



Historic Town of Hyde Park

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

DRAFT MINUTES OF THE May 6, 2020 WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT VIA LIVE STREAMED MEETING:

**MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRENT PICKETT
STEPHANIE WASSER
ANN WEISER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
LIZ AXELSON, PB CONSULTING PLANNER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY**

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Chairman Dupree: Good evening everyone. Welcome to the May 6th meeting of the Hyde Park Planning Board. As a note, first, this meeting is being conducted as authorized by Executive Order 202.1 by Governor Andrew Cuomo of the State of New York. Then, I'd also like to thank our Deputy Supervisor Neil Krupnick for making this meeting available through Zoom as well as on YouTube and to be reshown on channel 22. Let me first ask each Board Member to affirm that they are alone and not under the influence of anyone trying to change their decision.

The Chairman called on each Board Member for a response.

Ms. Weiser: I am alone.

Ms. Wasser: I am alone.

Mr. Pickett: I am alone.

Mr. Oliver: I am alone.

Ms. DiNapoli: I am alone.

Vice-Chair Dexter: I am alone.

Please join me as we pledge allegiance to the flag of the United States of America.

Chairman Dupree commenced the Pledge of Allegiance.

WORKSHOP:

BELVEDERE -NEW 2016

Site Plan & Special Use Permit Approvals (16-29)
Location: 10 Old Route 9, Staatsburg, NY 12580
Grid#: 6168-03-410255

In Attendance via Zoom:

Warren Temple Smith, Warren Temple Smith Architects, LLC

Chairman Dupree: Thank you. The first item on the agenda is The Belvedere, the country inn, the applicants are seeking approval for a Site Plan Amendment as well as a Special Use Permit, which involves the expansion. I believe Warren Temple Smith is here to represent the applicant tonight. It looks as though Warren is having a minor problem connecting.

Warren Temple Smith: I'm here, but I don't know if I'm muted or not.

Chairman Dupree: We can hear you now Warren. We can't see you but we can hear you.

Warren Temple Smith: Right. And I don't know if I can use the camera function in the phone to let you see me or whether that's beyond my abilities.

Chairman Dupree: There should be, if you punch the little camera that I think is in the lower left of your screen on your cell phone. That should do it.

Warren Temple Smith: Okay.

Chairman Dupree: You're still not...We still can't see you. Is it showing red?

Warren Temple Smith: Okay, you see me?

Chairman Dupree: Uh, No. And that's all the rest of the plenty of the Planning Board shaking their heads no.

Warren Temple Smith: Okay, I'm seeing myself in my phone. But that doesn't help you.

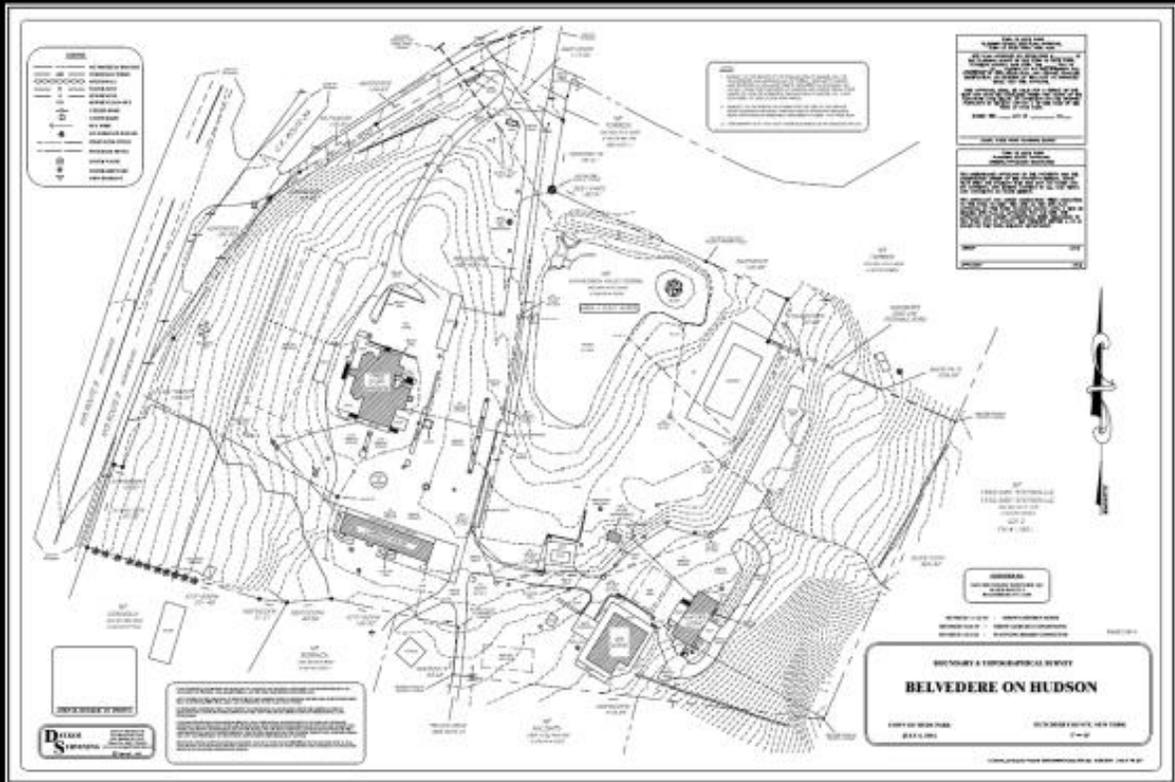
Ms. Polidoro: Well, the good news is, you've already sent your presentation to us.

