



Historic Town of Hyde Park

Planning Board
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2, (845) 229-0349 Fax

“Working with you for a better Hyde Park”

DRAFT MINUTES OF THE AUGUST 18, 2021, 6:00 PM PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRENT PICKETT
STEPHANIE WASSER
ANN WEISER
VICTORIA KANE-ALTERNATE

OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
PETER SETARO, CPL, PB CONSULTING ENGINEER
BONNIE FRANSON, NPV, PB CONSULTING PLANNER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY

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PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

GLEASON FAMILY PROPERTIES

Site Plan Approval (#2021-14)

Location: 517 Salt Point Turnpike, Poughkeepsie, NY 12601

Grid #: 6263-03-327395

*In Attendance: John Andrews, Rohde, Soyka, & Andrews
Catherine and Thomas Gleason, Gleason Family Properties LLC*

MOTION: Vice-Chair Dexter

SECOND: Mr. Oliver

To re-open the public hearing for Gleason Family Properties.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

MOTION: Mr. Oliver

SECOND: Vice-Chair Dexter

To close the public hearing Gleason Family Properties.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

RESOLUTION TO GRANT CONDITIONAL SITE PLAN APPROVAL

GLEASON FAMILY PROPERTIES, LLC

Date: August 18, 2021

Moved By: Vice-Chair Dexter

Resolution: #2021-14A

Seconded By: Mr. Oliver

WHEREAS, the applicant, Gleason Family Properties, LLC, has submitted an application for site plan approval to redevelop an existing 1.406 acre lot with two existing structures located at 517 Salt Point Turnpike (the "Property") into a professional office and storage facility with associated site improvements (the "Project"); and

WHEREAS, the Property is further identified as Tax Grid No. 6263-03-327395 in the Neighborhood Business Zoning District; and

WHEREAS, pursuant to Section 108-5.14 of the Zoning Law, general commercial uses are permitted with site plan approval in the Neighborhood Business District; and

WHEREAS, the Project is depicted on a site plan entitled "Gleason Family Properties, LLC" prepared by Rohde, Soyka & Andrews Consulting Engineers PC, dated November, 2020, revised April 27, 2021, Sheets EX-1, C100, D100, D101, D102 and PE-1, last revised August 4, 2021 and supplemental sheet last revised August 12, 2021 (the "Site Plan Set"); and

WHEREAS, the Site Plan Set includes the proposed sign location but the applicant will be required to obtain a sign permit for the proposed face of the sign; and

WHEREAS, on July 7, 2021, the Planning Board classified the action as a Type II action, pursuant to 6 NYCRR 617.5(c)(18), reuse of a commercial structure, where the commercial use is a permitted use under the zoning law and the action does not exceed any threshold in 617.4; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded on July 26, 2021, that the Project was a matter of local concern with comments; and

WHEREAS, a duly noticed public hearing was opened on August 4, 2021 and closed on August 18, 2021, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Site Plan Set and authorizes the Chair to sign the Site Plan Set after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Approval by the Dutchess County Department of Behavioral and Community Health of the methods of water supply and sewage disposal.**
- 3. Conceptual approval by the NYS Department of Transportation.**
- 4. Revision of the Site Plan Set to specify the height of the light poles (detail and notes conflict) and provide mounting details. If the poles will be mounted on a concrete base, the base must be painted black.**

5. Revision of the Site Plan Set to amend the note regarding the banked parking spaces as follows: The proposed two (2) land banked parking spaces shall remain a grassed area until such time as deemed necessary by the Zoning Administrator in consultation with the owner after site construction has been completed and been in operation for at least one year. The Zoning Administrator shall notify the owner about the number of spaces to be constructed in writing. If and when the spaces are to be constructed, they shall be constructed in accordance with this Site Plan.

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing issuance of a Certificate of Occupancy, the applicant shall provide a .pdf of the signed Site Plan Set.

