



**Historic Town of Hyde Park**

**Planning Board**

**4383 Albany Post Road**

**Hyde Park, NY 12538**

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*“Working with you for a better Hyde Park”*

**MINUTES OF THE OCTOBER 21, 2020, 6:00 PM  
PUBLIC HEARING/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  
COUNCILMAN KRUPNICK, TOWN WEBMASTER**

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*Chairman opened the meeting. He noted that meeting was conducted as authorized by EO 202.68 by Governor Andrew Cuomo.*

*The Chairman confirmed that each Board Member was alone:*

**Chairman Dupree:** Good evening everyone. Welcome to the October 21st meeting of the Hyde Park Planning Board. As a reminder this meeting is being conducted under the auspices of Governor Cuomo's Executive Order 202.1, last extended as 202.68, which allows public officers' meetings to be held remotely. May I first confirm that each Board Member is alone and not under any duress to vote any particular way. Let me start with my virtual left, Ms. Weiser.

**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

**Chairman Dupree:** Thank you very much. Please join me as we repledge our fealty to the American Flag.

*The Chairman led the Pledge.*

## **PLEDGE OF ALLEGIANCE**

### **NEW PUBLIC HEARINGS:**

#### **HYDE PARK TOWN CENTER-PARK PLAZA**

#### **Site Plan Amendment Approval Phase 1 Exterior Modification (#2020-15)**

**Location: 4240-4260 Albany Post Road**

**Grid #: 6064-02-965956**

*In Attendance via Zoom:*

*Kelly Libolt, KARC, Planning Consultants Inc.*

**Chairman Dupree:** Thank you. The first item on the agenda is a new public hearing. This is for Hyde Park Town Center Park Plaza. The applicants have proposed what we consider to be a really wonderful exterior renovation of the existing main building. This would be for where everyone would know as the location of CVS, as well as Antonella's Restaurant amongst other many fine businesses. May I get a motion to open the public hearing?

**MOTION: Ms. Weiser**

**SECOND: Mr. Oliver**

**To open the Public Hearing for Hyde Park Town Center - Park Plaza, Phase 1.**

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

**VOICE VOTE**

**7-Aye 0-Absent 0-Nay**

**Motion Carried**

**Chairman Dupree:** All in favor, praise your hand and signify by saying aye. Aye. Any abstentions or any nays? There being none, the motion carries. I don't believe that anyone signed up to speak about this from the public. For that matter, I can confirm that no one signed up to speak about this from the public.

**Councilman Krupnick:** That is correct.

**Chairman Dupree:** So do we have any comments from our Consultants or the Board?

**Ms. Polidoro:** We received a letter from Ms. Libolt explaining that Phase 1 is limited to the architectural features only. And that's now part of the application.

**Chairman Dupree:** Correct? So we have an entire site plan, but because the site plan, well let me go back to put some words back in my mouth. So when this was first proposed to us about a year ago for the architectural changes, that's all it was, was architectural changes. In the interim, Williams left and another one of their anchor tenants decided to expand, which is always great to see a business expand in our community. It's taking over the Williams space. They now have another tenant taking over where Mid-Hudson Regional Early Learning Center has been. So they've changed traffic flow. There's been a few other major changes. So in order to allow, we hope, the applicant to be able to pull the building permit to get started on the exterior change only, we bifurcated, so to speak, the process or the review so that we can just take a look at the architecture only. And we already had that workshop many times and I believe it's to the satisfaction of everyone. So if there's no other comment, may I get a motion to close the public hearing with the proviso that we will allow written comments to be received for 10 more days.

*There was no Public Comment.*

**MOTION: Mr. Oliver**

**SECOND: Ms. Weiser**

**To close the Public Hearing for Hyde Park Town Center - Park Plaza, Phase 1 with the exception of written comments for 10 days.**

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

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

**Chairman Dupree:** Thank you. Any further discussion? All in favor, please raise your hand and say, aye. Aye. Any nays or abstentions? The motion carries unanimously. Thank you. And we'll put this on the agenda...Yes, Tad.

**Ms. Moss:** I'm not sure what Liz was going to say, but is it 7-day instead of 10-day for comment applicable?

**Ms. Polidoro:** This one was noticed with 10 days.

**Ms. Moss:** Okay.

**Ms. Polidoro:** So that will be the policy for new applications that haven't been noticed yet.

**Ms. Moss:** Okay. Thank you,

**Chairman Dupree:** Liz, did you have a question or a comment?

**Ms. Axelson:** Well I did start to look at a submittal, just provided and there's only one item that I did want to try to get some feedback on. Hang on, if I can find the amended site plan, here we go. Okay, I can't. I don't know if anybody's seen the new site plan. One of the issues has to do with having planter islands in the middle of the parking lot. And what has been shown are a couple of six-foot square planters, kind of, I guess I would say diagonally oriented or in the middle of a parking area with a single tree in it. That wasn't what I had in mind when I was looking for a parking Island. However the plans do show...

**Ms. Libolt:** Liz, I don't mean to interrupt you. I'm so sorry. This is Kelly Libolt, the applicant. I think the only application that's on for tonight, for the subject of the discussion and Mr. Chairman, if you could correct me, if I'm wrong, is just the phase one part, which is the exterior elevations.

