



Historic Town of Hyde Park

Planning Board
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"Working with you for a better Hyde Park"

DRAFT MINUTES OF THE July 15, 2020 WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT VIA LIVE STREAMED MEETING:

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

MEMBERS ABSENT: DIANE DI NAPOLI

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

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Chairman Dupree: Good evening. Welcome to the July 15th meeting of the Hyde Park Planning Board. As a reminder, this meeting is being conducted under the Executive Order, authorizing open meetings of public officials to be held virtually. The latest update is 202.48 by Governor Andrew Cuomo of the State of New York. May I confirm that each Board Member is either alone or with a spouse or someone that would not be trying to unduly influence your vote.

Chairman Dupree confirmed that each Board Member was alone.

Ms. Weiser: I am alone.

Ms. Wasser: I am alone.

Mr. Pickett: I am alone.

Mr. Oliver: I am alone.

Ms. DiNapoli: Absent

Vice-Chair Dexter: I am alone.

Chairman Dupree: I'm alone.

PLEDGE OF ALLEGIANCE

Thank you. Now please join me as we pay our respects to the *Stars and Stripes*.

The Chairman led the Pledge of Allegiance.

WORKSHOP:

DUTCHESS COUNTY BOCES LOT CONSOLIDATION

Minor Subdivision Lot-Line Alteration-4 lots into 1 lot (#2020-12)

Location: 97 Peach Rd., 5-49 Boces Rd., 574 & 578 Salt Point Turnpike, Poughkeepsie, NY 12601

Grid#s: 6263-02-683567, -726558, -830538, -734630

In Attendance via Zoom: Fred Wells, KG & D Architects LLC

Chairman Dupree: Thank you. The first item, under our workshop, is a new application. This is presented by Dutchess County BOCES. It's basically a very simple subdivision where we're going to be combining four lots, so that one lot can be created in order for some improvements to be done. The application is being represented by Mr. Frederick Wells tonight. Mr. Wells, I'm going to turn it over to you. You'll need to unmute yourself before you do the presentation. Thank you. Welcome.

Mr. Wells: Hello everyone. Fred Wells, KG & D Architects working with Dutchess BOCES on their current construction project, which you probably are aware that is recently underway. And this request came about as part of the review by the Health Department for that project. Right now the site is 4 parcels. I don't know how they came about in the odd shapes they are, but they've been that way for a long time and one of the Health Department requirements is that the septic system and the building that it serves be on the

same lot. So that with a new building crossing a property line and the septic system on one portion of the site, BOCES felt the best thing to do was just to consolidate everything. Their intension is to remain there for years to come and to work with the site they have. So that's a pretty simple request that we've put before you.

Chairman Dupree: I would agree. I actually introduced that before you came on as this being a fairly simple project. I asked Councilman Krupnick, who hosts these meetings for us, to put the existing resources map up on the screen for a moment so people can see what the individual lots look like. And now, Councilman, can you put the Subdivision Plat up? Thank you. This would be the result, if and when we approve the consolidation and yes, Mr. Wells is right, if they don't consolidate the lots, they'll need a transportation corporation in order for things to cross the lot lines. Let me start with Ms. Moss, any comments Tad?

Ms. Moss: Not at this time. Mr. Wells and I have gone back and forth a couple of times before the application was made and it's in very good shape. Thank you, Mr. Wells.

Chairman Dupree: I would agree. I was copied on a lot of those emails. Ms. Polidoro, any comments?

Ms. Polidoro: Under SEQR, this is now a type II action because you're just combining the lots and there's no change or development. The applicant has requested a number of waivers, however, so the Board should review the waivers tonight and decide whether you want to grant them.

Chairman Dupree: I believe everyone has reviewed the waivers and I believe we have a resolution prepared to type the action; it also, I believe grants all requests with the exception of one, which would be the showing of the easements across the land. And we received earlier the results of a title search. I believe that there is an easement for Verizon that should be shown. Does that sound right Mr. Wells?

Mr. Wells: Yes.

Chairman Dupree: It's not necessary to be shown in order for us to accept for sketch, which we are prepared to do tonight, pending the decision by all my colleagues. Liz, you didn't review this, did you?

