that need to be satisfied before the plat can be signed. The applicant has also requested waivers from the prevision of certain information, such as a stream across the developable area of the back lot and so I've included those waivers unless you object.

Chairman Dupree: One of the reason's I thought it was prudent to go ahead and accept the waiver request was because when the lot under question comes back in for

future development, we will be looking at all the topographic information, etc. In addition, I personally drove by the lot and it looks like there's lots of buildable area in through there. There is a stream in the far left corner or northeast corner and our Code does not allow development within 100 feet of the midsection of a stream so there would be some encumbered areas out of the site that couldn't be developed, but otherwise it looks like you could fit a few houses in there or a nice big lot for somebody. Thank you, Ms. Polidoro. Any comments from the Board?

Mr. Murphy: There's a lot of conditions.

There were no other comments from the Board.

Chairman Dupree: Would anyone from the public like to comment 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 Rogers & Makenzie Lands of.

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

VOICE VOTE 7-0 0-Absent Motion Carried

Chairman Dupree: So this resolution does have a lot of conditions to it and we're going to both accept for sketch, by the way and do conditional final plat. As a reminder to everyone on the Board with minor subdivisions there is no intermediate, you go directly from sketch to final. One the points to be made, just for anyone in the audience is that while the conditions are many, some of them are actually pretty minor. The surveyor was sending back informally some information to us, but never formally. I know that the well which was one of the conditions has already been located, so I think these can actually, mostly be handled fairly easily. Today, we have the issue of, there's a driveway that accesses the parcel to the north and it appears that there's an easement, but the language of the easement is a little 'iffy' because it refers to Belvidere Rd and we can't find any official Belvidere Rd. on an official map, subdivision map, filed anything, so we're going to keep in the condition that says we're not approving anything there, that way it can be cleaned up legally later on whenever there is a sale or when you have the time to.

Mr. Barry: That's fine with me.

Chairman Dupree: Okay, thank you. Who has this resolution?

**Town of Hyde Park Planning Board
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RESOLUTION TO APPROVE A LOT LINE ALTERATION

Rogers & Makenzie - 26 and 28 Rogers Road

Date: October 18, 2017

Moved By: Mr. Murphey

Resolution#: 2017-38A

Seconded By: Ms. Dexter

WHEREAS, the applicant, Pamela Makenzie, has applied for approval of a minor subdivision plat and sketch plan to alter a lot line between two existing parcels of land (the "Project") 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 (the "Subdivision Plat"); and

WHEREAS, no new lots are being created; and

WHEREAS, on October 4, 2017, pursuant to the State Environmental Quality Review Act ("SEQRA"), the Planning Board determined that the Project would not have a significant adverse impact on the environment and a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, pursuant to Section 96-12 of the Code, the Planning Board must classify the action as a major or minor subdivision and determine whether the sketch plan and other submitted materials meet the purposes of Chapters 96 and 108; and

WHEREAS, by letter dated October 17, 2017, the applicant's representative requested that the Planning Board consider granting waivers of certain submission requirements; and

WHEREAS, on October 18, 2017, the Planning Board held a duly noticed public hearing on the application, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Subdivision Plat as a minor subdivision pursuant to Section 96-12B(2) of the Code and accepts the sketch plan in accordance with the provisions of Section 96-12C of the Code.

BE IT FURTHER RESOLVED, that the Planning Board hereby waives the following submission requirements: 96-18A(2), (6), 96-18B(1), 96-18C, 96-19A(2), and 96-19A(7).

BE IT FURTHER RESOLVED, that the Planning Board hereby approves the Subdivision Plat and authorizes the Chair or other authorized designee to affix his or her signature to the Subdivision Plat after compliance by the applicant with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Revision of the Subdivision Plat to include the correct Planning Board approval block and Owner's signature block, which can be obtained from the Planning Board Secretary.**
- 3. Revision of the Subdivision Plat to identify the lots with numbers or letters.**
- 4. Revision of the Subdivision Plat to identify all property owners that adjoin the Project Site, including those on the west side of the Property.**
- 5. Revision of the Subdivision Plat to include a zoning district table, acceptable to the Zoning Administrator, which includes the following information:**
 - a. average density calculations;**
 - b. density allocation for each lot;**
 - c. actual existing and proposed values for impervious coverage;**
 - d. actual existing and proposed values for all setbacks;**
 - e. a note indicating that the front yard setback for the one-story house is a pre-existing condition; and**
 - f. district information for library and fire.**
- 6. Revision of the Subdivision Plat to include a graphic scale.**
- 7. Revision of the Subdivision Plat to depict any well locations on the developed lot.**
- 8. Revision of the Subdivision Plat to include notations of revisions.**
- 9. Revision of the Subdivision Plat to contain the following note: There is an existing gravel drive located on Lot ____ (to be determined per condition #3) serving the property now or formerly of Namerow. The Planning Board takes no position on the legality or location of the drive as part of this subdivision approval.**

10. **Submission of a letter from the licensed land surveyor verifying the acreage of the lots and providing an explanation, to the extent possible, for the large discrepancy with County tax records as shown on Dutchess County Parcel Access.**
11. **Revision of the Subdivision Plat to include the size of the lots in square feet as well as in acres.**
12. **Revision of the Subdivision Plat to include the date of the field survey conducted by the licensed land surveyor.**
13. **Revision of the Subdivision Plat to include the distance from property line to porch on the developed lot.**
14. **Inclusion of the phrase "Final Plat" in the title block of plat.**

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

VOICE VOTE 7-0 Motion Carried

Chairman Dupree: Counselor it was a pleasure doing work with you and we welcome you back anytime.

Mr. Barry: Mr. Chairman, thank you very much. I'd like to thank the Planning Board members here and to compliment the efficiency and responsiveness of your professionals and your Planning Board Secretary.