**Chairman Dupree:** Correct.

**Ms. Libolt:** And we had broken the application into two parts. We did for the Board's privilege, we did submit this morning for the phase two portion of the project, which includes the site plan and the work inside of Williams Lumber. And I think that's what Liz is talking about, is some of the changes that we made to the exterior. So I'm happy to talk about it if you want to hear it, but I think the public hearing was just for phase one.

**Chairman Dupree:** It was.

**Ms. Axelson:** And if the Board doesn't want to discuss that tonight, that's fine

**Chairman Dupree:** I personally have not had a chance to look at the plans. My day was slammed all day. So I'd rather wait until I've had an opportunity to look at them. But just for the record, diamonds with trees is allowed under the Code as opposed to so much of a parking Island. I'll find that section before we meet and discuss this. Thank you, Kelly. I'm sorry. I was sort of daydreaming there, listening but not thinking about where we were.

**CONTINUED PUBLIC HEARINGS:**

**HYDE PARK TOWN CENTER NORTH-BLDGS 3, 4 & 5**  
**Extension of Site Plan Deadlines for Construction (#16-15)**  
**Location: 4272-4288 Albany Post Road**  
**Grid #: 6065-04-933017**

*In Attendance via Zoom: Kelly Libolt, KARC, Planning Consultants Inc.*

**Chairman Dupree:** So the next item on the agenda is a continued public hearing. This is for Hyde Park Town Center, North, the immediately adjacent parcel where we have Emergency One, Domino's and of course, Monroe Muffler, the building that sort of set it off. This application is for an extension of time in which to conclude substantial construction. There's one building left to be re faced that was part of the original approval. May I get a motion to reopen this public hearing?

**MOTION: Ms. Wasser**  
**SECOND: Mr. Pickett**

**To re-open the Public Hearing for Hyde Park Town Center North-Bldgs. 3, 4 & 5.**

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

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

**Chairman Dupree:** All in favor, please raise your hand and say, aye. Aye. So if we recall what was holding this up was the removal of graffiti or at least covering or refacing the graffiti as well as painting some plywood. Both were done. Thank you, Kelly. Thank the owners. So that was the only impediment.

**Ms. Libolt:** Yeah. Sorry that took so long.

**Chairman Dupree:** No, no, those were the only impediments to moving forward. Again, no one signed up to comment on this and for the record, we haven't had any comments so far in this public hearing. Any comments from the Consultants or Board Members? No. Tad?

**Ms. Moss:** I believe you referred to Monroe and it should be Mavis.

**Chairman Dupree:** Mavis! Sorry. Sorry. Thank you. Too many 'm's. Mavis. Yes. Monroe would be down the street. Sorry. Thank you, Tad for correcting me. Anything else? May I get a motion to close the public hearing, there being no other comment?

*There was no Public Comment.*

**MOTION: Mr. Pickett**

**SECOND: Ms. Wasser**

**To close the Public Hearing for Hyde Park Town Center North-Bldgs. 3, 4 & 5 with the exception of written comments for 10 days.**

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

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

**Chairman Dupree:** Thank you all in favor please raise your hand and say, aye. Aye. Any nays or abstentions? That motion carries as well. Thank you, Kelly.

**Ms. Libolt:** Thank you. Have a good evening.

**WORKSHOP:**

**BELVEDERE -NEW 2016**  
**Site Plan Amendment Approval (#16-29)**  
**Location: 10 Old Route 9, Staatsburg, NY 12580**  
**Grid#: 6168-03-410255**

*In Attendance via Zoom:                      Warren Temple Smith, AIA*

**Chairman Dupree:** The next item on the agenda is a workshop. This involves Belvedere, which is a country Inn located at the very Northern portion of our community on Route 9. The new owner has gone through several iterations of the plans, because there were some unapproved changes that were made. Those have now come into conformance. In the

meantime, some lighting was added and some changes made to ponds. So we asked the applicant to come back and codify this so it could be reviewed and therefore approved or denied. They did. Mr. Temple Smith, who's here tonight representing the applicant, also had added or was requested to add, parking that would have had subsurface structure to it. Tad determined that that would be considered part of scale, even though it's not permanent parking, because scale is meant to identify overall use. Even though this would be occasional, it would be definitely part of the use. So Mr. Smith went back to the applicant or the owner and discussed it. And because that would inhibit his ability to expand with other buildings in the future, should he want to, they dropped the parking. Mr. Smith has revised the plans and submitted them. They were submitted relatively recently, but because this was already in process - we've reviewed this project many years now - I decided that it should be getting up as soon as possible so we can refer it down to County Planning because that really is the only referral that we would make for this kind of site. Warren, I just spoke a lot, let me let you add anything you'd like to.

**Mr. Temple Smith:** Thank you, Michael. One thing I would say when we were last before the Board with the plan that included the proposals for parking for events on reinforced soil, that was before our lives were changed by the COVID pandemic. And so, like many hospitality venues, very little has been going on at Belvedere. There've been no lodging and no dining. And right now there's no regular staff on premises. So as the owners have reviewed their use of the property going forward, they've decided that there's no near-term need for large areas of parking. So essentially the proposed amended site plan before you has totally removed any realignment of the entry drive any additional parking. In fact, the only proposed changes involve some screening along the South property line between the Belvedere site and the houses immediately to the South, which is a bamboo screen. You did see that previously. And the only change to that is the proposal to interweave a more secure light barrier, which you'll see in the drawings. So that landscaping change is the only landscaping change proposed. And the other change relates to site lighting that was added there to highlight aspects of the site, really ambient lighting, as opposed to lighting for security or any other purpose. And I believe that many, if not, all of you had a chance to see that on the site earlier this year. I think it was earlier this year. So the lighting drawings had been revised to show only that lighting. No additional lighting proposed and to both enlarge and clarify some of the schedules that were attached that were difficult to read at the time. It's something that you're Consultant had noted, and that was quite correct. So if you'd like I have this on my desktop and I can share it with you, but I believe you've all seen either PDFs and or a hard copies of the drawings. And as this isn't a public hearing it, you may not need me to walk you through it, but if you'd like me to, I'd be happy to take control of the screen and show you the drawings.

