



Historic Town of Hyde Park

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

DRAFT MINUTES OF THE **MARCH 21, 2018**
PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF THE HYDE PARK
PLANNING BOARD

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

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
LIZ AXELSON, PB CONSULTING PLANNER
PETE SETARO, PB CONSULTING ENGINEER
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree: Good evening everybody and welcome to the March 21st meeting of the Hyde Park Planning Board. Please take note of all the exits around the room in case of mishap and emergency and now join me as we pledge our fealty to the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

NEW PUBLIC HEARING:

QUICK GM SOLAR

Site Plan Approval-Ground Mount Solar (#2018-06)

Location: 5 Phillips Drive

Grid#: 6265-03-080167

Mr. Cutaia of Hudson Solar was present on behalf of the applicant.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To open the public hearing for Quick GM Solar.

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 Motion Carried

There were no comments from the public, consultants nor Board Members.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To close the public hearing for Quick GM Solar.

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 Motion Carried

RESOLUTION GRANTING SITE PLAN APPROVAL

Quick Solar Project

Date: March 21, 2018

Moved By: Ms. Weiser

Resolution: #2018-06A

Seconded By: Mr. Murphey

WHEREAS, the applicant, Hudson Solar, has submitted an application for site plan approval for the installation of a 10.24kW residential ground mounted solar array for on-site electricity consumption located at 5 Phillips Drive, Hyde Park, tax grid # 133200-6265-03-080167 (the "Site"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan prepared by Hudson Solar last revised February 5, 2018 (the "Site Plan"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to the issuance of a solar system building permit and site plan approval by the Planning Board; and

WHEREAS, tree removal at the Site is restricted between April 1 and September 30 annually; and

WHEREAS, on February 21, 2018, in accordance with the State Environmental Quality Review Act ("SEQRA"), the Planning Board determined that the Project is a Type II action; and

WHEREAS, on February 21, 2018, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to section 239-m of the General Municipal Law, which responded on March 6, 2018 that it was a matter of local concern; and

WHEREAS, the proposed Project is located within a regulated stream corridor; and

WHEREAS, pursuant to Sections 130-6G and 108-4.3G(2) of the Town of Hyde Park Code, solar arrays are not permitted within the 100 foot stream corridor; and

WHEREAS, on February 28, 2018, the Hyde Park Zoning Board of Appeals granted the applicant a variance from Section 108-4.3G(2) of the Hyde Park Zoning Code to change the undisturbed stream corridor from 100 feet to 75 feet for construction of the Project; and

WHEREAS, a duly noticed public hearing for the project was held on March 21, 2018, during which all those who wished to speak were heard.

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

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

VOICE VOTE 7-0 Motion Carried

PORTER-GM SOLAR

Site Plan Approval (#2018-07)
Location: 4 Forest Drive
Grid#: 6165-02-981615

Mr. Porter was present to discuss his application.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To open the public hearing for Porter GM Solar.

**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 Motion Carried

There was no public comment regarding this application. The Chairman inquired how the home owner preferred to screen the solar array. Mr. Porter indicated that he has planted forsythia and plans to also plant evergreens. His intension is to have it completely screened from view. The applicant was asked to draw in and label the intended screening on the survey and return it to the Zoning Administrator. Ms. Polidoro

explained that the Zoning Administrator would need to find the screening acceptable prior to signing a Certificate of Occupancy.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To close the public hearing for Porter GM Solar.

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 Motion Carried

RESOLUTION GRANTING SITE PLAN APPROVAL

Porter Solar Project

Date: March 21, 2018

Moved By: Mr. Murphey

Resolution: #2018-07A

Seconded By: Ms. Dexter

WHEREAS, the applicant, Nathaniel Levine, has submitted an application for site plan approval for the installation of a 3.6kW residential ground mounted solar array for on-site electricity consumption located at 4 Forest Drive, Hyde Park, tax grid # 133200-6165-02-981615 (the "Site"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a plan prepared by Empire Solar, entitled "Residential Solar Panel Installation, located at 4 Forest Drive, Hyde Park", dated January 10, 2018 and "Solar Panel Location Survey" prepared by Michael E. Miele, P.E., undated (the "Site Plan"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to the issuance of a solar system building permit and site plan approval by the Planning Board; and

WHEREAS, on March 8, 2018, in accordance with the State Environmental Quality Review Act ("SEQRA"), the Planning Board determined that the Project is a Type II action; and

WHEREAS, a duly noticed public hearing for the Project was held on March 21, 2018, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby 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. Revision of the Site Plan to include the planting of forsythia, or other such shrubs on the north and west sides of the solar array (or property line) acceptable to the Zoning Administrator, which must be installed prior to issuance of a Certificate of Occupancy.**

**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

CONTINUED PUBLIC HEARING:

JOSEPH'S STEAKHOUSE

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

The applicant's architect, Mr. Lockwood was present on his behalf.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To re-open the public hearing for Joseph's Steakhouse.