Chairman Dupree: Thank you and best of luck to your client, Ms. Makenzie as she goes forth to sell the property.

WORKSHOP:

BELLEFIELD/ST. ANDREWS PROPERTY

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

Location: Albany Post Road

Grid#: 6163-01-131849

Chairman Dupree: That would be the last of the public hearings ladies and gentlemen, so no more public comment tonight. Although if the audience does have questions at some point you're free to ask after we're done discussing and I'll try to answer. The next item on the agenda is for the Bellefield Planned Development District, St. Andrew's Property. The applicants are seeking approval for a final development plan for a sub-phase which is hotel as well as subdivision. Welcome back Mr. Boudreau and team.

Mr. Boudreau: We're going to need a few minutes. *The applicants set up their equipment for a Power Point presentation.*

Chairman Dupree: Would you guys like to get rid of a couple of the waivers in the meantime. So our first waiver is for Hudson Valley Structures at 54 Horseshoe. Who has this file? Just to point out that this site is not visible from the river, or from the FDR Home, or from the Vanderbilt Historic Site all of which give rise to the scenic area of state wide significance. This is located and requiring site plan and we do have the recommendation from the Zoning Administrator. Thank you, Chris.

HUDSON VALLEY STRUCTURES-54 HORSESHOE

Site Plan Waiver- Renovation & Siding (2017-42)

Location: 54 Horseshoe Drive

Grid#: 6064-12-828647

Hudson Valley Structures, Inc

6064-12-828647

54 Horseshoe Drive

SITE PLAN WAIVER

Town Code Section 108-9.4 C 2

October 18, 2017
Resolution #: 2017-42

Moved By: Mr. Oliver
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 Ray Travis, Vice President of Hudson Valley Structures, Inc., on October 4, 2017, for property located at 54 Horseshoe Drive in the Town of Hyde Park, and

Whereas, the application is to finish the basement, reconstruct the mud room, add a new dormer on the second floor for a new full bathroom, change windows, add new siding, replace the roofing, add architectural accents to the dormers and overhangs and remove a carport at this single family 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 Hudson Valley Structures, Inc-54 Horseshoe Drive, regarding the specific request as submitted October 4, and in the building permit application file of the same date.

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

Voice Vote 7-0 Motion Passed

Chairman Dupree: The next would be for Lewis-Dutkowski. The applicants are seeking a site plan waiver for the construction of a 2nd story addition at 27 Parker Avenue. This is also not located where it can be seen from any of the historic sites or the river. Who has this file?

LEWIS/DUTKOWSKI

Site Plan Waiver- 2ND story addition (2017-44)
Location: 27 Parker Ave
Grid#: 6065-20-821057

**Sean Lewis and Mary Dutkowski
6065-20-821057
27 Parker Ave
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2**

**October 18, 2017
Resolution #:2017-44**

**Moved By: Ms. Weiser
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 Sean Lewis and Mary Dutkowski on October 6, 2017, for property located at 27 Parker Avenue in the Town of Hyde Park, and

Whereas, the application is to construct an alteration of the second floor of the home for a master bedroom suite and converting one of the existing bedrooms to an office in the single family home located in an historic overlay district, and

Whereas, the change will not be visible from the Hudson River or Albany Post Road, 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 Lewis/ Dutkowski, regarding the specific request as submitted October 10, and in the building permit application file dated October 17, 2017.**

Chairman Dupree: Mr. Pickett asked a valuable question. When we waive site plan, we waive all review. His question was, if they are adding a bedroom, which they appear to be on the second floor, how would that be caught in terms of the impact to its septic system and the answer is it will be caught in the Building Department. Mr. Westermeyer will require that they have Department of Health approval for the addition of a bedroom, but it's a very good question. Normally that would be us if we were going through site plan. It would already be handled before it got to the Building Department.

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

Voice Vote 7-0 Motion Carried

Chairman Dupree: The next is owned by 1636 LLC, it's for 33 East Elm. The applicants are seeking a site plan waiver for replacement of windows and to install a new HVAC system. This actually is located next to a State Historic Site, meaning the golf course, Dinsmore, which is why. The windows which are actually already in and done a long time ago and the HVAC system will not be too visible from the golf course. Who has this file?

1636, LLC-33 EAST ELM

Site Plan Waiver- Windows and HVAC (2017-46)
Location: 33 East Elm Avenue, Staatsburg, 12580
Grid#: 6167-03-203447

SITE PLAN WAIVER
1636 LLC – Kathryn Whitman

6167-03-203447
33 East Elm Avenue, Staatsburg
Town Code Section 108-9.4 C2

Date: October 18, 2017
Resolution #: 2017-46

Moved By: Ms. Dexter
Seconded By: Mr. Oliver

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Kathryn Whitman of 1636 LLC, property owner of 33 East Elm Avenue in Staatsburg, located in the Hamlet Zoning District, and

Whereas, the application is to obtain approval for the alteration, repair and change of windows as well as an HVAC unit to a non-conforming structure (three family dwelling) 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 1636 LLC, 33 East Elm, regarding the specific request as submitted on October 11, 2017, and in the application and building permit application.

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

Voice Vote 7-0 Motion Passed

BELLEFIELD/ST. ANDREWS PROPERTY
Subdivision and Site Plan Approval-Hotel (#2017-4)
Location: Albany Post Road
Grid#: 6163-01-131849

Chairman Dupree: Gentlemen and Lady, it's all yours.