**Chairman Dupree:** Board members would you like to see more on the screen now? Or have you had enough time to read everything? Everyone's muted?

**Vice-Chair Dexter:** I don't, I don't mind seeing, especially from Warren's perspective.

**Chairman Dupree:** Does that seem agreeable. Okay. And Warren thank you for clarifying. You're right there are other reasons why you don't need this right now. We don't seem to be seeing large gatherings anytime in the near future. So you're correct.

**Mr. Temple Smith:** Right. So let me see if I can successfully share a screen here. Window or application. Okay. it doesn't seem to be letting me share my screen, which is what I want to do.

**Ms. Polidoro:** You're authorized, so it should work.

**Mr. Temple Smith:** So let me, let me try to minimize all this and see if I can at least open what I want to show you. Okay. Actually whoops, hang on, not working well, where are we. I'm not seeing the document and I'm wondering if in fact I don't have them. I thought I put them on a flash drive and put them on this computer. So I don't know if there's anything else you can do while I quickly move them onto this computer. Assuming it lets me share it anyway.

**Chairman Dupree:** Tad, do you have any comments in advance of the presentation, I think you had some questions about the lighting. Well, now that Warren's not there, it won't really do much good. Mr. Temple Smith stepped away temporarily to work on his technical issues.

**Ms. Polidoro:** What we can do, procedurally, if you want to take up the resolution while we're waiting. It's a procedural resolution to classify the action and refer it to County Planning.

**Chairman Dupree:** We were unable to do this before, because this is the first time we've had a response to our comments that were, I believe back in April. Here we go.

**Ms. DiNapoli:** Michael, do you want me to read the resolution?

**Chairman Dupree:** I was going to say, all this does is this allows us to type the action because it's lighting, there's no real construction and it refers it to County Planning so we can get the process started for them to reply. So please do

**RESOLUTION TO CLASSIFY THE ACTION AND REFERRING THE SITE PLAN AND  
SPECIAL USE PERMIT AMENDMENT TO DUTCHESS COUNTY PLANNING AND  
DEVELOPMENT**

**The Belvedere Inn**

**Date: October 21, 2020**

**Moved By: Ms. DiNapoli**

**Resolution: # 16-29D**

**Seconded By: Ms. Weiser**

WHEREAS, the applicant, New Belvedere Partners, LLC, has submitted an application for site plan amendment approval to modify site plan elements including lighting, grading and landscaping at the site of an existing nonconforming country inn with restaurant, lodging and special event hospitality, on property located at 10 Old Route 9, tax parcel no. 6168-03-410255, in the Greenbelt District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled “Belvedere Inn” Sheet C1, prepared by Warren Temple Smith dated October 24, 2016, last revised October 6, 2020; Site Plan prepared by LRC dated September 11, 2020; “Landscape Plan” prepared by LRC last revised October 1, 2020; “Landscape Lighting Plan” dated January 31, 2020, prepared by L’Observatoire International, last revised October 7, 2020 and a survey entitled, “Belvedere Mansion” prepared by Decker Surveying, dated 10/04/16 (together, the “Amended Site Plan”); and

WHEREAS, on December 21, 2016, the Planning Board adopted a negative declaration and granted site plan and special use permit approval to permit the expansion of the Country Inn; and

WHEREAS, the Project Site is located within the Hudson River National Historic Landmark District, which is listed on the State and National Registers of Historic Places; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated February 3, 2020, last revised October 20, 2020, pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, in accordance with SEQRA, said Board is required to determine the classification of the proposed 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 under SEQRA.**
- 2. Declares itself lead agency as there are no other involved agencies.**
- 3. 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.**

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

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

**Chairman Dupree:** Thank you. Any further discussion? All in favor, please raise your hand and say aye. Aye. Any nays or abstentions? The motion carries unanimously. Warren is back. Let's see if he can work some magic this time.

**Mr. Temple Smith:** Let's see if we can open this up.

**Ms. Polidoro:** If not Warren, I have it.

**Ms. Axelson:** And I have it up on my screen already, in case anybody needs it.

**Mr. Temple Smith:** Okay. I can't tell if anyone can see what's on my screen at this point or not.

**Board Members:** No.

**Mr. Temple Smith:** Let me go back to Zoom.

**Ms. Polidoro:** Why don't we have Liz share it. Since you have that open.

**Chairman Dupree:** I think Warren wants to be able to do pointers, et cetera on it. That's why he's trying on his.

**Mr. Temple Smith:** Not sure why.

**Ms. Axelson:** Yeah. I mean, I don't need to point or if I share can't Warren use the...

**Chairman Dupree:** The annotate.

**Mr. Temple Smith:** Okay. Let me see if I can get back to where all of you are. Not sure why I can't make this large. I'm not sure what the problem is. That's not worth it. I can see you but I don't seem to be able to.