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

VOICE VOTE **Aye-7** **Absent-0** **Nay-0** **Motion Carried**

64 FALLKILL ROAD 2 LOT SUBDIVISION & SITE PLAN

Minor Subdivision 2 Lots & Site Plan 2 Single Family (#2021-08)

Location: 64 Fallkill Road

Grid #: 6266-03-17645

Continued Public Hearing on Site Plan Portion only

MOTION: Ms. Wasser

SECOND: Ms. DiNapoli

To re-open the public hearing for site plan review of 64 Fallkill Road/Highbury.

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

VOICE VOTE **Aye-7** **Absent-0** **Nay-0** **Motion Carried**

The Chairman noted that the Board had received a draft of Parts 2 & 3 of the EAF. The Board confirmed that they were received and in agreement with the determination.

**RESOLUTION TO MAKE A SEQRA DETERMINATION OF SIGNIFICANCE AND GRANT
CONDITIONAL FINAL SUBDIVISION APPROVAL
64 Fallkill Road 2-Lot Subdivision**

Date: August 18, 2021

Moved By: Ms. DiNapoli

Resolution: #2021-08A

Seconded By: Ms. Wasser

WHEREAS, the applicant, Paul Beligni, has submitted an application for approval of an average density subdivision to subdivide an existing 28.5 acre lot located at 64 Fallkill Road (the "Property") into a 8.66 acre lot and a 19.88 acre lot and for site plan approval for proposed Lot 1B to construct two one-family dwellings and associated site improvements (the "Project"); and

WHEREAS, the Property is further identified as Tax Grid No. 6266-03-176450 in the Greenbelt Zoning District; and

WHEREAS, pursuant to Section 108-5.15 of the Zoning Law, a maximum average density of 2.5 acres per dwelling unit is permitted in the Greenbelt District; and

WHEREAS, the Project is depicted on a subdivision plat entitled "Easement Map for Minor Subdivision of Lands of Paul R. Beligni," Spencer S. Hall, Land Surveyor, dated June 20, 2021, and plans prepared by P.W. Scott Engineering & Architecture P.C., dated March 30, 2021, last revised July 20, 2021 Sheets SY3, SY4, SY5 and SY6A (the "Subdivision Plat") and on plans prepared by P.W. Scott Engineering & Architecture P.C., dated March 30, 2021, last revised July 20, 2021, Sheets SY2, SY3B, SY4B, SY4C, SY5B, SY6A, SY6B, SY6C, D1, D2, D3 and VS1 (the "Site Plan Set"); and

WHEREAS, on June 2, 2021, the Planning Board classified the subdivision as a Minor Subdivision and accepted the sketch plan; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated February 18, 2021, revised April 26, 2021; and

WHEREAS, on June 2, 2021, the Planning Board classified the action as an unlisted action and circulated notice of its intent to serve as lead agency in a coordinated review of the Project, to which no other agency objected; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the EAF and all available information concerning the potential impacts of the Project and found that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern; and

WHEREAS, a duly noticed public hearing on the Project was opened on July 7, 2021 and closed with respect to the Subdivision Plat August 4, 2021, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that the Project as proposed 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 approves the Subdivision Plat and authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:

- 1. Payment of all fees and escrow**
- 2. Permission to file from Dutchess County Department of Behavioral and Community Health.**
- 3. Approval by the Attorney to the Planning Board of a shared driveway agreement for pedestrian and vehicular access during all weather conditions and utilities.**
- 4. Approval by the Attorney to the Planning Board and the Town Attorney of an open space deed restriction pursuant to Section 96-9 of the Town Code.**
- 5. Approval by the Attorney to the Planning Board of an easement for the installation and maintenance of a dry hydrant on lands of Tierney.**
- 6. Revision of the Subdivision Plat as follows:**
 - a. The Subdivision Plat Set shall be assembled under a title sheet with signature blocks and required certifications.**
 - b. Revision of the Dimensional Table to remove the *** next to one-family dwelling.**
 - c. Revision of the Dimensional Table to remove FN3 from “Maximum Average Density” or to provide a FN3. The table must also allocate the density between Lot 1A and 1B.**
 - d. Correct the Special Districts:**
 - i. School: Hyde Park Central School District**
 - ii. Library: Staatsburg Library**
 - e. Include a complete Dimensional Table that is not cut off.**
 - f. Include a key indicating the symbols for the “monuments to be set” delineating the conservation area and property corners and a detail of the proposed monument.**
 - g. Clarify or delete the oval in the shared driveway on the southern portion of Lot 1A on the Spencer Hall plans.**