**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 Motion Carried

There was no public comment.

The Chairman read through Part 2 of the EAF, answering ‘no’ to all questions except for #10, due to the property being contiguous to the Valkill NPS site and #15, due to temporary construction noise. Both will have ‘small to no impact’. The Board Members agreed with this determination of non-significance.

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To close the public hearing for Joseph’s Steakhouse.

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 Motion Carried

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF NON-SIGNIFICANCE
AND GRANTING CONDITIONAL SITE PLAN APPROVAL**

Joseph’s Steakhouse

Date: March 21, 2018

Moved By: Mr. Oliver

Resolution: #2017-53A

Seconded By: Ms. Dexter

WHEREAS, on November 21, 2017, the applicant, Joseph’s Steakhouse has submitted an application for site plan approval for alteration of an existing structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and 580 Creek Road, Hyde Park, tax grid # 133200-6164-04-657220, in the Greenbelt District (the “Project”); and

WHEREAS, the Project is depicted on a site plan set prepared by Lockwood Architecture, PLLC, dated February 2, 2018 and received by the Planning Board on March 15, 2017 and a photometric plan prepared by Photometric Toolbox, undated (the “Site Plan”); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) on November 21, 2017, signed on December 6, 2017, pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, on December 6, 2017, the Planning Board classified the Project as a Type I action under SEQRA, declared its intent to serve as lead agency in a coordinated review of the Project, and directed its secretary to refer the application materials and a lead agency letter to the NYS Department of Transportation, the Dutchess County Department of Health, the Roosevelt Fire Department, the National Park Service, and the NYS Office of Parks, Recreation and Historic Preservation as involved or interested agencies; and

WHEREAS, there have been no objections to the Planning Board serving as lead agency; and

WHEREAS, on December 22, 2017, the Dutchess County Department of Health stated that it has no record of any approvals for the existing onsite sewage disposal systems for the site; and

WHEREAS, the Planning Board has reviewed the EAF and all available information and comments concerning the potential impacts of the proposed Project and has determined that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered criteria in 6 NYCRR 617.7; and

WHEREAS, on December 6, 2017, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to section 239-m of the General Municipal Law, which responded on January 3, 2018 that the Project was a matter of local concern and provided comments; and

WHEREAS, the Planning Board and the applicant have considered comments on the Project; and

WHEREAS, a duly noticed public hearing on the Project was opened on January 3, 2018, and closed on March 21, 2018, during which all those who wished to speak were heard.

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

BE IT FURTHER 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 of the septic disposal system by the Dutchess County Department of Health.**
- 3. Addition of the following note to the Site Plan regarding the existing parking lot south of the building: Existing gravel lot to remain. There will be no paving of the parking area other than for spaces provided in accordance with the Americans with Disabilities Act without amended Site Plan approval.”**
- 4. Revision of Sheet C1.4 of the Site Plan to label the photometric contours and provide specifications and photometrics for the proposed exterior lighting items listed in the lighting legend.**
- 5. Revision of Sheet C1.1 and C1.2 to correctly label the setbacks for the two front yards running along Violet Avenue (Route 9G) and Creek Road and the side yard along the southern lot line.**
- 6. Revision of the Schedule of Bulk Regulations table for the Neighborhood Business District in accordance with the attached markup.**
- 7. Evidence that a merger deed combining lots 6164-04-657220 & -640211, as approved by the Planning Board Attorney, has been recorded in the Dutchess County Clerk’s office or recordation of an easement for the septic disposal system, as approved by the Planning Board attorney, with the Dutchess County Clerk.**
- 8. Revision of the Site Plan to provide a detail of the reinforced fence posts and how they are anchored to rock.**
- 9. Revision of the Site Plan to relocate the decorative boulders within the Town road right-of-way to a location within the Site.**

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

VOICE VOTE

7-0

Motion Carried

WORKSHOP:

ASSOCIATES GOLF CAR

Site Plan Approval (#2018-05)

Location: 408 Violet Avenue, Poughkeepsie, NY 12601

Grid#: 6163-04-596439

The applicant Ann Marie Van Etten and her engineer, Mark Day and surveyor, Marie Welch were present for the meeting. Mr. Day reviewed and responded to the latest Morris Associates review Memo and made note of plan revisions. Specifically, notation of land banked parking, notation of site/business uses, personal versus commercial auto repair, fueling tanks and the questionable necessity of a fueling area overhang. Mr. Setaro pointed out that the note on the plan indicates that the boundary lines are approximate and that was concerning. Ms. Welch explained that she was confident of her survey boundaries in the area being developed and she will adjust the language on the plans. Upon questioning, the majority of the Board agreed that they would consider waiving a full survey of the property. Ms. Axelson requested some clarification on the discrepancy between DC Parcel Access's property lines what is submitted on the plans, specifically with regard to the northern access point. Ms. Welch indicated that the plan depicts the 'wrap-around' property as it is cited in the deed. There was a discussion regarding a right of way easement for the adjoining parcel at 416 Violet Ave, which shares an access drive with this parcel. Both properties are owned by the applicant. Ms. Welch said that she will show the drive on the plans. The Chairman indicated that he would like a note to indicate that the gate there is for emergency use only. Ms. Polidoro requested that Ms. Welch supply her partial survey, because one of the proposed building setbacks is very close, approximately 8 inches, to the minimum allowable. The Chairman indicated that the existing tree line should be shown on the existing plan as well as the proposed plan, especially where it is providing a nature screen. Mr. Day indicated that he has a meeting scheduled with the DOT to discuss drainage and Route 9G. Mr. Day brought a sample board with architectural finishes and there was a discussion of possible adornments for the West face of the building, including a Hex symbol and Quatrefoil. The Chairman suggested that 18" should be added to the overhang on all 4 sides of the building. The Board indicated that it would like to set up a time to visit the property.

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

Associates Golf Car Service, Inc.

Date: March 21, 2018

Moved By: Ms. DiNapoli

Resolution: #2018-05

Seconded By: Mr. Oliver

WHEREAS, the applicants, Joseph & Ann-Marie Van Etten, have submitted an application for site plan approval to construct a 4,800 square foot building, improve an existing 37,888 square foot storage area and make other site improvements in connections with the relocation of an existing golf car rental business at property located at 408 Violet Avenue, tax parcel no. 6163-04-596439, in the Neighborhood Business District (the "Project"); and

WHEREAS, the project is depicted on a site plan entitled "Associated Golf Car Service, Inc. Amended Site Plan" prepared by M.A. Day Engineering, P.C., dated August 17, 2017, last revised February 27, 2018, and color building elevations received by the Planning Board on March 6, 2018 (the "Site Plan"); and

WHEREAS, a general commercial uses are permitted in the Neighborhood Business District subject to site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated February 6, 2018 and revised March 6, 2018, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

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

WHEREAS, the Project is located 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 an unlisted action under SEQRA;**
- 2. Declares its intent to serve as lead agency in a coordinated review of the Project and directs its Secretary to send notice of its intent to all involved and interested agencies; and**
- 3. Directs its secretary to refer the Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

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

Involved and Interested Agencies

NYS Department of Environmental Conservation
NYS Department of Transportation
Dutchess County Department of Behavioral and Community Health
Dutchess County Water and Wastewater Authority
Town of Hyde Park Zoning Board of Appeals
Town of Hyde Park Fire Inspector
Fairview Fire District

MOTION: Mr. Murphey

SECOND: Mr. Oliver

To set a public hearing for Associates Golf Cars for April 18, 2018.

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 Motion Carried

THE LOCUSTS RURAL EVENT VENUE

Site Plan Approval- Rural Events Venue (#2018-10)

Location: 83 Penny Lane, 135 Old Post Road, 34 Strawberry Fields Staatsburg 12580

Grid#: 6067-02-996864, 6167-01-117843, -168935

Chairman Dupree: The next item on the agenda is The Locusts. This site is located at 83 Penny Lane and 135 Old Post Road. The applicants are the first through the gate for our new Rural Events Law. As a reminder, this law exists so that sites with an appropriate amount of acreage are enabled to provide a plan so that emergency

personnel could respond in the event of any mishap or accident. So all of these agencies, Fire and Police understand where footprints for tents would be.