Ms. Axelson: No, I could see just looking at it that it was a very simple, you know, combining of lots. And hello, Fred.

Mr. Wells: Hi Liz. How are you?

Ms. Axelson: Good. How are you?

Mr. Wells: Good. We worked together years ago.

Chairman Dupree: I was going to say I've been chair for 15 years. Anne and I have both served for 15 years on the Board and I can tell you it's turned out to be a pretty small

world, the land use world, but we enjoy being in it. So I'll start to my virtual left, any comments Ms. Weiser?

Ms. Weiser: No, I have no comments.

Chairman Dupree: Comments, Mr. Pickett?

Mr. Pickett: No comments.

Chairman Dupree: Ms. Wasser?

Ms. Wasser: No comment.

Chairman Dupree: Vice-Chair Dexter?

Vice-Chair Dexter: No comment.

Chairman Dupree: Mr. Oliver you'll need to unmute yourself.

Mr. Oliver: No comments other than I think this simplifies everything in the site. So thank you.

Chairman Dupree: I don't really have any comments either. There are a few issues that we'll need to do to proceed to final, which is what we do with a Minor Subdivision, go from sketch to final. We will need to set of course a Public Hearing because there's no procedure in our Code, nor do I believe it's allowed under State Law to waive public hearings for subdivisions, but we'll be doing that afterwards. So I believe the resolution will be introduced by Mr. Oliver.

RESOLUTION ACCEPTING SKETCH, CLASSIFYING THE ACTION AND GRANTING WAIVERS

BOCES

Date: July 15, 2020
Resolution: #2020-12

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

WHEREAS, the applicant, Dutchess BOCES, has submitted an application for subdivision approval to consolidate 4 existing lots located at 97 Peach Road, 5-49 Boces Road, and 574 & 578 Salt Point Turnpike owned by Dutchess BOCES into a single lot containing 61.27 acres in the Greenbelt District (the "Subdivision"); and

WHEREAS, the four existing lots are identified as Tax Parcel numbers 6263-02-683567, 726558, 734630, and 830538; and

WHEREAS, the Subdivision is depicted on a sketch plan entitled “Lot Line Alteration for the Lands of Dutchess County BOCES” prepared by Robert V. Oswald, Land Surveying, dated August 26, 2008, last revised June 26, 2020 (the “Sketch Plan”); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated March 9, 2020, 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, pursuant to 6 NYCRR 617.5(c)(16) individual lot line adjustments are a Type II action under SEQRA; and

WHEREAS, the applicant has requested that the Planning Board waive the requirements of Section 96-18A(6), (7) (8), (9), (10) & (13), 96-18(C)(5), 96-19A(1),(3), (4), (7) and B(2) of the Subdivision Law (the “Requested Waivers”); 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 Project as a Type II action under SEQRA.**
- 2. Grants the Requested Waivers**
- 3. Classifies the Subdivision as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**
- 4. Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

Chairman Dupree: Okay. Everyone signify their approval by putting your hand up and saying aye. Aye. Abstentions? Any nays ?Motion carries unanimously. Mr. Wells. I'm sorry. This was so unexciting for you tonight. There's just not a lot on this. And I'm also the

chairman of the community college, SUNY Dutchess, so I know Dr. Hooley quite well, and I'm sort of speaking under a different hat. I'm happy to help assist your organization this way. So may I get a motion to set the public hearing for August 5th?

MOTION: Ms. Weiser

SECOND: Mr. Oliver

To set a Public Hearing for Dutchess County BOCES Lot Consolidation for August 5, 2020.

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

VOICE VOTE **Aye-6** **Absent-1** **Nay-0** **Motion Carried**

Chairman Dupree: All in favor signify by raising your hand and saying aye. Aye. Abstentions or nays? There being none. Mr. Wells, we'll see you August 5th. In about three weeks.

Mr. Wells: Alrighty. Thank you much.

Chairman Dupree: Have a nice end of July. Thank you.

Mr. Wells: Alright, take care. Bye-Bye.