Warren Temple Smith: Yes.

Chairman Dupree: So we can go ahead and call up your PowerPoint presentation and have you walk us through it. How's that?

Warren Temple Smith: Okay.

Chairman Dupree: Here we go. Warren, can you see what's on the screen?



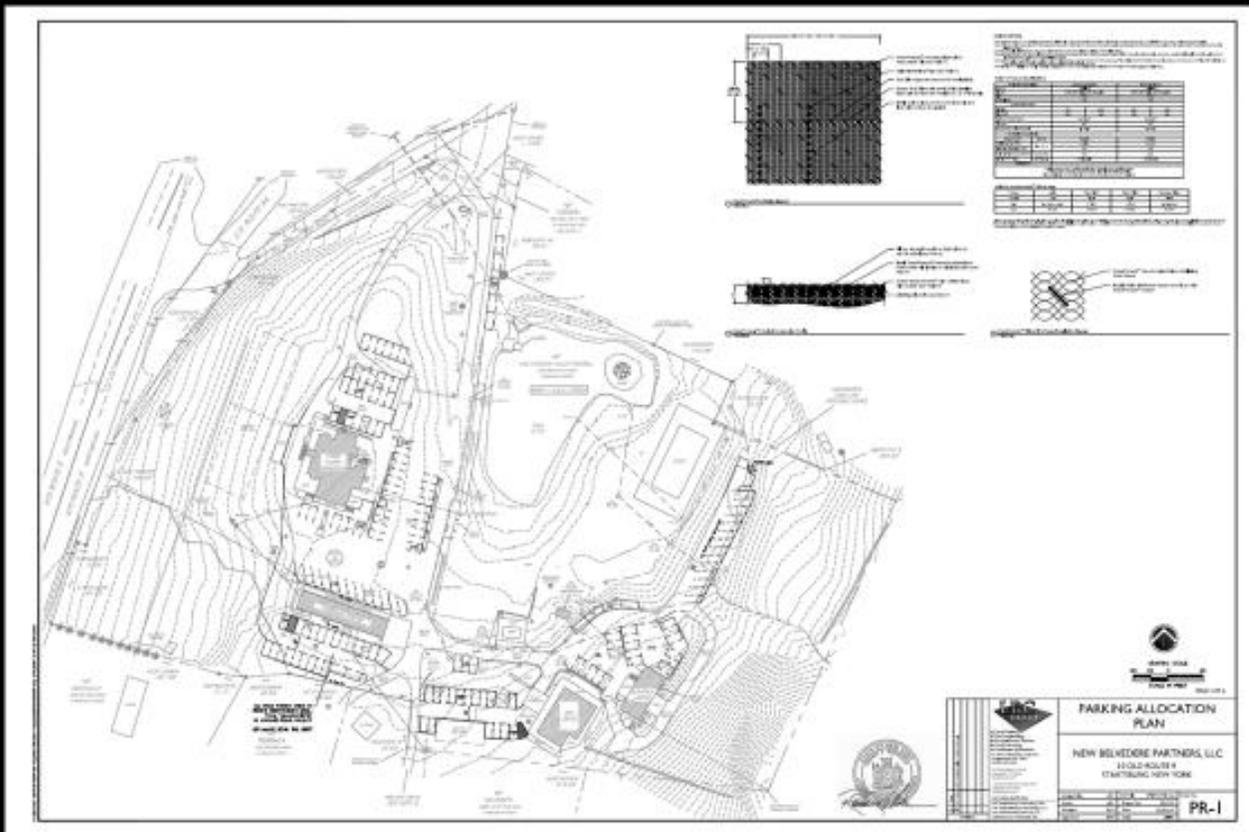
Warren Temple Smith: Yeah, I think we're ready for the next sheet. (Slide#2) Okay. So this is based on the last survey of the property with again, some updates by the surveyor, John Decker. And it shows, it's not terribly apparent here because I don't think the 'before and after' is necessarily clear, but it shows the entrance drive as you come off of Old Post Road there. There will be on a subsequent sheet, a very minor reconfiguration, proposed of that entrance drive. And again, the Site Plan sheet also shows some proposed parking for summertime events and things like that, which was one of the subjects of this application. As you can see, the swimming pool is now history. Long gone. Tennis court remains there. There's the primary building called the mansion. There's the carriage house, not occupied and not planning to be occupied without some significant work done to it. There's the Zen Lodge and Hunter's Lodge to the South East there. And then of course there's the pond, which was enlarged a bit too ameliorate ongoing drainage conditions on the site. It won't surprise you to learn that most of the buried culverts had not been cleaned in many years, so there was water backing up in various areas across the site and whether you were there in summer and it was rain or in winter and it was ice, there were a lot of areas where the water management system simply wasn't working. So a lot of work has gone into the property to unclogging and

repairing those as culverts and storm drainage system to make water move as it should across the site and under the site. And in the process, the pond was enlarged to accommodate more of that stormwater as a retention pond. The subject of this application is actually some very minor proposed changes. One being a slight widening of the entrance drive as it comes off the local road there at the very top of the map at the North and then, we'll get to the subsequent plan again some proposed, I'll call them overflow park areas, but the parking areas for if they do special events in the summer and they come before the Town to get a special events permit and want to put up a tent and that gets approved. The owner felt it was important to have overflow parking areas designated and actually ready to accommodate parking on site. And the strategy to accommodate that would be to put in one of the sort of grass-paved systems that would stabilize the soil and allow for vehicles to be parked on these areas without damaging the areas, but otherwise it would just be lawn throughout the rest of the year when it wasn't being used. And while I'm mentioning that, one of the questions that was raised by the consultant review letter was where would it go if one were to be erected pursuant to a permit with the Town of Hyde Park. And really the only two locations that are level enough to accommodate a tent on the site would be the place immediately North of the mansion where the previous owner used to have a tent for a very long time, which is proposed to be an overflow of parking location until we say, or events parking location and the other area is in fact the tennis court, which is a level area over to the East side of the property. Those are the really the only two areas that level enough to accommodate a tent. And so no regrading would be required for a tent in either location.