**Chairman Dupree:** Victoria has it up.

**Ms. Polidoro:** So Warren if you want you can annotate by going to the top.

**Mr. Temple Smith:** For some reason, this is minimized and I don't seem to be able to...Oh, here we go. Okay. A little better.

**Ms. Polidoro:** Tell me where you want to start.

**Mr. Temple Smith:** Well, the cover sheet you have up there, right? Okay. So this is just, again, it shows more up to date photos of the buildings, than we had a few years ago because there's been some changes and it has an updated table at the top of coverage, which indicates again, there are no changes to the parking or driveways. Really any other building coverage since the last, the approved submission, 2016. And then I think there was an extension granted in 2018, as I recall. So there really is no update to that table since we're not proposing to cover any more of the site. So that just sort of covers that part

of it. If we want to go to the next page, that is the site plan, joint effort by a LRC Group, which shows, again the existing buildings, shows the parking as it was approved and as it is today. The drive aisle's the same. And I think the changes to the pond were documented previously, or nothing's been done since the last presentation to this Board back in early of 2020. So there are no new aspects to the site plan there. That is again what exists today. If you want to go down to the next page please, which is the landscape plan. There are a few landscape details on it. So that shows along the South property line. Again, it's sort of bolded, the proposed bamboo screen, two thicknesses or two rows, I suppose, of a noninvasive species of bamboo. And yet even with that precautions are being taken to prevent the root system for spreading, beyond where it's intended. So it runs across from sort of South of the Mansion and the building referred to as the Carriage House. There's a cut for a driveway into the neighbor's property, not sort of the official drive aisle, but a driveway that was put in at some point, which, the owners decided to leave there as a gesture of Goodwill toward the neighbors. A little further to the East, there's the primary driveway through to the residences, to the South. And then the bamboo turns and follows the jog in the property line, continues slightly South and then further East along the boundary. So basically all of the buildings on the Belvedere site are sort of screened in terms of direct view from the neighbors to the South. And there's a detail on the upper right-hand corner of that drawing that shows, again a sort of schematic of the bamboo, a couple of rows and the proposed screen that would weave through it to provide a more effective visual barrier than simply the bamboo by itself. I mean, bamboo is something that doesn't lose its leaves in the winter, but it's, it's not as dense as some coniferous and evergreen type trees. And it forms a pretty quick growing screen and a fairly dense screen, but it seems to be an effective way to get a visual barrier that would benefit both the Belvedere site and the neighbors to the South. Of course the neighbors will have a chance to comment on that if you have a public hearing, but that is the intent of this, just to provide a little more privacy for both sides.

**Mr. Temple Smith:** So that's the only landscape or landscape material change proposed at this point. And the following sheet documents the lighting, which again is the lighting that, many Planning Board members saw illuminated after dark, earlier this year and that they're sort of keys on there to the various fixtures. And so the other documents that were submitted that aren't clear to go up on the screen, there's a book of lighting details, a couple of tables, reference things with specific information on the lighting. Again, I think a more graphically, clear and easier to digest by your consultants than the submission earlier this year. So essentially no lighting beyond what is already installed at the site and what you had a chance, at least one chance, to see at the site, is being proposed. And the only other change is the bamboo screen along the South property line.

**Chairman Dupree:** Thank you, Warren. Before I turn it over to the consultants, I had one quick question. Do you know anything about the state of the front lawn, why it's kind of looking weedy like that? Is that something that's been done deliberately or you may not know?

**Mr. Temple Smith:** No, I think it's overdue to be mowed. That was pointed out actually to owners within the last week or so. I expect that to be remedied.

**Chairman Dupree:** Okay, I mean, it's obviously a site not being used. It went from looking sort of like a Scottish golf course to a mess really quickly.

**Mr. Temple Smith:** That observation has been shared and it should not look like it's abandoned. I totally agree.

**Chairman Dupree:** Thank you. Let me start with Ms. Axelson. Comments?

**Ms. Axelson:** Yeah, I noted of course, that we don't have all the parking proposed as before. It's back to 76 spaces instead of 156. And the landscaping is just on the South, nothing on the North. And I did of course note that the number of light fixtures is considerably less. So I'll confer with Michael about what, if any review would be needed. I just looked at this as a sketch. The one thing that I was confused about on the site plan sheet SP-1, there's a dashed line that is the driveway, but it's not ...It's more consistent with the changed driveway location from before when there was to be parking on either side. And so that was a little confusing because I thought the existing parking just went straight along and there was a planter with lighting that used to be on the side of the existing driveway.

**Mr. Temple Smith:** Do you mean at the entrance Liz?

**Ms. Axelson:** If I can show you my screen, if it's possible to show my screen, I can show, give me a second here. Is this okay? I'm just going to show, I don't know what happened to everybody.

**Chairman Dupree:** We're here, but we're just to the side.

**Ms. Axelson:** Okay, fine. Can you see my screen? Yes. Okay. What I'm trying to show is that the driveway used to go straight through the existing driveway. And then when there was going to be parking reconfigured, the proposed driveway was going to go around here and it was going to be parking and then there was also an island over here. So if I, hang on just a second, I can show you the existing configuration from the older plan set, where the driveway goes straight through and there's this planter with lighting fixtures on it. So that was the only thing that puzzled me is it looks like there's still a proposed change in the driveway.

