



## 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”*

### **DRAFT MINUTES OF THE MARCH 4, 2020 REGULAR MEETING OF THE HYDE PARK PLANNING BOARD**

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

**MEMBERS ABSENT: STEPHANIE WASSER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY  
PETER SETARO, PB CONSULTING ENGINEER  
LIZ AXELSON, PB CONSULTING PLANNER  
CYNTHIA WITMAN, PB SECRETARY**

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**Chairman Dupree:** Good Evening everyone and welcome to the March 4<sup>th</sup> meeting of the Hyde Park Planning Board. Please take note of exits around the room in case of emergency and now join me as we salute the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

WORKSHOP:

**RIVERVIEW RE-SUBDIVISION-LANDINGS-ANDROS**

Minor Re-Subdivision (2017-11)

Location: 6 Dock Street, Hyde Park, NY 12538

Grid#: 6065-04-548172

*In Attendance:*

*Peter Andros, P.E.*

**RESOLUTION ACCEPTING SKETCH**

**Riverview Subdivision**

**Date: March 4, 2020**

**Moved By: Ms. DiNapoli**

**Resolution: #2017-11A**

**Seconded By: Mr. Oliver**

WHEREAS, the applicant, Hyde Park Landing, Ltd., has submitted an application for subdivision approval to subdivide an existing 3.279 acre lot located at 6 Dock Street, tax parcel no. 6065-04-548172, in the Landing District, into a 0.646 (Lot 1A) acre lot and 2.632 acre lot (Lot 1) (the "Subdivision"); and

WHEREAS, the Subdivision is depicted on a sketch plan entitled "Sketch Plan Subdivision of Lot 1 Riverview Subdivision, F.M. No. 4647A" prepared by Peter J. Andros, P.E., dated July 21, 2017, last revised January 17, 2020 (the "Sketch Plan"); and

WHEREAS, the applicant has demonstrated that Lot 1A could be a buildable lot that could support a dwelling, or other permitted water-enhanced and/or water-dependent use; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated January 17, 2020, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on February 5, 2020, the Planning Board classified the action as an unlisted action under SEQRA and declared its intent to serve as lead agency in a coordinated review of the Project; and

WHEREAS, pursuant to Section 96-12C of the Subdivision Law, the Planning Board is required to determine whether the sketch plan may be accepted as adequate for further review by the Planning Board and, where necessary, to make specific recommendations to be incorporated into future submissions.

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

- 1. Classifies the Subdivision as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**
- 2. Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Ms. Weiser</b>

<b>Voice Vote</b>	<b>6-Aye</b>	<b>1-Absent</b>	<b>0-Nay</b>	<b>Motion Carried</b>
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**VERIZON CELL TOWER-ANDERSON**

Site Plan & Special Use Permit Approvals (2019-37)  
Location: 113 South Quaker Lane, Hyde Park, NY 12538  
Grid#: 6264-04-710450

*In Attendance:*

*Scott Olson, Young Sommer, LLC.  
Andrea Armstrong, Aerosmith Development*

*Mr. Olson presented the application for a cell tower at 113 South Quaker Lane. He received questions and comments from the Board and their Consultants. Receptor Sites for a Viewshed analysis were discussed. The applicants will return in 2 weeks for another workshop to finalize those sites for that test.*

OTHER BUSINESS:

**PB DISCUSSION of LOCAL LAW C of 2020**

*The Board Members decided to table their discussion of Local Law C of 2020 to the March 18<sup>th</sup> meeting in order to have more time to review the proposed changes.*

**MOTION: Vice-Chair Dexter**

**SECOND: Ms. Weiser**

**To Adjourn.**

**Aye**

**Aye**

**Aye**

**Aye**

**Aye**

**Absent**

**Aye**

**Chairman Dupree**

**Vice-Chair Dexter**

**Ms. DiNapoli**

**Mr. Oliver**

**Mr. Pickett**

**Ms. Wasser**

**Ms. Weiser**

**VOICE VOTE**

**6-0**

**1-Absent**

**Motion Carried**