OTHER BUSINESS:

PLT STORAGE YARD RECONSTRUCTION

Site Plan Amendment & Special Use Permit Approvals (#2019-19)
Location: 501-503 Salt Point Turnpike, Poughkeepsie, NY 12601
Grid#: 6263-03-221319

In Attendance via Zoom: *Michelle Zerfas, Berger Engineering & Surveying*
Patrick Gleason, PLT Associates, LLC

Chairman Dupree: The next item on the agenda is PLT Storage Yard Reconstruction. As reminder, we've reviewed this proposal extensively. It was given, both Site Plan approval as well as Special Use Permit approval for the reconstruction of a burnt down building, which was damaged by fire. The applicants are hoping to proceed quickly. I would imagine because they need to get a smaller building constructed first so that the activities that used to go on in the larger building, can occur there. We held a public hearing, closed it. We also

left open 10 days for written public comment. We received none. So tonight we're prepared to take action. Michelle, Pat, do you want to add anything? You'll need to unmute yourself first. Hi Michele, go ahead.

Ms. Zerfas: I don't have anything to add.

Chairman Dupree: Mr. Gleason, you have to unmute yourself first. It's in the lower left corner of your screen. That's it?

Mr. Gleason: How's that.

Chairman Dupree: There you go.

Mr. Gleason: Alright. I'm good.

Chairman Dupree: I believe that this resolution will be introduced by...

Vice-Chair Dexter: By me.

Chairman Dupree: There you go. Thank you.

RESOLUTION TO GRANT AMENDED SITE PLAN APPROVAL

PLT Storage Yard Reconstruction

Date: July 15, 2020

Moved By: Vice-Chair Dexter

Resolution: #2019-19E

Seconded By: Mr. Pickett

WHEREAS, on August 7, 2019, by Resolution # 2019-19A, the Planning Board granted site plan and special use permit approval to the applicant, PLT Associates LLC, to reconstruct and expand a construction yard and recycling center warehouse located at 501-503 Salt Point Turnpike, and to construct a temporary staging area on an adjacent lot at 517 Salt Point Turnpike, as depicted on: a site plan entitled "PLT-Storage Yard Reconstruction, Site Plan Amendment" SP-1, prepared by Berger Engineering and Surveying, dated April 30, 2019, last revised July 19, 2019; renderings prepared by American Buildings, a NUCOR Company, last revised May 23, 2019; elevations entitled "Gleason Phase 2" sheets RS1, WS5, WS6, WS7, WS8, WS11, and WS12, prepared by the American Buildings, a NUCOR Company, dated May 23, 2019; and elevations entitled "Gleason Annex SSR" sheets RS1, WS5, WS6, WS7, and WS8, prepared by the American Buildings, a NUCOR Company, dated June 10, 2019 (collectively, the "Conditionally Approved Site Plan Set"); and

WHEREAS, Site Plan and Special Use Permit approval were conditioned on satisfaction of eight conditions of approval; and

WHEREAS, prior to the conditions of site plan approval being satisfied, the applicant submitted a revised site plan for the Planning Board's consideration; and

WHEREAS, the revised site plan is titled “PLT Storage Yard Reconstruction, Site Plan Amendment Sheet SP-1”, prepared by Berger Engineering and Surveying, dated April 30, 2019, last revised May 20, 2020 (the “Revised Site Plan”); and

WHEREAS, the Revised Site Plan would modify the proposed locations of fuel tanks, remove the storage area north of the property boundary, modify the proposed landscaping and add an additional septic tank serving Building 3, among other changes; and

WHEREAS, on May 20, 2020, the Planning Board referred the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded on June 18, 2020 that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on July 1, 2020 during which time all those who wished to speak were heard and the Board accepted written comments on the application until July 11, 2020; and

WHEREAS, said public hearing was held remotely in accordance with Executive Order 202.1 and subsequent orders due to the Covid-19 pandemic.

NOW THEREFORE BE IT RESOLVED, that the Planning Board reaffirms the negative declaration for the Project adopted on August 7, 2019.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants site plan approval to the Project as shown on the Revised 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 Revised Site Plan to include a note incorporating all details of the Conditionally Approved Site Plan by reference except as amended by this approval.**

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing the issuance of any building permit, the following condition shall be met:

- 1. Issuance of an Erosion and Sediment Control permit by the Stormwater Management Officer.**

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing the issuance of a building permit for Building 4 the following conditions shall be met:

- 1. Written confirmation from the Town Building Inspector that the relocated fuel tanks meet NYS Fire Code requirements.**

BE IT FURTHER RESOLVED, that if the method of water supply is changed from private wells to a public water supply, the applicant shall apply to the Planning Board for site plan amendment approval.