**Mr. Temple Smith:** That's an excellent question that, that dotted line was a driveway change that the owners were considering proposing and requesting. That has changed, so that should have been removed. Thank you for pointing that out. We'll get that removed.

**Ms. Axelson:** I figured, okay. And that was it. So, yeah, I mean, it's a pretty simple plan. So I'll confer with Michael and Tad about whether there's any need for me to do review, like to actually write a memo.

**Chairman Dupree:** We'll discuss, but most importantly, if you heard, Liz did a side by side comparison for the lighting. What we first saw had, we'll call it a wish list, so more lights than were installed. At the site visit that we attended, which was back when it was well, almost like this weather except it was colder, we noted, those of us out there that the ambient lighting that existed seemed okay and not obtrusive. We just ask that they not put any more. So that has been attended to so far from what Liz noted.

**Ms. Axelson:** And I can quickly show the Board.

**Chairman Dupree:** Yeah.

**Ms. Axelson:** This is, if you can see, this is what was proposed last time for lighting and this is the current proposed lighting plan. So if you kind of, I'm going to go back to the older one, lighting all over and this one, a much more demure proposal of lighting.

**Chairman Dupree:** Excellent choice of words. Excellent choice of words as well. Demure, quiet, unobtrusive. Ms. Polidoro, any comments?

**Ms. Polidoro:** No.

**Chairman Dupree:** Ms. Moss?

**Ms. Moss:** There were a couple of things. If you're going to put in a barrier for the bamboo, to make it effective, I think it needs to encompass the root zone for the length, the entire length and then obviously break it for the driveway, but surround each segment line. And use a detail as to how you are going to connect the pieces of barrier, because that's quite long. I don't think it'll be just one piece. Otherwise I really don't think it will do much of anything. I would like the Board to consider the corrugated metal screen fence. I know that it will be hidden primarily by the bamboo, but it looks an awful lot like the side of a shipping container.

**Mr. Temple Smith:** It's actually not metal. I think it's, one of the details referred to it as asphalt. But it's a composite material. I mean, it doesn't necessarily affect the way it looks, but the point is that it's meant to be hidden by the bamboo on both sides that provide a, you know, a barrier for headlights. But, just for what it's worth, it's not actually metal.

**Ms. Moss:** Okay. And then on the lighting proposal, in the package that I looked at, there were like a, like a 12 or 15 foot diameter circles suspended from multiple trees that hung over gathering areas with lights, every six inches along that ring. I'm not sure that that's, I don't think that was on the other plan. It may have been, but I don't remember it and I'd just liked the Board to look at that and make sure they're comfortable with it.

**Mr. Temple Smith:** I think it was in there before, but I'll have to go back and check. And granted, if the Board has a problem with it, we can omit it.

**Ms. Axelson:** And the other thing, I didn't find a photometric plan.

**Mr. Temple Smith:** Yeah. These are very low intensity lights and I don't know that we're going to be able to generate much of a photometric plan, but I will ask.

**Chairman Dupree:** I just want to point out that because these are up lights, we typically in a photometric plan see foot candles, so how far it casts dimensionally on the ground, but these don't go on the ground? These will mostly go up.

**Ms. Moss:** The ones on the rings are pointed downward.

**Mr. Temple Smith:** Right, right. Okay.

**Chairman Dupree:** Thank you. Any other comments, Tad?

**Ms. Moss:** No, that's fine.

**Chairman Dupree:** From the Board, let me start, with Ms. DiNapoli, any comments?

**Ms. DiNapoli:** None at this time.

**Chairman Dupree:** Thank you, Mr. Oliver?

**Mr. Oliver:** Yeah, I would like to second what Ms. Moss said about the detail on the root barrier for the bamboo. Even though it is a noninvasive species, they still manage to get out of control, so I'd like to see the detail on that. Thank you.

**Chairman Dupree:** Thank you, Chris. I agree. Vice-Chair Dexter?

**Vice-Chair Dexter:** I'm happy to see the plan back before us and reflecting some of the current realities and very happy that you're, that you're still trying to move it forward. I like the less intense use at this point and, you know, it's a beautiful site.

**Chairman Dupree:** Thank you, Anne. I agree with you as well. Stephanie, Ms. Wasser?

**Ms. Wasser:** No further comments at this time.

**Chairman Dupree:** Mr. Pickett?

**Mr. Pickett:** They've been covered? No comments now. Thank you.

**Chairman Dupree:** And Ms. Weiser?

**Ms. Weiser:** My only comment is that I did like those sort of intimate hanging lamps, hanging lights from the trees. It looked like, those look charming.

**Chairman Dupree:** I think the intent of course, is to create a sort of romantic, fun atmosphere in the back for when such time as hospitality can start occurring again. I want to also echo what has been said earlier. Warren, we appreciate the owner moving forward with this during this uncertain time. And it is a beautiful site. I will go on record as saying that I myself do not like the color of the columns, but that's already been done and I sort of reconciled myself as soon as I saw that there were custom awnings over some of the windows and they matched. I realized that that was a deliberate design decision. It wouldn't be mine, but it's not garish or really horrendous looking in that sense, it's just sort of an odd job to me. But at any rate, I would also like to see if we can get any photometric analysis of the ring lights, if that's possible. Otherwise I'm certainly comfortable moving forward. And I believe that since we have referred this by resolution now to County Planning, but it's also appropriate for us to set a public hearing, but we'll wait until November 18th, because that's going to give County Planning time to have responded. So may I get a motion to set the public hearing?