Chairman Dupree: Thank you.

Warren Temple Smith: The other changes to the site, which you'll see in subsequent sheets have to do with proposed plantings to screen the neighbors both to the North and the South. And of course the site lighting, with which you're somewhat familiar.

Chairman Dupree: Thank you. Are you ready for the next sheet?



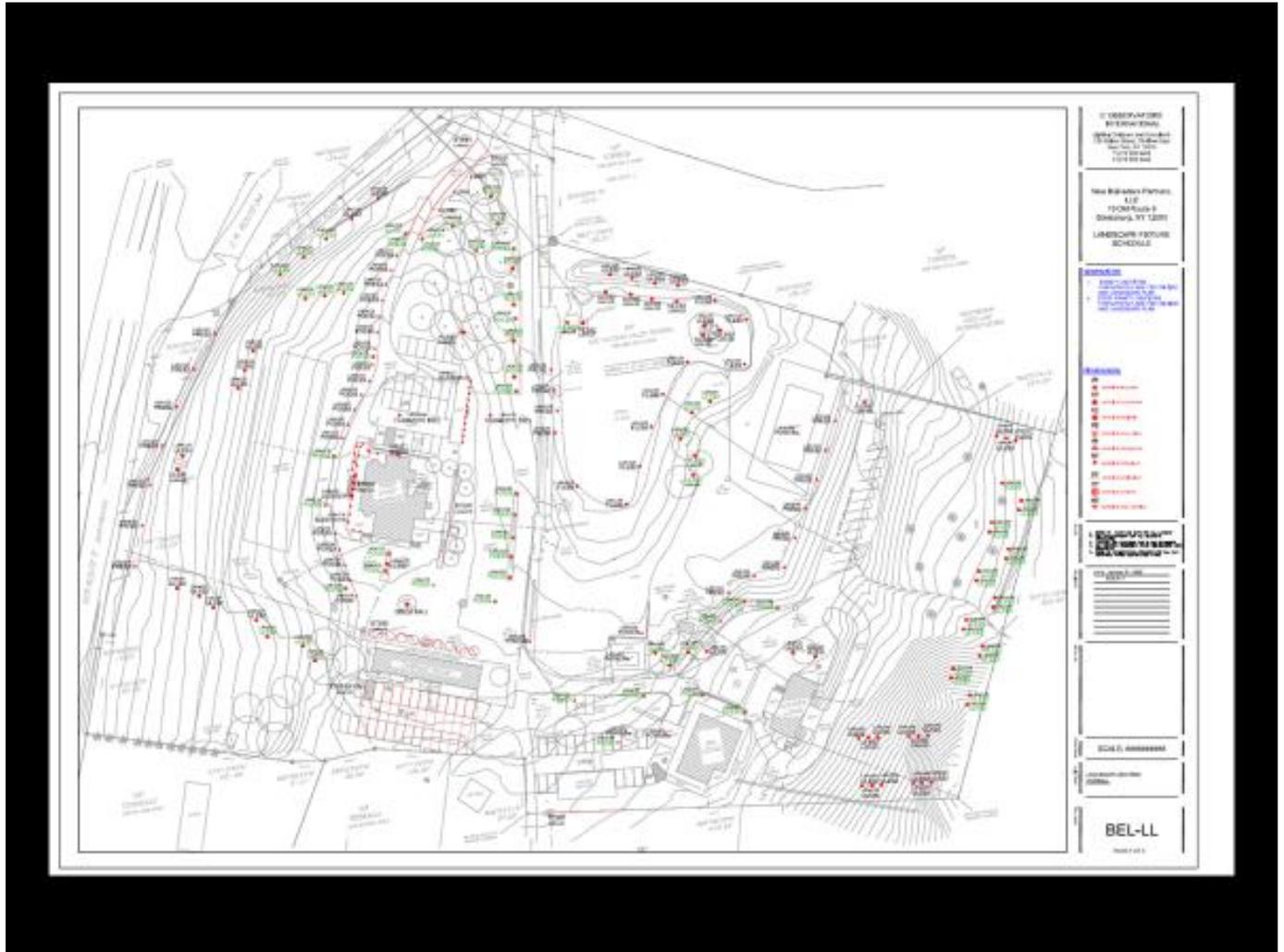
Warren Temple Smith: Sure. (Slide#3) So this plan, prepared by Land Resource Consultants, shows the two areas proposed for again, I'll call it overflow or event parking. It's understood that this would only be in warm weather. In the winter these areas wouldn't be used at all. But in the event of a large group wanting a special event with or without a tent and subject to any other permits they would need from the Town of Hyde Park for such an event, again, the owners wanted to have some designated areas ready to receive extra parking. And so the area marked with sort of dashed lines for parking, immediately North of the mansion, which was where there used to be semi-permanent tent and then behind the carriage house at the very Southern end of the property are designated as these, again, seasonal overflow parking as needed. They would not be regularly used for parking and they would simply have a stabilized soil base with gravel that would allow vegetation, lawn to grow up through there, so mostly would be just a green space, but vehicles could drive on it. Much like they stabilize areas around stadiums, safe for firetruck, but you could drive over without damaging or more importantly sinking into mud or something if it were rainy, but would not normally be used as parking areas.