- h. Under Note 1 on the Spencer Hall plans, replace “to be completed and accepted by the Town of Hyde Park” with “to be completed and approved by the Town of Hyde Park.”
 - i. Delete “consultants” from Note 3 on the Spencer Hall plans.
 - j. In Note 9 of the Spencer Hall plans, delete the reference to “emergency lighting” or provide additional details on proposed emergency lighting to the Planning Board for further review and approval.
 - k. Revision of Sheet SY6B to change the driveway width to 14 feet and to revise the grading for approval by the Town Engineer. The width of the driveway easement shown on the Hall Plans shall be amended to accommodate this increased width.
 - l. Revision of Sheet SY3A to include a note indicating that the trees along the driveway on lot 1A shall be maintained in a healthy condition and that any substitutions in the tree species proposed must first be approved by the Zoning Administrator.
 - m. Revision to include a note referencing that Lot 1B is the subject of a site plan application before the Town of Hyde Park Planning Board.
7. Submission of a performance guaranty for driveway paving in the amount of \$18,000.00 in form and manner of execution acceptable to the Town Board.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Interested and Involved Agencies

NYS Department of Environmental Conservation
 Dutchess County Department of Behavioral and Community Health
 Roosevelt Fire District
 Town of Hyde Park Zoning Board of Appeals

MOTION: Ms. Wasser
SECOND: Ms. DiNapoli

To adjourn the public hearing for site plan review of 64 Fallkill Road/Highbury to September 1, 2021.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

WORKSHOP:

KEY CONSTRUCTION OFFICE/STORAGE UNITS

Site Plan Approval (#2020-30)
Location: 1234 Route 9G
Grid #: 6165-04-524481

*In Attendance: Ken Casamento, LRC Group
 Amy Argyrakis, KARC*

Chairman Dupree recused himself and stepped down from dais and was replaced by Alternate Victoria Kane. Vice-Chair Dexter took over officiating the meeting and thanked Ms. Kane for her service.

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

KEY CONSTRUCTION

Date: August 18, 2021

Moved By: Mr. Pickett

Resolution: #2020-30

Seconded By: Ms. Weiser

WHEREAS, the applicant, JASA Properties, LLC., has submitted an application for site plan approval to construct an office, warehouse and storage facility on a 17.277 acre property located at 1234 Route 9G, tax parcel no. 6165-04-524481, in the East Park Business District (the "Project"); and

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

WHEREAS, the Project is shown on a site plan entitled, "Site Plan Submission, Proposed Office/Self-Storage" prepared by LRC Group dated June 1, 2021 last revised August 3, 2021, Sheets CV-1, Survey, OP-1, SP-1, SP-2, SG-1, SG-2, UT-1, EC-1, EC-2, LL-1, LL-2, LP-1, LP-2 DN-1, DN-2, DN-3 DN-4, A101, A201, A202, A203 and A204 (the "Site Plan Set"); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated December 29, 2020, last revised June 1, 2021, 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 Project; 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 and declares its intent to serve as lead agency in a coordinated review of the Project;**
2. **Directs its Secretary to send notice of its intent to serve as lead agency to all involved and interested agencies, once a revised EAF is received; and**
3. **Directs its Secretary to refer the Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Interested and Involved Agencies

NYS Department of Environmental Conservation
NYS Department of Transportation
NYS Office of Parks, Recreation and Historic Preservation
Dutchess County Department of Behavioral and Community Health
Roosevelt Fire District
Hyde Park Conservation Advisory Council
Zoning Board of Appeals

Mr. Setaro and Ms. Franson were excused from the rest of the meeting.

SEIER, THOMAS GROUND MOUNTED PV PANELS
 Site Plan Approval additional GM PV Panels (#2021-38)

Location: 15 Nichris Lane, Staatsburg, NY 12580
Grid#: 6167-01-434937

In Attendance: Loreen Harvey, Kasselmann Solar

Chairman Dupree returned to the dais and his duties and Victoria Kane stepped down.