**MOTION: Ms. DiNapoli**

**SECOND: Ms. Weiser**

**To set a Public Hearing for Belvedere New -2016 for November 18, 2020.**

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

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

**Chairman Dupree:** Thank you, Anne. All in favor, please raise your hand and say, aye. Aye. Any nays or abstentions? There being none. Warren, we'll look to see...It's funny when we do the screen share, I can't see everyone. So Warren, anything else from you?

**Mr. Temple Smith:** No, I think your comments were very helpful. I've made note of everything I've heard.

**Chairman Dupree:** Terrific. So we'll see you on the 18th and we may, if you need anything in advance, let me know. Yes, Liz?

**Ms. Axelson:** So I know that we're workshopping this and I know I had prior comments on a larger scope proposal and my suggestion would be, and I know that your letter said we didn't do a response memo. If it would be possible to do a response to the lighting and landscaping ones, then at least we'll have that covered.

**Chairman Dupree:** For the record. That's a great idea. Thank you, Liz. Anything else? So Warren, we'll see you in a few weeks. Thank you very much. I feel stupid saying this, but I always say it for holidays. So have a happy Halloween if you celebrate. Laughter. I'm a little old, I admit, so I don't.

**Ms. Axelson:** Never too old for Halloween.

**Chairman Dupree:** Ahh, I think you are.

**OTHER BUSINESS:**

**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 Tpk., Poughkeepsie, NY 12601**

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

**Chairman Dupree:** The next item on the agenda is Dutchess County BOCES lot consolidation. Mr. Wells is here to represent the applicant, but in essence, this is a very simple review. There's four lots being consolidated into one lot. We had time for people to speak. We never heard from anyone. And this is really a simple combination of lots so that they don't have to form a transportation corporation for their sewer lines. We closed the public hearing beforehand. We waited 10 days. We did not receive any additional comment. So unless someone else has something to say, I think we're ready with this resolution. I believe it will be introduced by Mr. Pickett.

**RESOLUTION TO APPROVE A MINOR SUBDIVISION PLAT**

**BOCES**

**Date: October 21, 2020**

**Moved By: Mr. Pickett**

**Resolution: # 2020-12A**

**Seconded By: Ms. Wasser**

WHEREAS, the applicant, Dutchess Boces, has submitted an application for subdivision approval to consolidate four existing lots located at 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 "Final Plat, Lot Line Alteration for the Lands of Dutchess County Boces" prepared by Robert V. Oswald, Land Surveying, dated August 26, 2008, last revised September 2, 2020 (the "Subdivision Plat"); 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, on July 15, 2020, the Planning Board classified the Subdivision as a Type II SEQRA action pursuant to 6 NYCRR 617.5(c)(16); and

WHEREAS, on July 15, 2020, the Planning Board additionally classified the Subdivision as a Minor Subdivision, accepted for sketch and granted the applicant waivers from Section 96-18A(6), (7) (8), (9), (10) & (13), 96-18(C)(5), 96-19A(1),(3), (4), (7) and B(1) of the Subdivision Law; and

WHEREAS, a duly noticed public hearing was opened on August 5, 2020 and closed on October 7, 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.

**NOW THEREFORE BE IT 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.**
2. **Department of Behavioral and Community Health permission to file.**
3. **Approval by the attorney to the Planning Board of a consolidation deed combining the four lots into one and an undertaking from the applicant's attorney that the approved consolidation deed will be recorded with the Subdivision Plat.**
- 4.

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

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

**Chairman Dupree:** Thank you. Further discussion? Just a quick note. Ms. Polidoro did confer with the applicant's attorney today about condition three and everything seems been worked out. Any further discussion? All in favor, please raise your hand and signify by saying aye or yes. Aye. Nays or abstentions? Motion carries unanimously. Thank you. Thank you, Mr. Wells. Nice working with you however briefly.

**VERIZON CELL TOWER-113 SOUTH QUAKER/GRETNA**  
**Site Plan & Special Use Permit Approvals (#2020-03)**  
**Location: 113 South Quaker Ln & 115-159 Melanie Way, Hyde Park, NY 12538**  
**Grid #s: 6264-04-710450 & 6264-02-590558**

*In Attendance via Zoom:*

*Scott Olson, Young/Sommer LLC*  
*Steve Matthews, Tectonic Engineering*  
*Kathy Pomponio, Verizon Wireless*  
*Bryan Sarchi, Airosmith Development*

**Chairman Dupree:** The next item on the agenda is another approval resolution. This is for Verizon Cell Tower located at 113 South Quaker Lane. This was subject to lots of review