Mr. Boudreau: Thank you very much for having us again. A quick update. We met with DCWWA this morning at 10:30 with Bridget Barclay. We're in their water district and so we discussed the water and the next steps for us to make in giving them a submittal. A very positive meeting. After that meeting, at 2:30 this afternoon, we met with DOH. They will also be reviewing the water and the sewer as well. The DOT status, as I told you last time, we received their comments and we're just about through wrapping those comments up. We should have that submittal out this week or the next week.

Chairman Dupree: You guys are working really quickly and I think that's fantastic, great.

Mr. Boudreau: Yes, thank you. And then, Bill Hoy and his team addressed the comments that the Board had and we received the updated elevations. The dentil along the roofline, the quoins and then the gable within the gable appears.

Chairman Dupree: If you go to the West elevation you'll see that it now matches the other side. Dentil has been added all over. Ms. Weiser did you want to comment real quickly about the quoins?

Ms. Weiser: I think we initially discussed that the addition of the second quoins would be on this bump-out rather than this one. I sent a note to Mr. Hoy today just with this drawing. These bump-outs are closer to the side, rather than the ones there. I think we had originally discussed that and I think it was extremely difficult to determine which bump-outs we were talking about, so I sent this to him today.

Mr. Boudreau: Did you note that so he's all set?

Ms. Weiser: Yes.

Chairman Dupree: We just wanted to go over it with you. Where they would be located traditionally.

Ms. Weiser: We know that they're decorative, but architecturally, if they were actually used as reinforcements they would be in the square-ish rather than the bump-out that comes like that.

Chairman Dupree: You don't notice it until you see it in the angled view, then you can really see where it should be as opposed to where it is, that's all. It's a good attention to detail and fine eye. I'd like to point out that I think the building looks fantastic now and this is going to be an asset to our community that will be lasting for decades to come. And again, I want to compliment Mr. Oliver and Ms. Weiser for honing down into more specific language that enabled us to stop the round and around and around and get to something that we all like. Thank you. Please continue Larry.

Mr. Boudreau: So last week on Wednesday we had a technical and mitigation meeting. So from that technical meeting there's a couple of things that I'm going to highlight that we addressed.

Mr. Boudreau reviewed the following changes. Firstly, that the emergency access road off of West Dorsey Lane will not go straight through. It has been reconfigured to swing around toward a future development road. Next, he highlighted the DOT advancements to the crosswalks at the CIA intersection. He indicated that they will be doing a site walk within the next couple of weeks to identify the clearing line for future development as well as identifying any landscape that should be saved per the landscape portion of the mitigation. They are going to investigate whether there is a way to make a connection with the crossing area at Route 9 and West Dorsey Lane. They plan to submit a response to the Morris Associates Memo and submit a revised plan set. The Chairman indicated that stormwater drainage was also reviewed at the technical meeting. Mr. Boudreau said they would address drainage with each project going forward. There was a discussion as to whether or not the US Postal Service would deliver mail on private roads. The Chairman also thought that the HOA should own the entire private road. Mr. Boudreau stated that they discussed with DCWWA the idea of adding a 'T' tap near the internal access road that leads to West Dorsey for a possible future hook-up to feed points south on Route 9.

Mr. Boudreau and the Chairman reviewed the chart of required mitigation and when each would be required with the Board and the consultants. Please see the attached chart.

	MITIGATION ITEM	CURRENT SUB-PHASE	FUTURE PHASE
1	Alternate Sewer Mitigation Satisfaction of the alternate sewer mitigation shall be a condition of approval for Sub-Phase 1-A.	X	
2	2. Findings Statement, p. 7: It is an assumption that the "retail component of the project is designed to be predominantly tourist oriented and high end retail . . ."		X
3	3. Findings Statement, p. 8: "Included in the landscape plan will be either a sidewalk from the intersection of the access road with Route 9 to the intersection of St. Andrews Road and Route 9, or in the alternative, an internal pedestrian route connecting the same two intersections." -DOT does not want the sidewalk along Route 9 due to a trench/swale so an internal location has been proposed. The structures on Sub-Phase 1-A will not preclude the creation of the internal sidewalk. This issue will be revisited in future phases. -As part of Sub-Phase 1-A, the applicant will install an internal rugged trail from project to the intersection at SW corner of site for a pedestrian linkage with the County bus stop.		X

	- The general area of the trail easements (rugged) will be on the subdivision plat for Sub-Phase 1-A.		
4	4. Findings Statement, p. 8: "Baker/Gagne will also provide a sidewalk along the St. Andrews Road frontage of the corner mixed use development parcel and a pedestrian-exclusive phase for the traffic light at or near the intersection of Route 9 and St. Andrews Road to facilitate safe pedestrian crossing of St. Andrews Road." -Not required for Sub-Phase 1-A. This will be revisited in future phases.		X
5	5. Findings Statement, p. 8-9: It is anticipated that the National Park Service will create a shuttle and/or the Town and applicant will take "necessary steps to be part of both of these shuttle programs." The Applicant "will establish an internal shuttle bus service to the Poughkeepsie railroad station when demand for such service is made by the appropriate St. Andrew's property owner's association" (emphasis added). -As part of Sub-Phase 1-A, the applicant will confirm that the planned height of the portico at the hotel entrance can accommodate shuttle buses, that buses can traverse corners in the site and that there is an adequate pick-up/drop-off point.		X
6	6. Findings Statement, p. 10: "The southwest corner of the Project Site (the northeast corner of the intersection of Route 9 and West Dorsey Lane) will be maintained as open space...Buildings and parking located near the corner of Route [9] and West Dorsey Lane will be set back 250 feet and significant landscaping at this location will preserve the character of Teller Hill." <i>The applicants herein admit in essence that there will be a new gateway from Teller Hill to Dorsey and the addition of landscaping was supposed to mitigate the removal of vegetation for the approved buildings there.</i>	X	
7	7. Findings Statement, p. 10: "Signage will be provided welcoming people to the Town of Hyde Park." The developer "will work with the Hyde Park Chamber of Commerce to provide signage welcoming residents and visitors to the Town." The existing Chamber of Commerce welcome sign on Teller Hill will remain. The location may be reevaluated in future phases.	X	X