Stephanie Wasser recused herself from this application review and stepped down from the dais.

RESOLUTION CLASSIFYING THE ACTION

Seier Solar Project

Date: August 18, 2021

Moved By: Ms. Weiser

Resolution: # 2021-38

Seconded By: Mr. Pickett

WHEREAS, the applicants, Thomas and Cassandra Seier, have submitted an application for site plan approval for the installation of a 23.76kW residential ground mounted solar array located at 15 Nichris Lane, Hyde Park, tax no. 6167-01-434937 (the "Site"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Site Plan Thomas Seier Ground Mounted Solar System," prepared by Kasselmann Solar LLC, dated July 27, 2021, revised July 30, 2021, two sheets and three sheets prepared by Solar Foundations USA, dated April 19, 2021 (the "Site Plan Set"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to site plan approval; and

WHEREAS, in accordance with the State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(12), the construction or placement of minor accessory residential structures not changing land use or density is a Type II action under SEQRA.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Project as a Type II action under SEQRA.

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

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

MOTION: Mr. Pickett
SECOND: Ms. Weiser

To set a public hearing for Seier, Thomas Ground Mounted PV Panels for September 1, 2021.

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

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

ANDOVER 15 NESHEIWAT 2 FAMILY DWELLING

Site Plan & Special Use Permit Approvals two-family dwelling (#2021-39)
Location: 15 Andover Lane, Poughkeepsie, NY 12601
Grid#: 6264-03-484420

In Attendance: Tayel Nesheiwat, Applicant and Owner

Stephanie Wasser returns to the dais.

RESOLUTION CLASSIFYING THE ACTION

Nesheiwat Two-Family Dwelling

Date: August 18, 2021

Moved By: Ms. Wasser

Resolution: #2021-39

Seconded By: Vice-Chair Dexter

WHEREAS, the applicant, Tayel Nesheiwat, has submitted applications for site plan and special use permit approvals to bring an existing 2-family dwelling constructed without all approvals into compliance, on property located at 15 Andover Lane, Hyde Park, tax no. 6264-03-484420 (the "Site"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Site Plan 2 Family Dwelling 15 Andover Lane," prepared by Burns Engineering Services, P.C., dated August 2, 2021, two sheets and an interior floor plan entitled "Floor Plans 15 Andover Lane" prepared by Burns Engineering Service. PC, dated July 16, 2021 (the "Site Plan Set"); and

WHEREAS, a two-family dwelling is a permitted use in the Neighborhood Zoning District subject to site plan and special use permit approvals; and

WHEREAS, in accordance with the State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(12), the construction or expansion of a single-family, a two-family or a three-family residence on an approved lot is a Type II action under SEQRA.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Project as a Type II action under SEQRA.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Ms. Polidoro suggested that the public hearing date be pushed off to November to accommodate a ZBA variance.

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To set a public hearing for Andover 15 Nesheiwat 2 family Dwelling for November 3, 2021.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Upon reflection, it was realized that a variance might be granted as early as the end of September and the hearing date was revised.

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To rescind the last motion and re-set the public hearing for Andover 15 Nesheiwat 2 family Dwelling for October 6, 2021.

Aye Ms. Weiser

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

SAKE' BREWERY WWTF EXTERIOR MODIFICATION

Site Plan Exterior Modification Approval (#2018-25)

Location: 5 Saint Andrews Road

Grid#: 6164-03-021198

*In Attendance: Michael Zarin, Zarin and Steinmetz
 Mark McDonnell, Pelli, Clarke, Pelli
 Scott Cruikshank, Consigli Construction*

**RESOLUTION TO REAFFIRM PRIOR SEQRA DETERMINATION OF SIGNIFICANCE
(NEGATIVE DECLARATION) AND REFER APPLICATION TO THE DUTCHESS COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT**