and multiple open public hearings. We closed the public hearing last time with the proviso of allowing written comments to come in within 10 days. We did receive a written comment. The comment was a question more than a comment, from a resident asking whether we could require Verizon to lay the lines to extend FIOS throughout the community. So since this is the first opportunity I've had to respond to that, the answer is that the law indicates or the law demands that there be a nexus or connection between what the applicant proposes and what we might request of them. In this instance, Verizon Wireless is actually partly owned by Verizon and FIOS, but they're separate divisions. They don't really have anything to do with one another. And just as an aside, many years ago under a different administration, Supervisor Delafield, back then Verizon had indicated an interest in laying fiber optic cable to head up into Hyde Park. And then they sent a letter afterwards saying that they decided that it was not economically feasible. At the time they were going to, I believe start going up Creek Road from Poughkeepsie, but they never went. Subsequent to that there had been rumors over the years that somehow the Town is stopping FIOS from coming in, but I want to assure everyone that isn't the case. If FIOS wanted to come in, I think it'd be great and I think most of our elected officials would as well because it would be competition for our one cable provider. But if Verizon doesn't see a way to make it profitable, then they're not going to come in. So as far as I know, they're not doing a lot of laying out of stuff anyways as we go more and more wireless. Speaking of this tower, the other comments we received, two comments were concerned with radiation, which the federal government and the FCC have more or less preempted Planning Board review. But just to assure everyone, at the height this proposed tower is, 179 feet, there won't be any danger of radiation. And we had one comment letter praising the idea of having it there because I believe the gentleman who wrote it must live in that neighborhood Greenfields, but noting that there's currently, everyone has to have landlines that you can't get reliable cell phone service. And particularly in this day and time, when so many families are having to do remote working and remote learning for their children, I can see why people would want to have a cell phone tower to provide better service, through their phones, et cetera on here. So any comments from our consultants before we read the resolution? Comments from the Board? Okay. I believe this resolution will be introduced by Ms. Wasser.

**Ms. Wasser:** It is, and it's lengthy. So settle in. Laughter.

**Mr. Olson:** Thank you very much.

**Vice-Chair Dexter:** Thank you. A pleasure working with you guys.

## **RESOLUTION TO GRANT SITE PLAN AND SPECIAL USE PERMIT APPROVAL**

### **Verizon Cell Tower – 113 S. Quaker Lane**

**Date: October 21, 2020**

**Moved By: Ms. Wasser**

**Resolution #: 2020-03B**

**Seconded By: Vice-Chair Dexter**

WHEREAS, the applicant, Orange County-Poughkeepsie Limited Partnership, d/b/a Verizon Wireless, has submitted an application for site plan and special use permit

approvals to construct an approximately 175 foot tall telecommunications tower on property located at 113 South Quaker Lane and 115 Melanie Way, identified as tax parcel nos. 6264-04-710450 and 6264-02-590558 (the "Property"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled Verizon Wireless of the East Limited Partnership dba Verizon, Site Name Gretna, prepared by Steven Matthews, PE, Tectonic Engineering & Surveying Consultants, PC, dated November 20, 2019, last revised September 18, 2020, including the following: sheets T-1, S-1, AD-1, AD-1A, SB-1, C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9, C-10 and R-1 last revised September 18, 2020 (the "Site Plan Set"); and

WHEREAS, pursuant to Section 108-5.14 of the Town of Hyde Park Zoning Law, telecommunications towers and facilities are permitted in the Greenbelt Zoning District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated May 7, 2020, pursuant to the State Environmental Quality Review Act ("SEQRA"); National Environmental Policy Act (NEPA) Environmental Report (ER), dated August 13, 2019 with attachments and appendices; and a Visual Resource Evaluation (VRE) revised June 11, 2020; and

WHEREAS, by letter dated October 6, 2020, the New York State Department of Environmental Conservation advised the Planning Board that the Property was within or near known occurrences of Blanding's Turtle, a threatened species, and advised that measures will need to be implemented to avoid impacts; and

WHEREAS, the Project includes mitigation measures for encounters of Blanding's turtles and limits tree clearing to avoid impacts to the Indiana and Northern Long-eared bats; and

WHEREAS, the applicant has provided a VRE based on a public visual demonstration (balloon float) to determine whether the Project, including the potential for future collocation, would result in a significant adverse impact; and

WHEREAS, on October 7, 2020, the Planning Board, serving as lead agency in a coordinated review of the Project, adopted a Negative Declaration under SEQRA, determining that the Project will not result in any significant adverse impacts and that a Draft Environmental Impact Statement would not be prepared; 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 September 11, 2020 that it was a matter of local concern; and

WHEREAS, the applicant has requested a waiver from the requirements of Section 108-4.5D(2)(e)(1) of the Zoning Law, requiring black coating on chain link fencing; and

WHEREAS, a duly noticed public hearing was opened on September 2, 2020 and closed on October 7, 2020, with written comments accepted until October 17, 2020, during which all those who wished to comment were able to do so; 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 hereby makes the following findings pursuant to Section 108-8.4 of the Zoning Law:

- 1. The Project will not result in excessive off-premises noise, dust, odors, solid waste or glare, or create any public or private nuisances. The Project involves the installation of telecommunications equipment on a new lattice tower in approximately the center of a 34-acre parcel. The tower will not be lit at night and facility lights will only be used when there is a person at the facility during evening hours. There will be no off-premises noise, dust, solid waste or glare.**
- 2. The Project will not cause significant traffic congestion, impair pedestrian safety, or overload existing roads. The facility will be unmanned and after construction will generate only 1-3 additional vehicle trips per year for routine maintenance.**
- 3. The Project is suitable given the property's size, location, topography, vegetation, soils, natural habitat, hydrology, hydrogeology, and its ability to be screened from neighboring properties and public roads. The applicant has prepared a Visual Resource Evaluation which shows that the proposed Project will be substantially screened due to existing vegetation and topography.**
- 4. The Project will be subject to such conditions on operation, design, and layout of structures and provision of buffer areas as may be necessary to ensure compatibility with surrounding uses and to protect the natural, historic and scenic resources of the Town. The applicant will be required to have an on-site monitor during construction to ensure that there is no erosion from use of Melanie Way.**

**BE IT FURTHER RESOLVED**, that pursuant to Section 108-9.4C(1) of the Zoning Law, the Planning Board hereby waives the requirement of black coated chain link fencing since the fence will not be visible to the public.