Mr. Didio from Taconic Engineering and Ms. Van Tuyl from Cuddy and Feder were present on the applicant's behalf. They reviewed the project and then answered questions from the Board and consultants. Both the Board and Consultants were complimentary of the detailed submitted materials. Mr. Didio indicated that there will be 3 grass parking areas that will be in rotational use. Ms. Axelson indicated that each structure requires a use to be identified, even if that use is storage. She also requested a Right of Way agreement and safety information on the 2 railroad bridges. Ms. Polidoro indicated that she would like something more definitive instead of the wording 'typical location of tents'. Ms. Van Tuyl suggested making a change to 'proposed location'. Ms. Polidoro inquired whether they have contacted Scenic Hudson for comments about this proposed use. She also requested that they label all structures on the plan. Mr. Setaro suggested that they prepare a plan for an emergency weather event. Additional comments and questions from the Board included the sound traveling across the River, the frequency and size of events (answered 10-12/year), emergency preparedness for a tent collapse and who at the Town is notified for each event (Councilperson?). There was also an expressed concern regarding extending the hours of operation. Ms. Polidoro reminded the Board that they should consider the requirements for notification of events. The Chairman suggested that they touch base with the Building Inspector regarding the State Code with regard to Event Tents. They will return on April 4 for another workshop and to consider beginning the SEQRA process.

MOTION: Ms. DiNapoli
SECOND: Mr. Murphey

To set a public hearing for The Locusts Rural Event Venue for April 18, 2018.

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 Motion Carried

SABIA LOT LINE REALIGNMENT

Minor Subdivision Lot Line Realignment (#2018-08)
Location: 176 and 148 Cream Street, Poughkeepsie, NY 12601
Grid#: 6264-03-240428, 6264-01-210630

Chairman Dupree: The next item on the agenda is the Sabia Lot-Line Realignment. The applicants are seeking what we call a minor subdivision because it's just moving a line.

The applicants, Dr. Sabia and Mr. Schwartz, their engineer, Steve Alex from Chazen Companies were present. Mr. Alex briefly described the application, which will note the transfer of 45 acres of Mr. Sabia's property to Mr. Schwartz. The Chairman read through Part 2 of the EAF, answering 'no' to all questions except for #10, due to the property being contiguous to Top Cottage NPS site, which has 'small to no impact'. The Board Members agreed with this determination of non-significance. Ms. Axelson inquired about the path that runs through the properties and whether it would require an easement. Mr. Alex indicated that it was a logging/agricultural road/path and that Mr. Schwartz intends to re-route it onto his property for walking. Ms. Polidoro requested that a note to that affect be added to the plans. Mr. Setaro requested that Mr. Schwartz consider adding an easement to his property so that DCWWA might be able to bring water through it in the future. The Chairman conveyed the Town Recreation Director's desire to connect Top Cottage to the Hyde Park Trails via a Winnikee Land Trust Easement through Mr. Schwartz property. The Chairman reminded everyone that although this is a Type 1 action under SEQRA, there are no involved agencies to circulate to.

**RESOLUTION CLASSIFYING THE ACTION AS A TYPE 1 ACTION AND
ADOPTING A NEGATIVE DECLARATION**

Sabia and Schwartz Lot Line Alteration

Date: March 21, 2018

Moved By: Mr. Oliver

Resolution: #2018-08

Seconded By: Ms. Dexter

WHEREAS, the applicants, John Sabia and David Schwartz, have submitted an application for approval of a minor subdivision plat to alter a lot line between two existing parcels (the "Project") identified as 148 Cream Street, tax parcel no. 6264-01-210630, and 176 Cream Street, tax parcel no. 6264-03-240428, in the Greenbelt Zoning District (the "Project Site"); and

WHEREAS, the proposal is shown on a subdivision plat entitled, "Map of Lot Line Alteration – Lands of Schwartz & Lands of Sabia" prepared by Chazen Engineering, Land Surveying & Landscape Architecture, Co., D.P.C., dated March 6, 2018 (the "Subdivision Plat"); and

WHEREAS, no new lots are being created; and

WHEREAS, each parcel is developed with a single-family home; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated March 6, 2018 pursuant to the State Environmental Quality Review Act ("SEQRA"); and

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

WHEREAS, the Planning Board has considered criteria in 6 NYCRR 617.7 and the information provided in the EAF.