8a	8. Findings Statement, p. 11: "Connections to the CIA campus would be provided at the Project Site's major entry road where a fully actuated traffic signal would stop all vehicular traffic, allowing pedestrians to safely cross Route 9.	X	
8b	In addition, the Applicant has agreed to install a formal pedestrian path leading from the mixed-use center to Teller Hill and the Town Center Historic District's business properties to the north. The path will be the subject of Site Plan Review by the Planning Board and is anticipated to be either a sidewalk along Route 9 or an internal path that would cross the Maritje Kill. -See Item 3		X
9	9. Findings Statement, p. 11: "Intersection improvements will be made at the southeast corner of Route 9 and St. Andrews Road." These include a new right-turn only lane with a planted median strip (maintained by the applicant) running from the intersection to opposite the entry to the former Stop & Shop; sidewalks along the frontage corner parcel, and the pedestrian-activated pedestrian exclusive phase traffic light. -The applicant has proposed a threshold of 100 TPH (trips per hour) at this intersection as the trigger for construction of this mitigation. NYS DOT must agree to the threshold of 100 TPH.		X
10	10. Findings Statement, p. 17: "58% (approximately 200 acres) of the site will remain as open space, including over 120 acres in conservation easements in the easternmost portion of the site around the Maritje Kill." -Not required for Sub-Phase 1-A. The Planning Board will continue to evaluate the timing of this mitigation as the development moves north.		X
11	11. Findings Statement, p. 18: "A series of steps will be undertaken to minimize impact to potential Blandings' Turtle habitat, including: the provision of a significant buffer between the potential Blandings' Turtle habitat in the wetland located in the easternmost portion of the Site and the nearest disturbance area, and the protection of on-site wetland habitats." -For Sub-Phase 1-A, inclusion of the standard DEC Blanding's Turtle notes is adequate. The need for an on-site monitor during construction will be evaluated in future phases.	X	X
12	12. Findings Statement, p. 18: Seasonal limitations on tree removal to protect Indiana Bats. - Applicant will limit clearing to October – March.	X	X

	-Applicant may phase the site plan to permit tree removal as phase 1 in order to comply with seasonal limitations.		
13	<p>13. Findings Statement, p. 21: Two connections to the municipal water system are proposed to “eliminate the dead ends of the existing system and . . . form a complete loop system, greatly improving the municipal water supply in the vicinity of the site.”</p> <p>-Not required for Sub-Phase 1-A, although applicant and Town Engineer should confirm that design for Sub-Phase 1-A does not preclude future connection. The Planning Board will continue to evaluate the timing of this mitigation in future phases of the project with assistance from the Town Engineer.</p>		X
14	<p>14. Findings Statement, p. 22: “A water main stub will also be installed near West Dorsey Lane to allow the Town to extend the water main along West Dorsey Lane in the future. The stub will be located approximately 1,500 feet east of the Route 9 intersection at the location of the eastern most proposed West Dorsey Lane access roadway. . .”</p> <p>-The applicant will provide an easement to the Town as part of Sub-Phase 1-A.</p> <p>-The Applicant may place stub further from Route 9 plan previously envisioned.</p>	X	X
15	15. Findings Statement, p. 27: “Mitigation measures to minimize any potential traffic impacts will include:		
15a	<ul style="list-style-type: none"> o The access proposed opposite the CIA northerly driveway will be designed to provide a separate southbound left turn (within the median) and a separate northbound right turn for entering traffic, and the driveway approach (westbound approach) will be designed as a separate left turn lane, a shared through/left turn lane and a right turn lane. 	X	
15b	<ul style="list-style-type: none"> o A possible pedestrian-only phase and crosswalk at the intersection of Route 9 and St. Andrews Road. 		X
15c	<ul style="list-style-type: none"> o A pedestrian crosswalk and a pedestrian phase will be provided to facilitate any pedestrian activity between the CIA and the proposed development. 	X	
15d	<ul style="list-style-type: none"> • Intersection improvements will be made at the southeast corner of Route 9 and St. Andrews Road; Baker/Gagne will provide a landscaped island to force a right turn from a right turn only lane on Route 9 onto St. Andrew’s Road.” 		x

	- The applicant has proposed that the threshold for construction of this mitigation be 100 TPH for the right turns heading east on St. Andrew's. DOT must agree to the threshold of 100 TPH.		
16	16. Findings Statement, p. 30: "Because of the sensitivity of certain surrounding receptors, noise generating construction activities on the St. Andrews' Site will be limited to the hours of 6:00 am to 5:00 pm during weekdays and 7:00 am to 5:00 pm on Saturdays. There shall be no noise generating construction activities on Sundays."	X	
17	17. Findings Statement, p. 30, 31: Additional required mitigation measures are discussed regarding the nearby Bed & Breakfast and a "written Noise Mitigation Plan [must] be submitted to the Planning Board," incorporating such during Site Plan Review. -This was discussed with the applicant and moved to Sub-Phase 1-A in addition to future phases. - The mitigation plan may include temporary noise-dampening fencing and delayed starting time for certain types of equipment, etc. -The location of the stone crusher must be added to the site plan and/or noise mitigation plan.	X	X
18	18. Findings Statement, p. 40: "Baker/Gagne will grant a conservation easement to a qualified land trust and the Town over the Open Space to the east of the residential development... Baker/Gagne will make a \$25,000 contribution to the land trust as an endowment for inspection and management expenses." -See Note 10. -The Planning Board acknowledges that land trusts may have increased their contribution requirements since 2007.		X
19	19. Findings Statement, p. 46: "The Site trails will tie into the townwide trail system." Approximately 10 miles of on-Site trails were part of the approved concept plan . -The site trails are envisioned to cross St. Andrew's and connect to the Farm Lane trail. The Planning Board will continue to evaluate the trail system as future phases are developed.		X
20	20. Findings Statement, p. 46, 47: Northwest Corner: "Baker/Gagne will not lease the commercial space to convenience retail (e.g., drug stores, drivethrough uses, etc.), which might be better suited to other locations." This follows a discussion about the generally blighted appearance of the intersection of Route 9 and St. Andrews and notes uses should be limited to "specialty retail (whether		X

	<i>it be a single user or a series of small boutiques)” and further suggests professional offices above these commercial uses.</i>		
21	21. FEIS, p. II-5: “The demand for Police Department services will be supplemented by an on-site security system.”		X
22	22. FEIS, p. II-5: “The community building located within the mixed use area will comprise a privately run library space, which will provide a book service and internet access.”		X

23	23. FEIS, p. IV-5: Twenty-three of the proposed 96 Townhomes will be sold at affordable housing prices. The 23 affordable units will be priced so that they are within the economic means of families earning 80% of the Dutchess County median income.”		X
24	24. FEIS, p. IV-9, 10: Various details on the interlocking HOAs and master association and including maintenance responsibilities.	X	X
25	25. FEIS, p. IV-20: “The plan calls for the reuse of existing displaced stone walls. The developer will use every effort to preserve the on-site stone material where possible, using this material to construct new walls.” -Required for Sub-Phase 1-A and future phases.	X	X
26	26. FEIS, p. IV-110: “The proposed mixed use center will include a post office facility on-site to service the Project residents.” -This is not required for Sub-Phase 1-A, but applicant will need to determine where and how the post office will deliver the hotel’s mail, because these are private roads.		X
27	27. FEIS, p. IV-122: Details on the specifics of the Filter Innovations Inc. Vapor Absorber and other element of the odor control system for the WWTP. Also, “minimum grade of operator [of the WWTP] will be III-A.” “The potential for noise on-site will be mitigated by insulating the entire structure of the facility.” -This particular item is not applicable to Sub-Phase 1-A as it pertains to the WWTP. - However, since an SDS is proposed and was not contemplated previously, the Planning Board has requested information on odor control from the SDS, including frequency of pumping. -The applicant will also provide a narrative in layman’s terms explaining the odor control methods.	X	X
28	28. 250 foot buffer - reference no. 6, off of West Dorsey.	X	

Regarding #13 & #14:

Ms. Polidoro: I do just want to ask a question that Miss Moss raised after the meeting, which was, the Planning Board will need some idea moving forward about how you're going to separately meter each of these lots as they get developed. Are you going to have one big meter pit that an HOA then pays or are you going to separately meter them because there is no public road.

Mr. Boudreau: Great question. We talked to DCWWA about that exact thing and what we're leaning towards is having each property individually metered. Then have them take over the ownership and maintenance of the line, so it's very clean. We won't have to have a master meter right up in the front and they'll each have service by them.

Ms. Polidoro: So you'd grant them an easement to run their water lines through?

Mr. Boudreau: A blanket easement.

Ms. Dexter: Do they (DCWWA) care if it's private or not?

Chairman Dupree: The roads.

Mr. Boudreau: I asked them that, they don't. As long as they have a blanket easement to get to where they need to maintain their lines and each individual user, including the residential will have their own meter.

Chairman Dupree: That makes sense. It's a huge development at full build out. I think it would be very difficult to have one master meter and try to allocate that...nightmare!

Regarding #16 & #17:

Chairman Dupree: These are related so the applicants are going to propose and provide to us a noise mitigation plan. We went over some of the elements that might be included, which is temporary noise dampening fencing, delaying the starting time for certain types of work. Like if there is any rock...I hope not blast...that would be a separate protocol, but if they are going to be doing a lot of rock removal then that wouldn't start until 10. They're going to be coming back to us with a plan for us to evaluate.

Mr. Boudreau: Some of those things could include limiting time of blasting if we do have to blast. We're working with Vassar and they blasted between 11 am and 2 pm. That kind of thing, where it's not early or late. The other thing we talked about was the location of the crusher. We have to deal with the rock.

Chairman Dupree: Because that makes a loud sound.

Regarding #25:

Mr. Boudreau: There's existing wall right here and we're going to tie this fieldstone wall here that's running up on the north side right into it. We'll blend it in so we're looking for the opportunities to do that.

Chairman Dupree: When Ms. Dexter and I walked the site at least 10 years ago, there were a lot of walls that you could see used to be dry laid. They are now what you would call rubble. The product is still good, but they would need to be rebuilt. Thank you for starting this now.

At the conclusion of the mitigation review the Chairman requested comments and questions from the Board.

Mr. Pickett: Where is the snow going to go?

Chairman Dupree: You'll need to show snow storage or make a note on the map ultimately that it will be carted off site. Also, if you think you're going to have a generator you should show that somewhere here. That is required. It is a structure under our Code and Tad will require that. If they want one or maybe not, or maybe it will be inside.

Ms. Dexter: This is a big "Wow". It's a nice summary of all of those issues that we talked about all those my years ago.

Chairman Dupree: And we have a path forward. I want to thank the applicants for working with us as well, to come up...again the hotel doesn't trigger all of these things, but we wanted to get at least some measure going forward to ensure that we were doing our appropriate hard look as lead agency or soon to be lead agency. We haven't quite declared yet.

Ms. Polidoro: Your lead agency, no one objected.

Chairman Dupree: Since we're lead agency by default, I want to make sure on the report that we've done our hard look. I should get a motion to adopt this correct, as part of our official kind of record and proceedings.

Ms. Polidoro: Yes, we can adopt it as reviewed by the Planning Board on today's date.

Chairman Dupree: May I get a motion to adopt this.

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To adopt the attached Bellefield/St. Andrews Property mitigation report as reviewed by the Planning Board on October 18, 2017.

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Weiser

Aye **Mr. Murphey**
Aye **Mr. Oliver**
Aye **Mr. Pickett**

VOICE VOTE **7-0** **0-Absent** **Motion Carried**

Mr. Boudreau: I wanted to give the Board an update. As I said we met with DOH this afternoon and we submitted the package treatment plan which is shown here and the disposal fields. We submitted that to the DEC 8 weeks ago with the hope of having that wrapped up by the end of the year.

Chairman Dupree: This by the way for all of us is for the SPEDES permit because the DEC also has to give a permit for wastewater.

Mr. Boudreau: So the way the process goes is we submit and the first thing they asked us for is a flow confirmation letter from DOH. So we went to DOH gave them the flow and they sat on it. Well, they didn't really sit on it, there is apparently a policy issue as to who would take the regulatory authority over this package treatment plant, so after 4 or 5 weeks or so DEC and DOH got together and decided that DOH would take the regulatory authority over. What that means is that they don't have as much experience with the Bioclear unit and wouldn't necessarily give us credit for the secondary treatment and so that means that these drain fields here would essentially have to double in size. If you look here, where are we going to go? So, Tom asked me to immediately look at alternatives. The alternative that we came up with that I wanted to discuss at a high level, because this is where we're at, we have to make a decision about this. There are ways to make that Bioclear thing work, but what this shows is a location for the larger wastewater treatment plant, further north on 9. This is our northern drive, which we're currently working with DOT getting that approved. The idea would be that this would be the access to the plant and it would be phased. The first phase would be for the hotel, 25,000 gallons of flow. Then as we develop we would go to phase 2, 3 and 4 with total flow at over 300,000 gallons. The idea is that this is being sited off of 9 instead of up off of St. Andrews. This is the lowest, the Maritje Kill is right here. This enables us to gravity flow half the site instead of having 5-6 pump stations, we could have one. Very efficient. Very clean. I went out and walked this thing. This location is about a 96 and there is a natural burn here that's at about 112 with trees on top. There's a beautiful buffer here and there are specimen trees here. I noted a big sycamore here that we would save. The idea here is for users in Bellefield is when they turn down here and go north, they're not looking right into this fence so I pulled the drive further east so the line of site is not going in. You have to make the turn and then the left to get in. Grade wise it fits in there nice. There's buffer requirements off of this thing that the DOH will have. The 150' off of here, is right here, so all of the building structures are outside of that. The direct discharge would be to the Maritje Kill which is right here which would be pumped.

Chairman Dupree: As a reminder, the prior concept plan there was a sort of conceptual approval from DEC to allow discharge into the Maritje Kill. It was at a higher point that's all, so I assume that shouldn't be hard to get.

Chairman Dupree: So we would get the SPEDES permit on the flow that we need for this phase and they'll tell us what level to treat to, which we're already expecting a high quality.

Ms. Polidoro: So this would be in lieu of the SDS and so you'd be forming a transportation corporation because it's on a separate parcel.

Mr. Boudreau: Well that's a very good question. We're meeting internally, Jennifer and Al Natoli. When we have that we'll figure it out. The idea is initially not to have a transportation corporation so we're not delayed.

Ms. Polidoro: I think once you have dual ownership or two separate ownerships, that you do have to do that. One thing I know the Town is going to be concerned about is making sure there is an agreement with DCWWA at the outset, to take it over should it fail.

Mr. Oates: So one of the technical issues that came up that we're going to have the lawyers work out is the notion of having a single lot from the hotel parcel running all the way down to the permanent location, as you start to cross properties it becomes a technical issue for the DOH. As Larry had mentioned we're going to engage an expert in this named Al Natoli, he should be a somewhat familiar name, to supplement Jennifer's work on land use planning and come up with a solution. In many respects this is a bit of a curve ball but it's probably much more efficient long term rather than have to get duplicate SPEDES permits. Have multiple locations where wastewater is being treated, we can do this once, put everything in place and go forward. We have some technical work to do on our side but we'll be back with a lot more detail with what this looks like.

Chairman Dupree: So to sum, what they may be proposing is to have a single lot that would run from here all the way to the hotel. That way no transportation corporation is required because it's all a part of one lot. That's what I believe you're proposing. Ultimately they would come back in for re-subdivision of that lot once we had more development. I didn't realize it took so long to form a transportation corporation. We always just made it a condition, form the T-corp. If it's going to take a year, then I don't want that to limit construction on this, so we want to work with you, I think to figure out what's the easiest way to move forward on this. That was a curve ball and if you'll remember Mr. Mulroy, that's what I said from the very beginning, it's the outside agencies that we can't control. I've never heard of this DOH...why they're not familiar with Bioclear, then again they're not familiar with it, DEC sees this on a statewide basis, but even we see it all the time. I'm sorry this happened but we're going to work to adjust to make sure that we go forward.

Ms. Polidoro: We do have a public hearing set for the next meeting and I'm going to have to recommend that it be continued until at least we work out if this is going to be a part of it and also the phasing. So we can continue working through those issues, but it is a significant change. This will make the next phase easier to develop.

Chairman Dupree: Thank you Larry.

Mr. Boudreau: In two weeks I'd like to present the site plan and I'm sure you're going to want to get out there. We can schedule the same walk on the south end with this as well.