Sake Brewery

Date: August 18, 2021

Moved By: Mr. Oliver

Resolution: #2018-25I

Seconded By: Ms. DiNapoli

WHEREAS, on November 7, 2018, by Resolution #2018-25C, the Planning Board granted the applicant, Asahishuzo International Co., Ltd., conditional site plan approval to establish a Craft Brewery by redeveloping an existing commercial site including the construction of a 4,000 sq. ft. rice polishing building, wastewater treatment plant, and related structures on a property located at 5 Saint Andrews Road, identified as tax parcel no. 133200-6164-03-021198, in the Corridor Business District, formerly the Town Center Historic District, as depicted on a site plan set entitled, "New Sake Brewery," prepared by Chazen Engineering, Land Surveying & Landscape Architecture, Co., D.P.C., et al., dated December 11, 2017, last revised November 2, 2018, consisting of sheets G-001, C-001, C-002, C-003, C-004, C-005, C-011, C-011A, C-021, C-031, C-131, C-132, C-133, L-021, L-022, A-001, A-060, E-000, E-052, E-052A, E-052B, E-052C, E-052D, and E-100 (the "Approved Site Plan"); and

WHEREAS, pursuant to the State Environmental Quality Review Act ("SEQRA"), the Planning Board adopted a negative declaration for the development depicted on the Conditionally Approved Site Plan on September 5, 2018 (the "Negative Declaration"); and

WHEREAS, on December 5, 2018, the conditions of site plan approval were modified by Resolution # 2018-25D; and

WHEREAS, on April 3, 2019, by Resolution #2018-25F, the Planning Board amended the conditional site plan approval to remove nine feet of cladding from the western facade of the main building, eliminate the raised loading dock within the rice polishing building, and to add a canopy to the loading area at the rice polishing building; and

WHEREAS, on October 16, 2019, by Resolution #2018-25G, the Planning Board reaffirmed its Negative Declaration; and

WHEREAS, on November 6, 2019, by Resolution #2018-25H, the Planning Board further amended the conditional site plan approval to increase the size of the approved wastewater treatment facility ("WWTF") from 5,364 sq. ft. to 6,320 sq. ft. and to shift the location of the WWTF closer to the main building; and

WHEREAS, on August 6, 2021, the applicant applied for a site plan amendment to alter the materials used on the exterior of the WWTF (the "Project"), as shown on plans entitled, "Waste Water Treatment BLDG., Building Elevations," prepared by Fred W. Clarke III, dated August 5, 2021, Sheet A-331 (the "Amended Site Plan"); and

WHEREAS, no other changes are proposed to the Approved Site Plan, as subsequently amended; and

WHEREAS, the applicant has provided the Planning Board with a revised Environmental Assessment Form dated August 4, 2021; and

WHEREAS, the Planning Board has reviewed the Amended Site Plan and has determined that there are no significant changes which would result in a significant adverse environmental impact; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern; and

WHEREAS, the Project is located within 500 feet of New York State Route 9, also known as Albany Post Road; 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. Reaffirms its prior determination of significance, a negative declaration, adopted on September 5, 2018, and subsequently reaffirmed on October 16, 2019, determining that the Amended Site Plan will not result in any significant adverse environmental impacts.**
- 2. Directs its secretary to refer the Amended Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law once sign elevations are received.**

3. Waives the public hearing upon the recommendation of the Zoning Administrator.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

RIVERVIEW RE-SD LOT-LINE ALTERATION LOTS 1 & 2
Minor Subdivision Lot-Line Alteration Approval (#2021-41)
Location: 6 Dock Street & 4 Dock Street
Grid #: 6065-04-548172, -566197

In Attendance: Peter J. Andros, PE, Owner

RESOLUTION TO ACCEPT SKETCH PLAN AND CLASSIFY ACTION

Riverview Lot Line Alteration

Date: August 18, 2021

Moved By: Ms. DiNapoli

Resolution: #2021-41

Seconded By: Mr. Oliver

WHEREAS, the applicants, Peter Andros and Hyde Park Landing, Ltd., have submitted an application for subdivision approval to adjust the lot line of parcels located at 4 and 6 Dock Street (the "Project"), identified as tax parcel nos. 6065-04-566197 and -548172 in the Landing Zoning District (the "Property"); and