Chairman Dupree: Got it.



Warren Temple Smith: (Slide#4) This is a landscape plan and you can see, again along the North side to the Northeast just to the North of the pond, the proposed to be an interesting visual buffer of trees and shrubs that are detailed on some of the other sheets that were submitted. For sort of year-round interests and again for soil stabilization and the visual separation from the neighbor. On the Southern border, we have less room to work with, but there are a couple of different landscape materials proposed to create a visual buffer from the neighbors there. Particularly, you know, since we're suggesting there might be some seasonal parking there. That would be the only change that the neighbors would see, but to avoid them having to look at cars on the rare occasions when they're there, we felt it was appropriate to create a visual buffer there. And I'm working with, again, the fairly limited planting area. You see there's some bamboo proposed for one location and some other plants where we have a little more room to work with between the Zen lodge and the driveway that continues to the South into the neighbor's property. And there's some other minor landscape additions proposed, but all around the edges.

Chairman Dupree: Thank you.



Warren Temple Smith: (Slide#5) This was a site lighting plan and fixtures were really all intended to be fairly low intensity LED lighting, just to sort of enliven, animate if you will, the grounds when it's dark. None of it was intended to actually create light trespass off the property, but merely to highlight some of the landscape features, both the interesting rock formations and the trees. In fact, the thought is that these wouldn't even be used in the off season. When the trees lose their leaves there'd be no reason to be illuminating them, but when the canopy is open, these would be some items, again, just create a little bit of visual interest on the property. But without creating obviously a nuisance for neighbors.

Chairman Dupree: Thank you.

BELVEDERE PLANTS

North pond berm screening



Salix x 'Niobe' - Golden weeping willow



Amelanchier canadensis - Shadblow serviceberry

BELVEDERE PLANTS

North pond berm screening



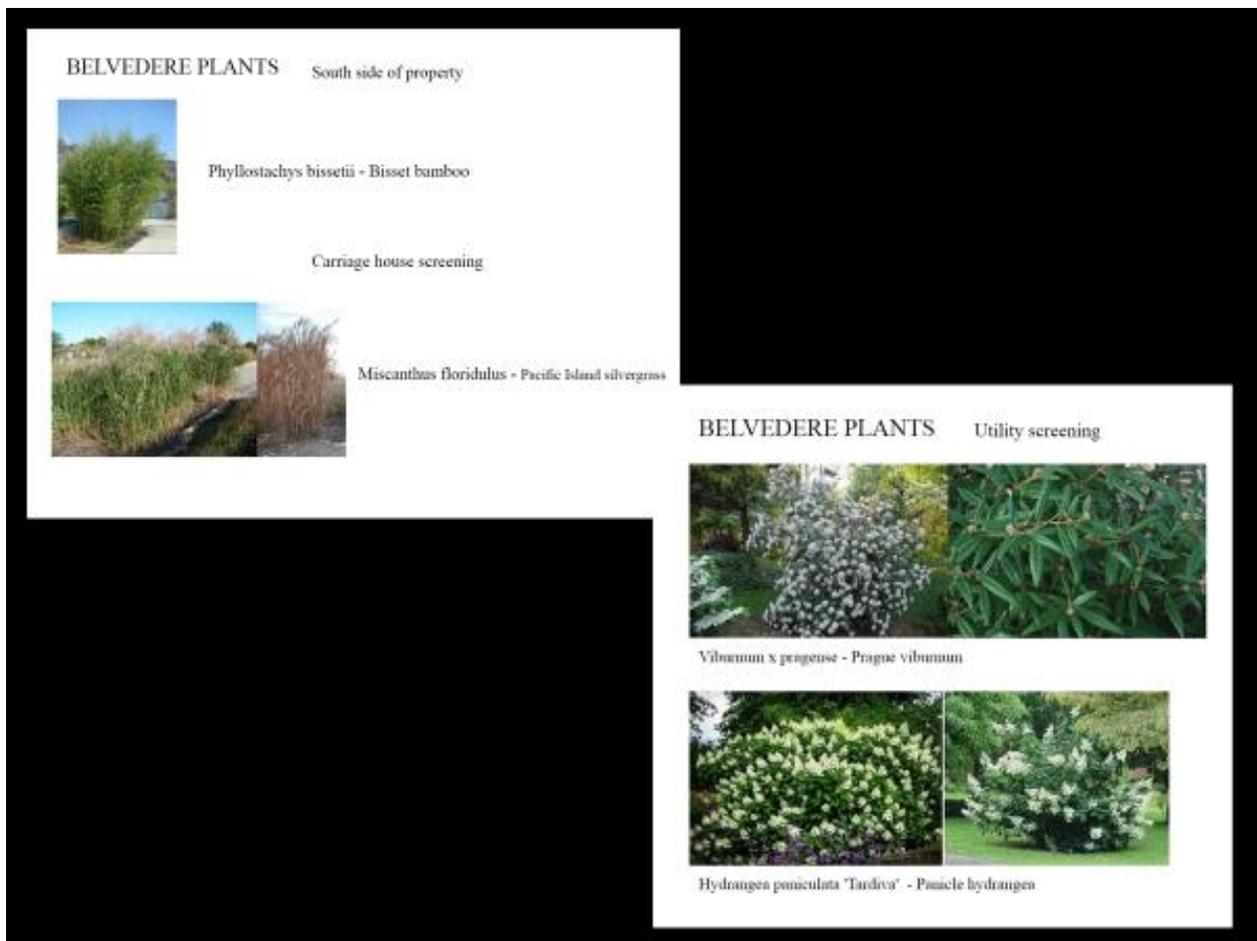
Aronia arbutifolia - Red Chokeberry



Aronia melanocarpa - Black chokeberry

Warren Temple Smith: (Slide#6) These are some examples of the plant material that the landscape consultant has proposed.