BE IT FURTHER RESOLVED, that if a building permit cannot be issued for the relocated fuel tanks at either location proposed, the applicant shall apply to the Planning Board for site plan amendment approval.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

Chairman Dupree: Thank you any further discussion? All in favor, please signify by raising your hand and saying, aye. Aye. Motion carries unanimously. There were no abstentions or nays. Mr. Gleason, good luck and Ms. Zervas, it's a pleasure working with you as always. Thank you for your fastidiousness to detail.

Ms. Zervas: Thank you.

Mr. Gleason: Thank you.

Chairman Dupree: Enjoy the rest of your summer.

Ms. Wasser: Good luck.

Mr. Gleason: Alright, thank you guys.

HUTCHINS STAATSBURG STORAGE ADDITIONAL UNITS

Site Plan Amendment and Special Use Permit Approvals (#2019-20)

Location: 4920 Albany Post Road, Staatsburg, NY 12580

Grid#: 6066-02-891661

In Attendance via Zoom:

*Robert Turner, Tinkelman Architecture, PLLC
Scott Hutchins, 4920, LLC*

Chairman Dupree: Thank you. The next item on the agenda is a resolution to grant amended site plan approval for Hutchins Staatsburg Storage, the additional units. And this is also another application that's been extensively reviewed and major changes... Well, I shouldn't say major, but there were changes made based on Planning Board input, and I believe that the project is a better project now because of it. Mr. Turner, do you want to add anything before we consider adopting the resolution?

Mr. Turner: No. There nothing else to add. Thank you.

Chairman Dupree: As I pointed out earlier and Mr. Hutchins, you didn't hear this. When we were looking today more closely at the final set of plans, there's still a note about banked parking that's on the plan that we want to have removed because we're not banking parking anymore. There's also a note, note 15, I believe that's in the scale calculations. There's also a note 15 that refers to banking parking, so we're going to have that removed too, because you're not going to bank any parking. Last but not least, in order to relax the rules on parking Victoria, beefed up the resolution a little bit with findings based on the unique aspects of this site, as it relates to parking. And I believe this resolution will be introduced by Ms. Wasser.

RESOLUTION TO GRANT AMENDED SITE PLAN APPROVAL

Hutchins-Staatsburg Storage LLC

Date: July 15, 2020

Moved By: Ms. Wasser

Resolution: #2019-20B

Seconded By: Mr. Pickett

WHEREAS, the applicant, Tinkelman Architecture PLLC on behalf of 4920 LLC, has submitted an application for site plan amendment approval to install additional exterior storage units and make other associated site improvements including drainage, parking and landscaping at an existing self-storage facility located at 4920 Albany Post Road, identified as Tax Grid No. 6066-02-891661 (the "Site"), in the Neighborhood Business District (the "Project"); and

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

WHEREAS, the Project is depicted on an amended site plan entitled "Additional Storage Units - Site Plan Amendment, Staatsburg Storage LLC," prepared by Tinkelman Architecture PLLC, dated March 3, 2020, last revised Jun 23, 2020 Sheets TS, PZ 101, 102, 104-107, DT 102 and C 1-8, revised June 17, 2020 (the "Site Plan"); and

WHEREAS, the scale of the use is nonconforming; and

WHEREAS, pursuant to Section 108-6.3E, the Planning Board may issue a special permit allowing an expansion of a nonconforming use by up to 50% of its area in gross square feet at the time of the effective date of the zoning law, provided that all other requirements for a special use permit can be met and that such expansion does not reduce any nonconforming setbacks by more than 20%; and

WHEREAS, the special permit granted to the applicant on October 21, 2015 permitted an increase in scale of 31% to 60,201.80 sq. ft.; and

WHEREAS, the proposed scale of the Project is now 55,335.78 sq. ft, a reduction from the approved scale of 60,201.80 sq. ft.; and

WHEREAS, parking standards are development standards subject to modification by the Planning Board in accordance with 108-4.5 of the Zoning Law; and

WHEREAS, on April 15, 2020, the Planning Board classified the Project as an unlisted action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency objected; and

WHEREAS, on June 17, 2020, the Planning Board adopted a negative declaration, determining that the Project would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a duly noticed public hearing was held on July 1, 2020 during which time all those who wished to speak were heard and the Board accepted written comments on the application until July 11, 2020; and

WHEREAS, said public hearing was held remotely in accordance with Executive Order 202.1 and subsequent orders due to the Covid-19 pandemic.