**BE IT FURTHER RESOLVED**, that the Planning Board hereby grants site plan approval and special use permit approval to the Project as shown on the Site Plan Set, and authorizes the Chair or his authorized designee to sign the Site Plan Set after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Approval by the Attorney to the Planning Board of an agreement committing the owner of the telecommunications tower and its successors in interest to negotiate in good faith for shared use of said tower by other providers of telecommunications in the future in accordance with Section 101-6 of the Town Code.**
- 3. Approval by the Town Attorney of an access easement to the Town providing access for inspections and decommissioning. Such easement can be incorporated into the Removal Agreement required by Section 101-17 of the Town Code.**

4. Approval by the Town Attorney of the Communications Facilities Removal Agreement required by Section 101-17 of the Town Code. The Removal Agreement shall be executed by both the applicant and the landowner.
5. Filing with the Town Clerk evidence of liability insurance in accordance with Section 101-20 of the Town Code.
6. Approval by the Planning Board Engineer and Zoning Administrator of the estimated cost of dismantling.
7. Revision of the Site Plan Set as follows:
  - a. Label the type, manufacturer and model number of the proposed tower as per 101-5, B. (4)(d).
  - b. Add a plan note about use of any easements required by conditions 2, 3 and 4.
  - c. Revise plan sheet C-10, Blanding's Turtle Protection to: 1) Provide clear, legible text for all the notation on the left column of plan sheet C-10, which provides the notation about the "Fact Sheet", "Measures to Take During Encounters" and "Trap Hazard Protection" and 2) revise the Blandings Turtles Mitigation Measures, note number 6, second bullet to specify " ... Fine Mesh (1/4" square) ..."
  - d. Revise Sheet C-2 to include the following note: A monitor hired by the Town shall be onsite to ensure that no grading or other disturbance, other than utility trenching, is undertaken on Melanie Way without approval of an erosion and sediment control permit. It shall be the applicant's responsibility to ensure that the monitor is on site during all phases of construction. Failure to comply with this condition may result in revocation of the building permit.
8. Submission of \$7,000 into an escrow account for the on-site monitor of Melanie Way.
9. Issuance of a Town of Hyde Park Erosion and Sediment Control permit for the utility trenching on Melanie Way.
10. Issuance of a construction access permit and a commercial access permit from the Dutchess County Department of Public Works ("DCDPW") or letter from DCDPW indicating that no permit is needed for the Project.

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

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

**Chairman Dupree:** Thank you, Stephanie. That was a mouthful. I agree. You did it beautifully. Is there any further discussion? All in favor, please raise your hand and say,

aye. Aye. Congratulations Ms. Pomponio and Mr. Olson. And I can't wait until I drive on Quaker Lane and have better service.

**Mr. Olson:** It has been. Until the next time.

**Chairman Dupree:** Thank you,

**Ms. Wasser:** I have to laugh. After reading all of that, Anne Dexter just says, "second".

**FERRARA & ROSSNER 64 GARDEN**  
**Site Plan Waiver Side Deck/Stairs (#2020-21)**  
**Location: 64 Garden Street, Hyde Park, NY 12538**  
**Grid #: 6064-08-870830**

**Chairman Dupree:** I know, second. Excuse me. The next item on the agenda is a Site Plan Waiver. This is for Ferrara and Rossner located at 64 Garden Street. This is just really for a side deck and stairs, but this is still within the Scenic Area of Statewide Significance and requires site plan review unless recommended to have a waiver by Ms. Moss. We have that recommendation. Any questions from my colleagues? I believe this resolution will be introduced by Ms. Dexter. So she has to speak now this time too.

**Vice-Chair Dexter:** Yes, but nothing like what Ms. Wasser was asked to do. *Laughter.*

#### TOWN OF HYDE PARK PLANNING BOARD

Timothy and Samantha Rossner  
6064-08-870830  
SITE PLAN Waiver  
*Town Code Section 108-9.4 C 2*

Date: October 21, 2020  
Resolution: 2020-21

Motion by: Vice-Chair Dexter  
Seconded By: Mr. Oliver

**Whereas,** a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Timothy and Samantha Rossner for a side deck replacement on a 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 September 18, 2020, and per the request to the Planning Board dated October 14 2020.

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

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

**Chairman Dupree:** Further discussion? All in favor please raise your hand and say, aye. Aye. Any nays or abstentions? Motion carries unanimously. Before we adjourn, I wanted to thank everyone again for this and thank Victoria for stepping in at the last moment to host. Neil and Ann had internet issues at their house. So we will hope that will be resolved shortly. Quickly, rather than shortly, quickly, quickly, quickly, quickly, quickly. Good luck. And there being no other business, I'll entertain a motion to adjourn.

**ADJOURNMENT**

**MOTION: Mr. Oliver**  
**SECOND: Ms. DiNapoli**

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

**Chairman Dupree:** All in favor. Aye. Thank you. Thank you.

**\*\*Motion made at the November 4, 2020 Hyde Park Planning Board Meeting\*\***

**MOTION: Ms. Wasser**

**SECOND: Vice-Chair Dexter**

**To approve the minutes of the October 21, 2020 Planning Board Meeting.**

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

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