Chairman Dupree: Next sheet.



Warren Temple Smith: (Slide#7) There may be a second page of plant material too there. We were very careful to choose a bamboo that doesn't take over and it's fairly vertical in its growth habit. Bamboo can be a challenge if you pick the wrong species.

Chairman Dupree: I certainly agree with you. Thank you for walking us through the proposal. Just to note that, six of us were joined by our Planning Consultant Liz Axelson, a little over two weeks ago for a site visit in the evening to see what the lights look like. This was pretty much before the current leaf out existed so we were able to see what it looked like at the time being. I'm sure people will making comments based upon that meeting. Let me start as always with our consultant. Ms. Axelson, do you want to go first?

Ms. Axelson: Thank you. Mr. Smith, I know that you've had a look at the comments. Some of the initial comments had to do with the potential for events, because it appeared to me that the site seemed to lend itself to events space, weddings, whatever types of events.

Warren Temple Smith: Sure.

Ms. Axelson: So I'm glad that you mentioned the tent space. I think it would be helpful to have that land on the plans so that the Planning Board knows what they're working with.

Warren Temple Smith: Okay, yes.

Ms. Axelson: Let's see, I think Tad and I had a brief conversation, maybe it was at an agenda meeting with other Board Members, understanding that this is a kind of a previously existing event space, so I didn't do a comprehensive review according to the local law because this isn't a new use as far as I understand. But of course when we saw the 156 parking spaces, the concern was to make sure it was clear what was existing, what was proposed, and to have some idea since the number of spaces appears to be going from 75 to 156, you know, a doubling of spaces, understanding temporary spaces to try to have some understanding of about how many people would be expected at a typical event. So you don't have to answer that right now, but, you know, perhaps provide some narrative in the next submittal.

Warren Temple Smith: Yes, I've actually asked the ownership to give me sort of a range of events. You know, what would be the maximum and I think initially they said, well let's see how much parking we can get on the property, but it's probably better to work from a number of patrons and then work back to see the parking required.

Ms. Axelson: Right, right. Okay. And then I didn't have a lot of comments about the landscaping because the Board is very knowledgeable about that kind of thing. But the one thing that struck me was that there are homes immediately South and as you see in my comments, one of my concerns is where there's that sort of hedge I guess, of bamboo, which I feel concerned that that might not be sufficient for the neighbors to the South. So if you can rethink that or provide some illustrations on how that would work. And again, I understand that you pointed out this would be for temporary parking in those areas, but it still could be intrusive so you can work with your team and find whether there's another type of plant that might work.

Warren Temple Smith: Alright.

Ms. Axelson: And then I had a lot of comments about lighting and I know that when we visited the site, the idea was... Maybe I had this wrong...that some of the up-lighting was existing, in other words, it had already been installed. But my understanding is that the lighting plan is more of a wish list for what the owner, the applicant would like to see. And so I tried to point out where in Hyde Park's Code, up-lighting is really a no-no. And I've been to other sites, I've been to, I think it's Henry's at Buttermilk Falls, where they have a similar thing. They have a restaurant, they have some lodging, nice little buildings and they have been able to achieve numerous lighting fixtures, but without

anything really pointing up much. That's the general nature of my comments is to see if you could eliminate up-lighting generally and find some other way of lighting the site other than the up-lighting that we've already observed. I think the Board and I, we were at that site visit, felt like that was plenty of up-lighting, but there probably shouldn't be any more. I believe we counted either 11 fixtures, maybe 16, and I took some pictures with my phone and tried to put them in a Memo and they look awful.

Warren Temple Smith: *Laughter.* Yeah, we'll provide you with some photos. The lighting was all intended to be dimmable of course. And the thought was that if they're having an event or at dinner time or sunset, you know, kind of mood lighting. It would be a little brighter and then would go darker and then would go off, I'd say at 11:00 PM or when it's not occupied. But we can give you both photographs in different intensities and of the proposals for the hours that it would be on and not and then certainly if we need to cut some back or something, I think there's flexibility for that.

Ms. Axelson: And I think the photometric plan that you'll be providing will help the Board a lot. But I, I think it would be good to look at other types of light fixtures. I mean, the Board was really trying to think of ways that up-lighting could be provided without having glare. The issue is you have a fixture either on the ground pointing up at the trees and the leaves to highlight that.

Warren Temple Smith: Right.

Ms. Axelson: Another possibility that may have been on prior plans was to have fixtures in the trees, which I think is problematic and a concern.

Warren Temple Smith: Right.

Ms. Axelson: So I look forward to seeing your updated lighting plan with photometrics.

Warren Temple Smith: Very good.

Chairman Dupree: Thank you Liz. Ms. Moss comments?

Ms. Moss: I did not see on the plan, cut sheets for the light fixtures. I think that needs to be in the record and it needs to show that they're UL approved. And for whatever's approved when it's installed, there will need to be an electrical inspection.

Warren Temple Smith: Yes.

Ms. Moss: You know, outdoor lighting and electricity and ponds and storm water...We just want to make sure it's safe.

Warren Temple Smith: Absolutely. Thank you.

Ms. Moss: That's all.

Chairman Dupree: Ms. Polidoro?