NOW THEREFORE BE IT RESOLVED, that the Planning Board makes the following findings with respect to parking:

- 1. There are practical difficulties in applying the parking standard to the Project. The site is constrained by wetlands and partially located within the vicinity of Blanding's Turtle habitat, making additional impervious surfaces less desirable.**
- 2. There is no potential adverse impact on surrounding properties and the neighborhood of not applying the standard. The nature of the use is one where people park for short periods of time near the location of the storage unit and not necessarily in a dedicated parking space. There is no opportunity for any overflow parking to park offsite and even if it were, it would not be practical for the loading and unloading of vehicles.**
- 3. There are feasible or alternate means or measures to attain the same goal as the standard. The Project includes paved space near the storage units which can accommodate the loading and unloading of vehicles.**

BE IT FURTHER RESOLVED, that in consideration of the foregoing findings, the Planning Board hereby modifies the parking standards to require 35 off street parking spaces.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants site plan approval to the Project as shown on 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.**

3. Revision of the Site Plan to correct the reference to the security gate detail to read “See 2/DT-102 for details.
4. Revision of PZ-102 to remove the “Proposed Phase Three Development with Banked Parking” calculations.
5. Revision of PZ-102 to delete note 15.

BE IT FURTHER RESOLVED, that any additional increases in scale will require an amended special use permit.

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing the issuance of a building permit, the applicant shall provide evidence that an Erosion and Sediment Control Permit has been issued by the Stormwater Management Officer.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

Materials Reviewed

- Response Letter from Robert E. Turner, Architect, Tinkelman Architecture, dated June 24, 2020;
- Letter from Michael Grosso, NYSDEC, dated May 11, 2020;
- Copy of email dialogue with Applicant, NYSDEC Representatives and Planning Board Chairman about wetland permitting review and SEQR from December 3, 2019 to February 12, 2020;
- Plans entitled Additional Storage Buildings – Site Plan Amendment, prepared by Steven Tinkelman, RA, Tinkelman Architecture, dated June 17, 2019, revised June 23, 2020, including the following:
 - o Title Sheet;
 - o Existing Demolition& Site Plan;
 - o Proposed Site Plan;
 - o Photometric Site Plan;
 - o Proposed Landscape Site Plan & Site Details;
 - o Storage Unit Elevations (2 sheets), dated March 3, 2020; and
 - o Site Details; and
- As Built Survey, prepared by John Decker, LS, Decker Surveying, September 4, 2016;
- Boundary & Partial Topographical Survey, prepared by John Decker, LS, Decker Surveying, June 6, 2015, revised June 29, 2015 to add wetland validation block with NYSDEC signature 7/15/15 (**Expiration date 7/15/20**); and
- Plans entitled Additional Storage Units – Site Plan Amendment, prepared by Mark Graminski, PE, LS, PC, Consulting Engineer & Land Surveyor, dated May 21, 2019, revised June 17, 2020, including the following:
 - o C-1 Existing Conditions;
 - o C-2 Project Site Plan;
 - o C-3 Grading – Drainage Plan;
 - o C-4 Utility Plan;
 - o C-5 RFD Midmount Aerial Apparatus Maneuvering Plan;

- C-6 Erosion and Sediment Control Plan; and
- C-7 and C-8 Site Details.

Chairman Dupree: Further discussion? All in favor, please raise your hand and signify by saying aye. Nays? Any abstentions? Motion carries unanimously. Robert and Scott. This should be pretty easy to meet the conditions so I can sign the Plat and get you going.

Mr. Turner: Okay. Not a problem.

