



## Historic Town of Hyde Park

Planning Board  
4383 Albany Post Road  
Hyde Park, NY 12538  
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*“Working with you for a better Hyde Park”*

### MINUTES OF THE **February 6, 2018** SPECIAL MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: ANNE DEXTER - VICE CHAIR  
CHAN MURPHEY-VICE CHAIR  
BRENT PICKETT  
ANN WEISER  
DIANE DI NAPOLI

MEMBERS ABSENT: CHRISTOPHER OLIVER  
MICHAEL DUPREE, CHAIRMAN

OTHERS PRESENT: KATHLEEN MOSS, ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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*Vice Chair Dexter called the meeting to order at 12:00 pm and commenced the Pledge of Allegiance. She then cancelled the Public Hearing/Regular Meeting of the Hyde Park Planning Board scheduled for Wednesday, February 7, 2018 due to the forecasted snow and ice storm and moved all remaining agenda items to the February 21, 2018 Regular Meeting of the Hyde Park Planning Board.*

**JOSEPH’S STEAKHOUSE**

Site Plan Approval Exterior Modification (#2017-53)  
Location: 728 Violet Avenue  
Grid#: 6164-04-640211

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

**To re-schedule the public hearing for Joseph’s Steakhouse which was scheduled for February 7, 2018 at 7 pm to the next regular meeting on February 21, 2018 at 7 pm.**

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

**VOICE VOTE      5-0    2-Absent    Motion Carried**

**MINTZER VETERINARY CLINIC**

Site Plan Amendment Minor Exterior Modification (#2018-06)  
Location: 4938 Albany Post Road, Staatsburg  
Grid#: 6066-02-878695

**Vice Chair Dexter:** Does anyone have any questions or comments about this application?

**Ms. Moss:** In an email submission received this morning additional changes were proposed. Specifically horizontal down-lighting of the sign on the building and alternate parking lot lights and poles.

**Vice Chair Dexter:** Did we get a lighting plan with that?

**Ms. Moss:** No, but I’ve asked for it.

*There was a discussion amongst the Board and Ms. Moss whether or not this application was complete enough to refer to Dutchess County Planning without a new lighting plan. Mr. Murphey suggested that we alter the referring resolution to indicate*

that the application not be sent out until a new lighting plan is received. The resolution was amended to reflect that change. There were no further comments.

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

**Mintzer Veterinary Clinic**

**Date: February 6, 2018**

**Moved By: Ms. DiNapoli**

**Resolution: #16-44B**

**Seconded By: Mr. Murphey**

WHEREAS, the applicant, Dr. Howard Mintzer, has submitted an application for exterior modifications to an approved site plan for the construction and establishment of a veterinary clinic on property located at 4938 Albany Post Road, tax parcel no. 6066-02-878695, in the Neighborhood Business District (the “project”); and

WHEREAS, the project is depicted on a site plan entitled “Site Plan For H & A Veterinary Associates for New Office Building” prepared by Paul Tirums, P.E., dated September 29, 2016, last revised March 28, 2018 (the “Site Plan Set”); and

WHEREAS, on October 19, 2016, the Planning Board classified the project as an unlisted action under SEQRA and declared the project would have no negative impacts to the environment; and

WHEREAS, on March 1, 2017, by resolution #16-44A, the Planning Board approved the original project with conditions; and

WHEREAS, field revisions were made to the original project during construction, including, but not limited to, changes in fenestration, a lengthening of a retaining wall, addition of wall- and ceiling-mounted lights to the building, and additional signage with a change in the location of a free-standing sign; and

WHEREAS, the Town’s Zoning Administrator determined that the combined effect of the myriad alterations from the approved plan set are not *de minimus*; 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 under SEQRA;**
2. **Directs its secretary to refer the site plan set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, pending receipt of a lighting plan and lumen map.**

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

**VOICE VOTE      5-Aye2-Absent      Motion Carried**

**CARRERAS, JOHN**

Site Plan Waiver-Porch & Siding (#2018-03)  
 Location: 5 Kirchner Avenue  
 Grid#: 6065-20-865099

**Vice Chair Dexter:** Are there any questions or comments about this site plan waiver application? *There were none.*

**John Carreras  
 5 Kirchner Avenue  
6065-20-865099**

**SITE PLAN WAIVER  
 Town Code Section 108-9.4 C 2**

**Date: February 6, 2018  
 Resolution: #2018-03**

**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 John Carreras on January 13, 2018, for property located at 5 Kirchner Avenue in the Town of Hyde Park, and**

**Whereas**, the application is to change exterior siding, replace the front porch and remove a carport on an existing 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 Carreras renovations, regarding the specific request as submitted January 13, 2018, and in the building permit application file dated January 3, 2018, by John Carreras.

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

**VOICE VOTE**                      **5-Aye 2-Absent**              **Motion Carried**

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

**To Adjourn**

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

**VOICE VOTE**              **5-0**      **2-Absent**              **Motion Carried**

*Motion from February 21, 2018 Hyde Park Planning Board Meeting.*

**MOTION:** Ms. Dexter

**SECOND:** Mr. Murphey

**To approve the Minutes from the February 6, 2018 Hyde Park Planning Board meeting.**

<b>Abstain</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Abstain</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>

**VOICE VOTE      5-0    2-Abstain    Motion Carried**