Chairman Dupree: After you've walked it, whenever you're ready just let me know and we'll work out some time. Just to note, generally since it's getting dark earlier, it's probably better on the weekends because so many of our members work. Or we can do it at different times. Any comments from the consultants? Liz?

Ms. Axelson: I took a lot of notes, but I haven't been involved in the technical meetings. Pete really knows all of the background.

Chairman Dupree: Would you generally agree with the mitigation and the way we've proposed structuring the future stuff sounds good?

Ms. Axelson: I love this table. This is great and very handy.

Ms. Polidoro: The Board could consider a motion to declare lead agency tonight. If you so choose.

Ms. Dexter: I think we should, yes. I make a motion that we are lead agent on this application.

MOTION: Ms. Dexter

SECOND: Mr. Murphey

To declare lead agency for the application Inn at Bellefield/St. Andrews Property.

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

VOICE VOTE 7-0 0-Absent Motion Carried

The Board commented that they are very pleased with the speed at which this project is progressing and all the hard work that has gone into it. They are looking forward to the upcoming site walk and the addition of the hotel to the community.

OTHER BUSINESS:

CREEK PARK MOBILE HOME PARK

Site Plan Amendment (#2017-41)

Location: 575 Creek Road, Poughkeepsie, NY 12601

Grid#: 6164-04-662146

Chairman Dupree: The next item on the agenda is the Creek Park Mobile Home Park. Thanks for your patience in waiting. We apologize, that it took so long but this is a big project for us and we wanted to give it a lot of attention. So the applicants are seeking a site plan amendment. This is a non-conforming use in the district but it's grandfathered to use the term loosely. What's been happening over time since the Lois' bought the site, this is per Ms. Moss, they apparently have been trying to neaten up the site and make it look better, improve it and relocated some buildings or structures making them more consistent. Replacing four and they'd also like to add one where none was ever before. Ms. Moss and I did go back though the historical record through parcel access and we've never seen anything there, so we assume it's always been kind of empty. Ms. Moss wanted me to point out and underscore a permit for 22 mobile homes and they've had less than 22. It seems confusing if you go through and look at the numbers for the little structures, they skip sequencing. It doesn't matter, it's the total which is 22, which is what's important here. By the way, I drove through there and everybody has done a lot of individual landscaping and it looks nice. It's funny because I drove by it for 23 ½ years and never noticed it. It's not something that leaps out at you because it's hidden in with other structures around it. There is also no sign. Please state your names for the record.

Mr. Lois: I'm John Lois.

Mr. Jordan: I'm Joe Jordan from Povall Engineering.

Mr. Lois: As you pointed out, the site, there has never been a home there. When we started this project years ago when we purchased it, there was no off-street parking, so our desire was to get better space and to get more in conformance, so it's been a long process but we're starting to see some of the fruits of our labors.

Chairman Dupree: They've added little drive ways and areas to walk or congregate, etc. Ms. Moss is the one who said they've been making sincere efforts to clean up the place and make it look better, so you know that's the truth because she can be very tough at times. Any comments? Ms. Axelson, you sent over a memo for us.

Ms. Axelson: Yeah we did. We had a number of questions. Some of them had to do with the mobile home size table, just to give some more clarity. I know we weren't really clear on where the private water supply well is.

Mr. Lois: Actually it's municipal.

Chairman Dupree: They're part of the Harbour Hills District.

Ms. Axelson: Trying to nail down some of the schedule of bulk regulations issues and adding a notation about variances. Most of them are technical type of things.

Chairman Dupree: You got a copy of this? The way we work here in Hyde Park, these are given out to you so you can respond item by item by item and be able to submit a response back so we can just go 'check, check, check'. If you have any questions

about it you can contact Mr. Setaro, Ms. Axelson or me through the Planning Board office.

Ms. Axelson: There was one more thing. Ms. Moss had asked about the possibility of...is there any way to plant any trees where some of the homes are close to rear lines of existing neighborhoods. That's just something you might want to think about.

Mr. Jordan: We do understand a variance will be required. Ostensibly, the Board would refer us to the ZBA for a variance.

Chairman Dupree: I think Tad is rejecting your offer so you're automatically over to the ZBA now. The question for us...the issue here, again to look at the site, Creek Road runs that way and Route 9G is also by this. Anyway, this has to be 150 feet from a town road and it's not, which is why it needs the variance because Creek Road is a town road. As part of this the ZBA will be asking what our recommendation is to grant the variance, so I need something from you guys to let me know whether it should be a positive or negative. At some point, think about it or neutral, take no position, whatever you want me to do I'd be happy to write it.

Ms. Dexter: I personally don't see any reason why we wouldn't offer support for that.

Chairman Dupree: Thank you Ms. Dexter. I was looking for some direction.

Ms. Axelson: I think it's really important to get things really nailed down on the plan so the next time around when you have to go through this, you'll have a really clear record. That's why all the detailed comments.

Ms. DiNapoli: One of the questions was the location of the septic system.

Mr. Jordan: There is a tile field located, let's see...right here is the location.
Inaudible.

Ms. DiNapoli: So there is no problem with this newer one being hooked up

Mr. Jordan: You would tie right into a system that was sized originally.

Ms. Dexter: It was put in for your maximum number?

Mr. Jordan and Mr. Lois: Yes.

Chairman Dupree: There was some dialog going back and forth between Ms. Polidoro and Ms. Moss and basically that's what she said. They need to show it and we can refer it over to DOH as a courtesy, but this is regulated really by the permit and you're permitted already for that amount. Thank you. So when you go to respond for example to her points, for example point 5, show location of private water supply well, the response would be on Harbour Hills Municipal system. It will pretty easy as you go along, I promise. Any other comments?

Mr. Oliver: Thank you for making the effort to clean up the site and make it a better site for Hyde Park.

Ms. Dexter: I would echo that.

Mr. Murphey: Are you planning on all these units being new.

Mr. Lois: Absolutely.

Mr. Murphey: I went through there the other day and it was very nice.

Chairman Dupree: I read this section on these kinds of developments because this is our first. I've been up here 12 years and this is my first one to do. I didn't know all of the requirements, that's why I was like, why do they have to get a variance. Well they have to be set so far back. The other thing that was of interest is when they're replaced they can't be replaced with models older than 10 years. The other thing just to remind the Board would be that this is site plan and all of the elements of site plan come into play including sidewalks, landscaping, etc. The issue here is that this is already a developed site and having driven through it, I don't think you want a sidewalk to be honest with you. That's my opinion. The landscaping is really handled by the individual owners. I think this would be analogous to like a renter who leases the space but doesn't own it, if I'm correct. It's a single lot, they don't own the land. In this case, it's already pre-landscaped. The only comment that Tad had was whether there might be a location for trees right along here by these neighbors. That's about it. I just want all of you to be thinking about that because we'll be putting in waivers of those sections that are required by site [plan because most of them don't apply because the site plan is usually meant for commercial rather than this. Although this is quasi-commercial I guess because you're renting it out. At any rate, I myself do not see any reason why you couldn't have that there. This is going to be a double wide, I take it?

Mr. Lois: Yes.

Chairman Dupree: There being no other comments, we've prepared to take some action tonight. We printed a resolution to classify the action under SEQRA and refer it to Dutchess County Department of Planning because it's close enough to Route 9G that it has to be referred to them. We're also going to refer this to the Department of Health just as a courtesy.

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

Creek Park Mobile Home Park

Date: October 18, 2017

Moved By: Mr. Pickett

Resolution: #2017-41

Seconded By: Mr. Murphey

WHEREAS, the applicant, Creek Park Inc., has submitted an application for site plan approval to replace four mobile homes in the now vacant sites of four previous mobile homes and add one double-wide mobile home at a location not previously used for a mobile home on a 2.55 acre lot identified as tax parcel no. 133200-6164-04-662146 (the "Property") located in the Greenbelt District ("the Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Amended Site Plan for Creek Park Mobile Home Park" prepared by Povall Engineering, PLLC, dated October 4, 2017 (the "Site Plan"); and

WHEREAS, manufactured home parks are not permitted uses in the Greenbelt District; and

WHEREAS, the applicant is licensed by the Town of Hyde Park to use and occupy the Property as a mobile home park for 22 mobile homes by license identified as "License Number #8," dated December 19, 2016; and

WHEREAS, existing manufactured homes within a nonconforming licensed manufactured home park may be replaced with another manufactured home, subject to site plan approval and the requirements of Town of Hyde Park Zoning Code § 108-26.2(B); and

WHEREAS, the applicant has simultaneously applied to the Zoning Board of Appeals for variances from the required setbacks; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated September 30, 2017, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

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

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(2) and Town of Hyde Park Environmental Quality Review Law § 54-7(G), replacement or reconstruction of a structure, in whole or in part, being increased or expanded by less than 50% of its existing size, square footage or usage on the same site is a Type II action; and

WHEREAS, the location of the Project is within 500 feet of New York State Route 9G, also known as Violet Avenue; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway 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; and**
3. **Refers the Project to the Dutchess County Department of Health for review and recommendation regarding the adequacy of the existing septic disposal system.**

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

VOICE VOTE 7-0 Motion Carried

Chairman Dupree: So we could set a public hearing for a month if you'd like which gives County Planning time to respond. I will point out that this is not a SEQR circulation because a Type 2 action means there is no SEQR. It's already determined that there won't be any impacts. SO would you guys like to set a public hearing? That would be for the November 15th meeting.

MOTION: Ms. Dexter

SECOND: Mr. Oliver

To set a public hearing for Creek Park Mobile Home Park for the November 15, 2017 Planning Board meeting.

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

VOICE VOTE 7-0 0-Absent Motion Carried

MOORE, ROBIN & PATRICIA

Site Plan Waiver- 3 Season room rear addition (2017-43)

Location: 75 Fuller Lane

Grid#: 6064-02-561907

**Patricia and Robin Moore
6064-02-561907
75 Fuller Lane
SITE PLAN Waiver
Town Code Section 108-9.4 C 2**

October 18, 2017

Resolution #: 2017-43

Moved By: Ms. DiNapoli

Seconded By: Mr. Oliver

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Robin Moore, for a three season room in the rear of the single family home requiring a building permit, and,

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

Whereas, the applicant is proposing to construct a three season room in rear of the home, and

Whereas, the proposed changes are minor in nature, and

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

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

***THEREFORE BE IT RESOLVED*, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the building permit received by the building department October 3, 2017, and per the request to the planning board dated October 9, 2017.**

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

Voice Vote 7-0 Motion Carried

MOLLOY, ALICIA & JOSEPH

Site Plan Waiver- Windows & Siding (2017-45)

Location: 33 South Drive

Grid#: 6064-12-819745

**Alicia and Joseph Molloy
6064-12-819745
33 South Drive
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2**

**October 18, 2017
Resolution #: 2017-45**

**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 Joseph and Alicia Molloy on October 12, 2017, for property located at 33 South Drive in the Town of Hyde Park, and

Whereas, the application is to install new windows and siding to their single family 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 Joseph and Alicia Molloy, regarding the specific request as submitted October 16, and in the building permit application file of the same date.**

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

Voice Vote 7-0 Motion Carried

MOTION: Mr. Murphey
SECOND: Mr. Oliver

To adjourn.

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

VOICE VOTE 7-0 0-Absent Motion Carried

DRAFT