Chairman Dupree: Thank you. Good luck on this project.

Mr. Hutchins: Thank you.

Ms. Wasser: Good luck. Thank you.

RIVERVIEW RE-SUBDIVISION-LANDINGS-ANDROS

Minor Re-Subdivision (#2017-11)

Location: 6 Dock Street

Grid#: 6065-04-548172

In Attendance via Zoom:

Pete Andros, PE

Chairman Dupree: It's like having friends over, sometimes, when you keep seeing these people over and over again. *Laughter.* The next item on the agenda is Riverview Re-Subdivision. And you'll recall we approved this at the last meeting; the owner, Mr. Andros made an appeal to what he thought was an onerous condition. Victoria and I conferred, this has been discussed by the Board as well, sort of privately with one another. The idea of having to come back and confer with New York State Office of Parks, Recreation, and Historic Preservation before any disturbance - that could include like planting of a tree or something. So, we removed it knowing that if it's a commercial application, which this could be, that we don't waive Site Plan review for commercial applications. If it's residential, it would be exempt from some of OPRHP's possible impacts. Victoria's prepared a revised resolution. We've all had a chance to see it. I believe this one's going to be introduced by Ms. Weiser.

Vice-Chair Dexter: Pete, you need to mute your YouTube.

Ms. Weiser: Should I start anyway?

Chairman Dupree: Yes.

RESOLUTION TO APPROVE A MINOR SUBDIVISION PLAT

Riverview Subdivision

Date: July 15, 2020

Moved By: Ms. Weiser

Resolution: #2017-11C Revised

Seconded By: Vice-Chair Dexter

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 plat entitled "Final Plat, Subdivision of Lot 1, Riverview Subdivision, F.M. No. 4647A" prepared by Peter J. Andros, P.E., and Mark R. Graminski, L.S., dated March 10, 2020 (the "Subdivision Plat"); 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, last revised February 19, 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, to which no other agency objected; and

WHEREAS, on March 4, 2020, pursuant to Section 96-12C of the Subdivision Law, the Planning Board, the Planning Board accepted a sketch plan and classified the proposed Subdivision as a Minor Subdivision; and

WHEREAS, on June 17, 2020, the Planning Board adopted a negative declaration, determining that the proposed Subdivision would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, pursuant to Section 96-8 of the Town Code, before the Planning Board may approve a subdivision plat such subdivision plat shall also show, when required by such board, a park or parks suitably located for playground and other recreational purposes; and

WHEREAS, such land for parks and other recreational purposes may not be required until the Planning Board makes a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the town; and

WHEREAS, the Property is located within the Mid-Hudson Historic Shorelands and the Estates District Scenic Area of Statewide Significance; and

WHEREAS, site plan approval is required for external structural alterations or construction; and

WHEREAS, due to the Property's location in an archeologically sensitive area, the Planning Board may send any future requests to develop the Property to the NYS Office of Parks, Recreation and Historic Preservation for review; and

WHEREAS, the applicant has provided a draft utility easement over Lot 1A for the benefit of Lot 1 for the Board's review, which easement has been reviewed and approved by the Planning Board Attorney (the "Utility Easement"); and

WHEREAS, a duly noticed public hearing was held on June 17, 2020, during which all those who wished to speak were heard and a written public comment period was left open for an additional ten days; and

WHEREAS, said public hearing was held remotely in accordance with Executive Order 202.1 and subsequent orders due to the Covid-19 pandemic; and

WHEREAS, the Board granted conditional subdivision approval on July 1, 2020; and

WHEREAS, subsequent to the Planning Board adopting conditional subdivision approval, the applicant requested that the Planning Board amend the conditions of approval and to amend portions of the amended resolution; and

WHEREAS, this Resolution replaces the Resolution adopted on July 1, 2020.

NOW THEREFORE BE IT RESOLVED, that Resolution #2017-11C adopted on July 1, 2020 is hereby rescinded.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that a proper case exists for requiring parks or recreation land to be suitably located on the plat but that such land cannot be properly located within the plat, and hereby requires a payment of a recreation fee to the Recreation Trust Fund in lieu of such park and recreation land for each new lot before filing the final plat.

BE IT FURTHER RESOLVED, that the Planning Board hereby conditionally approves the Subdivision Plat and authorizes the Chairperson or his authorized designee to sign the Subdivision plat after compliance with the following conditions:

- 1. Payment of all fees and escrow, including the recreation fee for one new lot.**
- 2. Department of Behavioral and Community Health permission to file.**

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing issuance of any building permit for Lot 1A, evidence of recordation of the approved Utility Easement with the Dutchess County Clerk shall be provided.

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

Aye **Ms. Wasser**
Aye **Ms. Weiser**

VOICE VOTE **Aye-6 Absent-1 Nay-0** **Motion Carried**

Chairman Dupree: Thank you. Any further discussion? All in favor, please raise your hand and signify by saying aye. Aye. Motion carries unanimously. And as pointed out, as read through by Ms. Weiser, this explicitly rescinds, the prior resolution, I should have also added just quickly that one of the conditions that we had last time has already been met. Mr. Andros's attorney emailed over the utility easement and Victoria was able to review it. Mr. Andros, anything else?

Mr. Andros: Nope. Not a thing.

Chairman Dupree: Okay. Good luck with this project. Thank you. Good to see you, enjoy the rest of the summer.

Mr. Andros: Okay. You too, everybody.

Chairman Dupree: The next item on the agenda is a request for a Site Plan Waiver. The Zoning Administrator has recommended one. The site of this house is 21 Caywood Place. It is in a Scenic Area of Statewide Significance, excuse me, an Historic Overlay District. However, it's not visible from the River or the two historic sites that create this. I believe this is going to be introduced by Mr. Oliver.

GUERCIO, MARIE

Site Plan Waiver Front & Rear Dormers (#2020-13)
Location: 21 Caywood Place
Grid#: 6064-08-870859

TOWN OF HYDE PARK PLANNING BOARD

Guercio – 21 Caywood Place
6064-08-870859
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: July 15, 2020
Resolution: #2020-13

Motion by: Mr. Oliver
Seconded By: Ms. Weiser

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Marie Guercio for repair of second story damaged by fire and other improvements such as front and rear dormers and a full bath to the single-family home requiring a building permit, and,

Whereas, the Planning Board has reviewed the request for this change in the Historic Overlay District, and

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

Whereas, the proposed development does not change the building footprint and meets the zoning code setback requirements, 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, the Zoning Administrator has recommended that for this change it is appropriate to waive the site plan requirements, 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 June 18, 2020, and per the request to the Planning Board dated July 6, 2020.

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

VOICE VOTE

Aye-6 Nay-0 Absent-1

Motion Carried

Chairman Dupree: Thank you. Any further discussion? All in favor, please raise your hand signify by saying aye. Aye. Carries unanimously. No Nays or abstentions.

DISCUSS SHPO request for SEQRA lead agency for MILLS-NORRIE improvements

Chairman Dupree: Last item on the agenda, we had a request from the State Historic Preservation Office to be lead agency for some improvements that are planned at Mills Norrie State Park, just right there in Staatsburg, part of our community. Initially I thought that we were just going to say, sure, you can be lead agency, but in looking more closely at the EAF, we discovered some errors and Cynthia was able to scan and send me some of Tad's, let's say squiggles and circles and concerns. In addition, Brent, Mr. Pickett, who apparently knows this site really, really well, offered additional comments. So I

incorporated those inside as well as the ones that Tad had picked up as well. Has everyone had a chance to read it?

Vice-Chair Dexter: Yeah, it was, it was really good.

Chairman Dupree: Thank you. Any other changes or corrections? May I get a motion authorizing me to send this back to, I think it was Ms. Zuckerman-Bora.

Mr. Pickett: I'll make the motion, Brent Pickett.

Chairman Dupree: Is there a second?

Ms. Wasser: Second, Stephanie Wasser. I thought he was going to read that, sorry.

MOTION: Mr. Pickett

SECOND: Ms. Wasser

To authorize the Chairman to send comments and sign the SEQRA consent form for SHPO as lead agent for Mills-Norrie improvement project.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

15 July 2020

Janet Zuckerman-Bora
NYSOPRHP – Division of Environmental Stewardship and Planning
Albany, New York 12238

Re: Norrie Point Environmental Center Access and Wastewater Treatment System Improvements

Dear Ms. Zuckerman-Bora:

The Hyde Park Planning Board accepts NYS OPRHP as lead agency for the action described. However, we offer the following comments and appreciate the opportunity to comment on the project.