Ms. Polidoro: I agree with Ms. Axelson. We definitely need to see the locations of the tents and we need a maximum number of persons that could be attending events at the site. That was something that was not considered during the last Site Plan approval. It was approved for special events, but at the time, I recall that you specifically took out tented events to make that route go more smoothly. So we do need that information so the Board can evaluate it.

Warren Temple Smith: Yes.

Ms. Polidoro: I do want to point out for the Board that the lighting standards are in section 108-4.5h1, and they are subject to modification by the Planning Board. So in the event that you are okay with some up-lighting, you could modify the standards to permit some up-lighting. Tonight we have a resolution prepared if you're ready to refer the project to Dutchess County Planning for their input.

Chairman Dupree: Thank you. Anything else?

Ms. Polidoro: Not for me.

Chairman Dupree: Ms. Weiser comments? Oh, I'm sorry, Ms. Axelson, I see a hand up. Go ahead Liz.

Ms. Axelson: I wanted to mention to the Board, that I would like to be authorized to be able to confer offline with the applicant's representatives if that's okay with you.

Chairman Dupree: Okay. Always. Thank you. Ms. Weiser?

Ms. Weiser: So I just wanted to thank the applicant for continuing to pursue this project. It means a great deal to us to see businesses continuing to grow here. And really, my only comment is about what seemed to be the excessive up-lighting. So I know that you're going to deal with that and I look forward to seeing the sample photos of the lighting in the future.

Chairman Dupree: Thank you. Mr. Pickett?

Mr. Pickett: Yes. I think again, the main concern was the up-lighting. I think the lighting that we saw during the tour was good and sufficient. The ambiance I think it was conducive to what you're trying to do there. I wouldn't add any

more as far as up-lighting. I'd make it more path lighting, down lighting, because at night, again, you don't want that looking like an army base or a prison with everything all light up.

Warren Temple Smith: Right.

Mr. Pickett: So we look forward to seeing the lighting plan.

Warren Temple Smith: Very Good, thank you.

Chairman Dupree: Thank you Brent. Ms. Dexter? Oh, Stephanie, I'm sorry. Stephanie. Ms. Wasser?

Ms. Wasser: We'll all get our 2 cents in, thanks. So I also want to echo Ms. Weiser's comment that I'm really happy to see you pursuing this and we'll look forward to when this is open and operating. I do have a few comments. One relates to the maximum number that you're going to give us of people who will attend. That if the tent is up, if a large tent is up where the proposed overflow of parking is to the North, where would those parking spaces be made up? I would also like an opportunity to look at the lighting from Route 9, to arrange a time when the lighting could be on and down at Route 9, that we could look at what you've installed so far.

Warren Temple Smith: Sure, we can do that.

Ms. Wasser: Great. I had a comment and also, I agree with my colleagues that I would not want to see any additional up-lighting. I do think what you have there is pretty, but it's sufficient and I do want to make sure, I thought I caught a glimpse of it from Route 9. I really wouldn't want to have that distracting or seen from there. I had a question about the dumpster location and screening. You did mention screening from the neighbors. I just want him to ensure that where the dumpster is sitting now is not where it's just going to sit, out in the open, unscreened. And I think those were my comments. Thank you.

Chairman Dupree: Those are great comments. Thank you. Ms. Dexter?

Ms. Dexter: I would echo my colleagues in welcoming work on this beautiful site. It's been a long road and I do appreciate that the owner has invested significantly already, to just right some of the old wrongs and bring a lot of things up to Code. It's those types of investments that I think cost owners a lot. So many thanks. I also agree with my colleagues, the lighting that I saw, I thought was quite beautiful. I think if you did more it would not be as beautiful. Really strategic lighting is probably going to be your best friend there. And I would also echo the path lighting, just making sure that it's safe. I want to thank Stephanie for that dumpster comment was very, very good.

Thank you for bringing that up, I would echo that. Now I guess my question is, and this is more to Michael and Cynthia, would we consider this complete enough to send over to County Planning? You know, there's nothing that shows what the light fixtures are. Is this significant? Is this enough?

Chairman Dupree: Actually that's sort of a question for Victoria as well. We thought that there was sufficient information for County Planning to go on. They don't always necessarily want to see the tear sheets. The one thing that's missing is foot candles, but because these are mostly up-lights we don't really have foot candles. We have the resolution prepared but can certainly change it to say that when we have a further lighting plan, we can circulate if that's what the rest of the Board wants to do. Yes. Stephanie, wait, there you go.

Ms. Wasser: Oh, okay. Would knowing the maximum number of cars and their placement affect that or could that also be just a comment, a contingent comment as we forward it? I don't know if that's an element that DC Planning cares a great deal about it.

Chairman Dupree: I believe that they care about it, but they'll include that in their review.

Ms. Polidoro: Okay. It wasn't clear, for me at least, when I reviewed the application that large events were being proposed as part of this application. So we should get more information on that.

Chairman Dupree: Warren, you heard that?

Warren Temple Smith: Yeah, we can certainly provide that additional information before you circulate. I think that's perfectly reasonable.

Chairman Dupree: Okay. Anything else Ann?

Ms. Dexter: No, that's all I have. Thank you.

Chairman Dupree: You're welcome. Mr. Oliver?

Mr. Oliver: I would also agree with my colleagues in thanking you for continuing with this application and righting the wrongs and continuing to move forward. One question about the screening along the parking with the bamboo hedge. Do we know roughly how wide that bamboo is, the planting that they're proposing?

Chairman Dupree: I don't, you know I'm terrible with scale, trying to scale things out. I fully admit it. But I don't think it's anything more than about four to five feet.

Mr. Oliver: Okay, because some of that can be very dense and might actually be a good screening option. Just something to consider.

Chairman Dupree: Thank you. Anything else, Chris?

Mr. Oliver: That'll be all. Thank you

Chairman Dupree: Ms. DiNapoli?

Ms. DiNapoli: Yes, I'd like to join in with my colleagues and thank everyone involved for continuing with the project. I also agree with the lighting. I've always been a firm believer only in down lighting, but I do have to admit that the up-lighting was just very beautifully set up. I also agree absolutely no more. It would look rather garish; I think if we went beyond. As a reminder that all the Footlights will be down light. My other concern was when you mentioned the tent for special events, is this tent going to be put up at the beginning of the season and then taken down at the end of the season? Is it being put up and put down per each event?

Warren Temple Smith: Yeah, no, the intention absolutely is, it would not be up for the entire season as was the practice in years past. It would just go up for a specific approved event. And be taken down thereafter and they might do two or three of these over the course of the summer. I think that they're not looking to do this on a regular basis. That's my understanding.

Ms. DiNapoli: Okay. Thank you.

Chairman Dupree: So Warren, I'm going to summarize the comments, but first just for the Board, when I was reviewing the two EAFs today, there was a submission of an Environmental Assessment Form on February 3rd, as well as February 14th, I pointed it out to Victoria and to Cynthia. There's a discrepancy in question EB1. It's not really a discrepancy, I talked about it with Warren already. I called him to let him know, but there was, on the first one, there was an additional 10th of an acre that was listed as being impervious. And then on the second one, it moved down to landscaped lawn. So there's no total change in disturbed land, but 10th of an acre on the first EAF was going to be for impervious. And now it's down to landscaped lawn, which of course is pervious. The reason why I mentioned this to the Board...I just ask Warren to make sure to check it? It does make a difference in terms of the expansion under the Special Use Permit because pervious counts towards scale but impervious does not. So that's all, but Warren's going to confirm that for us. I also asked him to confirm that there is no real grading for the parking expansion on the South side. When he said that that's the place they're going to use. It's pretty - when we were there for our site walk - it's pretty flat. It's the low. So all they'll do is tear up the ground, install, the system, uh, that will allow the grass to grow through it and then put it in. On the plans that were

submitted where the waste receptacles are now it just says refuse area. It doesn't actually show the two dumpsters that we saw there. Those should either be relocated? I assume those were temporary, actually. It looks like they needed to be relocated or they need to have screening around them because during the winter you can see them from the houses that are to the North, along the Northern perimeter. The bamboo, the culms or the stalks as they're more properly called, when they're dense, Chris is right, they form a great barrier that will last throughout the winter. It's just the initial, until they're really strong and thick. The bamboo's leaves kind of dry up and turn brown and shrivel at first so that won't come back out. The other area I wanted to point out to everybody that there's a little bit wider planting room. What's proposed is *Miscanthus Floridulus*, which is commonly called giant *Miscanthus*. It's sort of like a big tall corn crop looking plant. It does provide a good barrier and interestingly in the winter, even though it dies it looks like dry cornstalks, it still provides interest, in other words, the leaves don't fall off they just stay thick. They do require some maintenance. They have to be periodically divided, other issues, but that's for them to realize. You heard a lot of comments Warren, from people about what kinds of events would require the significant parking, you'll provide that in a narrative. As to lighting, if I counted correctly, there's 56 up-lights that are proposed. When we were there the other night, we counted I believe 15. Those include the three that are on the tree that are in the pond and those were probably the brightest. The rest are, as you said, they tend to light up, natural features of the landscape, including stone outcrop, the tree canopy, et cetera. If I understood correctly, you said that these would be low intensity LED lighting and they're not supposed to be used necessarily in the winter. So I want the Board to think about whether we would impose, say a cutoff time, if we're relaxing standards that actually bar up-lights as well as considering adding a note that they can't be used during times when there's leaf off or something like that. We saw them when the leaves were just beginning to kind of bud in the trees, but it was still very close to leaf off situations. I looked at it from Route 9 and did not see much. You can see, I think where a rock out crop is highlighted. You can see that as you're driving along if you look directly over at it, but it's not very obtrusive because you have so many of the buildings intervening and a lot of space back from Route 9. So, Warren, do you have any questions about what you heard tonight?

Warren Temple Smith: No, your comments have been very comprehensive and helpful and should help guide us in revising and getting you the information you need to circulate but also in revising our submission to address your concerns.

Chairman Dupree: Thank you. And I think what we'll do is we'll hold the resolution until we get a little bit more information to refer this to County Planning. Does that seem prudent to everybody? You can just nod. Yes. Everybody's nodding, okay, for the record, everyone's nodding. Then Warren, thank you. I'm sorry we didn't get a chance to lay eyes on you, but it's still nice

to speak with you during this Covid crisis and I hope you stay well and healthy. And as soon as you have anything ready to go, just contact us.

Ms. Axelson: Michael, I'm sorry. Go ahead Warren.

Chairman Dupree: I think you had the floor Liz, go ahead.

Ms. Axelson: Okay, fine. I thought I had interrupted Warren. Sorry about that. I had my hand up before. So the one area of screening that is South of the site that is proposed for bamboo or whatever other recommendation the Board has, it's 120 feet long and I guess the concern that I want to bring up is what we're concerned about is cars, you know, pulling in with their headlights or when they're ready to leave, turning on their car and their headlights. And so it's that low area, I believe that we're concerned about buffering. And so my question would be whatever planting is deemed to be acceptable, that it, you know, have some foliage lower on the plant so that we're covered with that. That's all.

Warren Temple Smith: Okay, sounds good.

Chairman Dupree: Thank you. And I believe they chose the miscanthus and the bamboo because of height, because those are both low, such low areas both get to be pretty thick, clumpy and tall. They're usually 16 to 20 feet tall. So I'm guessing that that way it would provide a better screen than say a fence, which can only be six feet tall where it's located on the property line. But Warren is going to go back and speak to the landscape architect to see if there's anything else they think might do better, I was at first thinking about spruces or firs, but the truth of it is, that they're so slow growing that you'd want to have this screened fairly quickly and miscanthus and the bamboo are both fast-growing. So I'm guessing that's why they chose those. Does anyone else have any other comments or questions for Warren before he departs? Okay. Warren, we'll wait to hear back from you. Thank you.

Warren Temple Smith: Thanks very much.

OTHER BUSINESS:

ENCLAVE AT HYDE PARK

Extension of Special Use Permit and Site Plan Approvals (#16-49)

Location: Cream Street at Long Branch Road

Grid#: 6263-01-475939 (1 of 31 grid #s available upon request)

Chairman Dupree: The next item on the agenda is the Enclave at Hyde park. The applicants are seeking an extension of the Special Use Permit and Site Plan Approval. They have already made their requests in a timely fashion. What

we'd like to do is set the public hearings for June 17th for both the Enclave itself as well as Enclave Solar. So, Mr. Oliver, can you make a motion to set a public hearing for June 17th?

MOTION: Mr. Oliver

SECOND: Ms. Wasser

To set the Public Hearing for The Enclave at Hyde Park for June 17, 2020.

Ms. Witman called the roll.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

Roll Call Vote 7-0 Motion Carried

ENCLAVE SOLAR FARM

Extension of Special Use Permit & Site Plan Approvals (#2018-30)

Location: Cream Street

Grid#: 6263-01-465957

Chairman Dupree: And we also need a motion to do the same thing for June 17th for Enclave Solar Farm. Ms. Weiser, can I get you to make the motion?

MOTION: Ms. Weiser

SECOND: Ms. DiNapoli

To set the Public Hearing for the Enclave Solar Farm for June 17, 2020.

Ms. Witman called the roll.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

Roll Call Vote 7-0 Motion Carried

MOSS, WILLIAM & KATHLEEN
Site Plan Waiver Remodel (#2020-06)
Location: 8 Curry Lane
Grid#: 6065-04-598158

Chairman Dupree: The next item on the agenda is a Site Plan Waiver for William and Kathleen Moss. The addition includes turning a current porch into all year around living space and doing an interior remodel to make a bathroom handicap accessible. Ms. Moss has recused herself and actually left the virtual room, so to speak.

Ms. Polidoro: I placed her in the waiting room.

Chairman Dupree: Thank you. Does anyone have any questions about this application? You can just shake your head no. It's a pretty easy one. It is visible from the River but it's in context with, I mean they're making it match the actual house. I don't think there's anything intrusive about it so I believe that we assigned this one to Ms. Dexter.

Ms. Dexter: Yes, you did.

TOWN OF HYDE PARK PLANNING BOARD

William and Kathleen Moss
8 Curry Lane
6065-04-598158
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: May 6, 2020
Resolution: 2020-06

Moved By: Vice-Chair Dexter
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 William and Kathleen Moss on April 23, 2020 for property located at 8 Curry Lane in the Town of Hyde Park, and

Whereas, the application is to add an addition to the rear of the home. The alterations will reconstruct the rear porches to allow expansion of living space and conversion of a half bath to a ¾ handicapped bathroom of the single-family home which is in an historic overlay district, and

Whereas, the home is visible from the Hudson river and the changes are in character with the residential nature of the surrounding community, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Deputy Building Inspector, 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 Moss, regarding the specific request as submitted April 23, 2020, and in the building permit application file dated April 20, 2020.

Aye	Chairman Dupree
Aye	Vice-Chair Dexter
Aye	Ms. DiNapoli
Aye	Mr. Oliver
Aye	Mr. Pickett
Aye	Ms. Wasser
Aye	Ms. Weiser

Roll Call Vote 7-0 Motion Carried

Ms. Witman called the roll.

Chairman Dupree: Before I ask for a motion to adjourn, I just wanted to address something really quickly. For everyone else's edification on the Board. Cynthia and Victoria and I have been working behind the scenes somewhat assiduously, because the Governor basically tolled, which is a way of sort of saying postponed or delayed out deadlines through an Executive Order of the State. It also in the exact same executive order, it also talked about suspending the deadlines for local municipal entities as well. So as people are asking us for extensions, we are going to be giving them automatically a 60-day extension on top of what we can because of the Governor's two toll orders for the Covid slowdown were each for 30 days. So anybody have any questions on that?

Board Members: No, no.

Ms. Dexter: It makes sense though.

Chairman Dupree: It's something that we thought would be both business friendly and legally sound as well.

Ms. DiNapoli: And smart.

Chairman Dupree: Thank you. We try to be a smart Planning Board here as you know. So may I get a motion to adjourn? And thank you all for a wonderful meeting. See you in two weeks. Thank you.

MOTION: Ms. Wasser
SECOND: Mr. Oliver

To Adjourn.

Ms. Witman called the roll.

Aye	Ms. Weiser
Aye	Ms. Wasser
Aye	Mr. Pickett
Aye	Mr. Oliver
Aye	Ms. DiNapoli
Aye	Vice-Chair Dexter
Aye	Chairman Dupree

ROLL CALL VOTE 7-0 Motion Carried