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

- 1. Classifies the Project as a Type 1 action under SEQRA; and**
- 2. Adopts a negative declaration, finding that the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared; and**
- 3. Classifies the Project as a minor subdivision.**

**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

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To set a public hearing for Sabia Lot Line Re-Alignment for April 4, 2018.

**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 Motion Carried

BELLEFIELD HOTEL SUBDIVISION

Minor Subdivision 3 lots (#2018-11)

Location: Albany Post Road

Grid#: 6163-01-131849

Mr. Boudreau from Chazen Companies and Ms. Van Tuyl from Cuddy and Feder were present on behalf of the applicants. Mr. Boudreau briefed the Board on the progress they're making with outside agency approvals including, DOT, DOH, DEC and the Army Corp of Engineers as well as the Transportation Corporation. He indicated that it's

DCWWA's intent to own the water and Bellefield's intent to own the Sewer. Mr. Boudreau indicated that they have put the construction job out to bid. The proposed subdivision is for three lots, large parcel one is Bellefield, lot 2 is the hotel and lot 3 is the Waste Water Treatment Facility. The Chairman briefly reminded the Board that an Open Development Area (ADA) makes it allowable through NYS Law, to erect buildings on lots where there is essentially no public road. It is something that has to be adopted by the Town Board. The Chairman and PB Consultants made some suggestions for revising the subdivision plan and finding a path forward. The applicants will consider returning on April 4th at which time the Board will consider if they should make a SEQRA reaffirmation.

OTHER BUSINESS:

HOSACK FARM COTTAGE

Site Plan Waiver- addition to National Historic Structure in Scenic Overlay (#2018-09)

Location: 14 Vanderbilt Lane

Grid#: 6065-02-857555

Hosack Partners I LLC.

14 Vanderbilt Lane

6065-02-857555

SITE PLAN WAIVER

Town Code Section 108-9.4 C 2

March 21, 2018
Resolution #:2018-09

Moved By: Mr. Pickett
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 DuPont, representing Mr. Hilliker of Hosack Partners 1, LLC. on March 6, 2018, for property located at 14 Vanderbilt Lane in the Town of Hyde Park, and

Whereas, the application is to alter the historic structure and construct a one story addition 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, a future pool is shown on the drawings but is not being constructed at this time and is NOT authorized with this resolution, and

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

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled **Hosack Farm Cottage renovations**, regarding the specific request as submitted on March 6, 2018, and in the building permit application file dated December 18, 2017, by David Yum.

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

Voice Vote 7-0 Motion Carried

SMALL WORLD 80 WEST DORSEY

Site Plan Waiver- Repair of Fire Damage to Building 2 (#2018-15)
Location: 80 West Dorsey Lane
Grid#: 6163-01-454558

**Small World, LLC
80 West Dorsey Lane, Rear Building
6163-01-454558**

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

**March 21, 2018
Resolution #:2018-15**

**Moved By: Mr. Murphey
Seconded By: Mr. Pickett**

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Michael R. Berta, AIA, representing Mr. Small of Small World, LLC., on March 19, 2018, for property located at 80 West Dorsey Lane in the Town of Hyde Park, and

Whereas, the application is to repair fire damage to an existing two-family dwelling (labeled Building 2 on the approved site plan) and to make minor alterations for purposes of safety and access, and

Whereas, site plan and special use permit approval were granted to Small World, LLC on May 17, 2017, by resolution #2017-09A for rebuilding and expanding the two family residence near West Dorset Lane (Building 1) that was destroyed by fire and,

Whereas, the building labeled on that site plan as Building 2 is also a two family structure damaged by fire, that is the subject of this waiver request, 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

NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled, 80 West Dorsey Lane (Rear Building) regarding the specific request as submitted to the Planning Board and in the building permit application file dated March 13, 2018, by Michael Berta.

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

Voice Vote 7-0 Motion Carried

APPOINT PLANNING BOARD ENGINEERING CONSULTANTS

MOTION: Ms. DiNapoli

SECOND: Mr. Oliver

To authorize the Chairman to sign the 2018 Engagement Agreement with the Planning Board for the engineering and planning services of Morris Associates through December 3, 2018.

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 Motion Carried

MOTION: Mr. Murphey

SECOND: Ms. Dexter

To Adjourn

Aye
Aye
Aye
Aye
Aye
Aye
Aye

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

VOICE VOTE 7-0 Motion Carried

DRAFT