1. In part 1 of the EAF, B.d “Other local agencies” should be checked “yes” and the agency to be identified would be the Town of Hyde Park’s Floodplain Administrator, with the approval required a local floodplain development permit. The latter is a federal program operated by municipalities and it is our understanding that New York state is not exempt.

2. In part 1 of the EAF, C.2. "Adopted land use plans" the answer to question "b" appears to be incomplete. We believe the site is within the Hudson River National Historic Landmark District.
3. In part 1 of the EAF, the answer to C.3. "Zoning" question "a" should be checked yes. The site is located within Hyde Park's Waterfront District. It appears to also be located in the overlay district referenced above.

In addition to these comments on the EAF, a Board member who is quite familiar with the site offers these:

1. The proposal has only 12 parking places for vehicles with boat trailers. On a busy weekend, almost 40 parking places are needed to accommodate the volume. In the past, they've had to park these vehicles in the roadway, heading into the launch area, blocking the kayak facility, the restrooms, etc... There are approximately 60 auto parking spaces identified in the Environmental Center parking lot. When are that many needed? The parking lot would be better designed for dual use so that on weekends, there is enough parking places to handle the boat trailer requirements.
2. The parking area does not appear to be designed to handle the turning radii of the vehicles towing trailers. The planting/rain garden areas could be damaged by the trailer traffic if turning radii are not accommodated.
3. The design of the parking/planting areas needs to incorporate snow plow activity so they won't be damaged during the winter.
4. Electric vehicle charging stations need easy access to turn them off during severe storms. The parking areas have been sufficiently inundated where refuse receptacles have been seen floating through.
5. Permeable concrete is not recommended for use at this site. It was used for the District Headquarters about eight years ago and needs to be replaced. It has deteriorated and appears to not be able handle winter temperatures and the heaving and freezing they entail.
6. Is the proposed Paddlecraft Launch needed at the Environmental Center? We believe that it does not provide the best access point to the river and there is already a frequently utilized Kayak Launch facility adjacent to the Norrie Point Marina.

Please contact me if you have any questions or require any additional information.

Sincerely,



Michael Dupree
Chairman

Chairman Dupree: Thank you. No, I don't believe it's important enough to have Councilman Krupnick put it on the screen. Plus I don't think it needs to be read into the record. We've all had a chance to read it. So any further discussion? All in favor, please raise your hand and say Aye. Aye. Motion carries unanimously and may I get a motion to adjourn?

ADJOURNMENT

MOTION: Ms. Weiser
SECOND: Chairman Dupree

To adjourn.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

Chairman Dupree: Uh, we can have a unanimous second actually, just before we go, I want to say again, it's a real pleasure working with this Board. Stephanie, on her own time, went back through and looked at the proposed law on outdoor recreation and made some really thoughtful recommendations. This is after our own, you know, sort of joint letter. And I think it shows the dedication we have to our community for someone to do that because I have to admit I've been busy enough, that it's kind of in my rearview mirror, but when I saw what you wrote, I thought we should have thought of those before. They were great Stephanie.

Vice-Chair Dexter: She found the missing word, not, which changes the whole meaning of the sentence.

Chairman Dupree: It does, so anyway, I really appreciate.

Ms. Wasser: You're welcome. Don't rely on me to do the proofreading like that every time.

Chairman Dupree: We won't, it's just that many eyes, you know, help find these things because all I know from when I was a magazine editor, there were times when I was just a copy editor, we would read backwards because then you see things missing. But I don't really have time to do that because your eye will tend to substitute the word, even if it's not there, it'll change it to be the word that it's supposed to be because you're reading in context. And so I looked at that many a time and never caught it. When you did, I thought, 'Uh oh.' So at any rate, all in on adjournment? Please raise your hand and say Aye. Any Nays or abstentions? Aye. Thanks guys. And thank you Councilman Krupnick and Supervisor Rohr for providing the resources to make this meeting.