WHEREAS, the Project is depicted on a sketch plan entitled "Sketch Plan Resubdivision of Lot 1 of F.M. 4647B & Lot 2 of F.M. 4647A," prepared by Peter J. Andros, P.E., and Mark R. Graminski, L.S., dated August 5, 2021 (the "Sketch Plan"); and

WHEREAS, the Project proposes the readjustment of the lot line between two parcels, which does not involve any new streets or the extension of Town facilities, which will not result in any new lots, and for which no new uses are proposed; and

WHEREAS, pursuant to Section 96-12B(2) of the Subdivision Law, the Planning Board is required to classify the subdivision as major or minor; 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; and

WHEREAS, in accordance with the State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(16), the granting of individual setback and lot line variances and adjustments is a Type II action under SEQRA.

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

- 1. Classifies the Subdivision Plat 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.**
- 3. Classifies the Project as a Type II action under SEQRA.**

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

The applicants shall, within a period of six months of this sketch plan acceptance, submit to the Town of Hyde Park an application for final subdivision approval. Failure on the part of the applicants to submit such application within the six-month time period shall void this sketch plan acceptance and shall necessitate resubmission of the sketch plan to the Planning Board for acceptance.

MOTION: Mr. Oliver
SECOND: Ms. DiNapoli

To set a public hearing for Riverview Re-SD Lot-Line Alteration Lots 1 &2 for September 1, 2021.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

****Chairman notes that the public should check the agenda or with the Planning Office to confirm the location of the Public Hearing; whether in person or by Zoom****

OTHER BUSINESS:

LAUER, SUSAN

Site Plan Waiver Approval Window Replacements (#2021-42)

Location: 2 Caywood Place

Grid #: 6064-08-942841

TOWN OF HYDE PARK PLANNING BOARD

Susan L. Lauer

2 Caywood Place

6064-08-942841

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: August 18, 2021

Resolution #: 2021-42

Moved By: Ms. Wasser

Seconded By: Ms. Weiser

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Susan Lauer to replace eleven windows on the existing single-family home with more energy efficient windows, and,

Whereas, the window replacements are the same size, and

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

Whereas, the change is not significant in nature and is in character with the neighborhood, and

Whereas, the construction will not be visible from the Hudson River, 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, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator.

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 request for a waiver of site plan received by the Planning Department on August 11, 2021.

Aye Chairman Dupree

Aye Vice-Chair Dexter

Aye Ms. DiNapoli

Aye Mr. Oliver

Aye Mr. Pickett

Aye Ms. Wasser

Aye Ms. Weiser

VOICE VOTE

Aye-7 Absent-0 Nay-0

Motion Carried

PROCKUP, JAMES & JESSICA

Site Plan Waiver Approval Window Replacements (#2021-43)

Location: 47 Beadart Place

Grid #: 6065-20-772080

TOWN OF HYDE PARK PLANNING BOARD

Jessica and James Prokup

47 Beadart Place

6065-20-772080

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: August 18, 2021

Resolution #: 2021-43

Moved By: Ms. Weiser

Seconded By: Ms. Wasser

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Jessica and James Prokup to replace eleven windows on the existing single-family home with more energy efficient windows, and,

Whereas, the window replacements are the same size, and

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

Whereas, the change is not significant in nature and is in character with the neighborhood, and

Whereas, the construction will not be visible from the Hudson River, 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, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator.

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 request for a waiver of site plan received by the Planning Department on August 12, 2021.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

**LOCAL LAW G of 2021 Amending Chapter 108 Rural Event Venues
LOCAL LAW H of 2021 to Add Chapter 98 Special Event Venue**

The Board briefly discussed the proposed Local Laws and the Chairman requested that the Board Members send their comments to him individually so he can compile them into a comment letter for the Town Board.

**MOTION: Vice-Chair Dexter
SECOND: Ms. DiNapoli**

To authorize the Chairman to send the Town Board comments regarding proposed Local law G and H of 2021.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

ADJOURNMENT:

**MOTION: Mr. Pickett
SECOND: Mr. Oliver**

To adjourn.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried