



Historic Town of Hyde Park

Planning Board

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“Working with you for a better Hyde Park”

**MINUTES OF THE FEBRUARY 17, 2021, 6:00 PM
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
BONNIE FRANSON, PB CONSULTING PLANNER
PETER SETARO, PB CONSULTING ENGINEER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY
COUNCILMAN KRUPNICK, TOWN WEBMASTER**

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Chairman Dupree: Good evening everyone. Thank you for joining us at the February 17th meeting of the Hyde Park Planning Board. Let me first note that this meeting is being conducted under the Executive Order 202.92 by Governor Andrew Cuomo, which allows public officers to meet virtually as long as we make accommodations to the public for viewing, which our Town Board has. Let me next confirm that each Board Member is either alone or not under anyone's influence as to how you might vote or discuss tonight.

Ms. Weiser: I am alone

Ms. Wasser: I am alone

Mr. Pickett: I am alone.

Mr. Oliver: I am alone.

Ms. DiNapoli: I'm alone.

Vice-Chair Dexter: I'm alone.

Chairman Dupree: Thank you. Please join me as we salute the American flag. I pledge allegiance to the flag of the United States of America and to the Republic for which it stands one nation under God, indivisible with Liberty and justice for all.

The Chairman led the Pledge.

PLEDGE OF ALLEGIANCE

WORKSHOP:

DOLLAR GENERAL 1 EAST DORSEY

Site Plan Approval (#2019-04)

Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601

Grid#: 6163-02-504633

In Attendance via Zoom:

*Caryn Mlodzianowski, Bohler Engineering
Ken Fioretti, Hix Snedeker*

Chairman Dupree: Thank you. I don't believe Mr. Will is here for the first item on the agenda. So the Chair will switch the agenda slightly and we'll start with Dollar General. As a reminder to everyone. This is approved to be located at one East Dorsey Lane at the corner of East Dorsey and Route 9G. It's a gorgeous building. We've been sort of eager to see it start. The applicants and their consultants have been involved with Dutchess County Department of Public Works over location of the sidewalk. Ms. Mlodzianowski is here and Mr. Fioretti, so let me turn it over to you guys tonight.

Ms. Mlodzianowski: Thank you Chairman. For the record. I'm Caryn Mlodzianowski from Bohler Engineering, here with Ken Fioretti from HSC Hyde Park, LLC. We're here this evening to give a, hopefully brief, update on where we're at, as far as approval conditions go

for this proposed Dollar General at one East Dorsey Lane. We've been working diligently with County DPW on this and we're down to one remaining comment and had a plan change that we wanted to present in front of the Board this evening, as it does involve one of the approval conditions.

Councilman Krupnick loaded the proposed plan sheet onto the screen.

Ms. Mlodzianowski: So the plan you see here is overlaid on our proposed grading plan. Essentially what we are doing, in review of DPW, is moving the sidewalk along the entire site frontage, five feet back, to be within the property rather than within the County and the DOT right of ways that are there. Before it was mostly in the right of way and then partly in the property. We just feel it's cleaner to have the sidewalk completely in one or the other. DPW had a concern with getting the sidewalk too close to the roadway, as it's flush with the road and there's no curb there today. So we have moved the sidewalk back onto our property. It's only a five-foot shift, so not a huge change. And we would certainly, move back any street trees or landscaping that was proposed to be on the site side of the sidewalk that is proposed to be shifted. We had a call with DPW, who's reviewed this and they are okay with the change. So we understand that would trigger the need for a public access agreement for the sidewalk for the entire length of the sidewalk, rather than just the area that was originally swinging back behind the guy wire on East Dorsey Lane in sort of that semi-circular path area. So it is our intent to provide that public access agreement, which was one of the original conditions, that are there, number four on our approval resolution. So that agreement would be extended for the entire property frontage, where the sidewalk would be. So we wanted to get that in front of the Board this evening as well, and update you on that change.

Chairman Dupree: Thank you, Caryn. The reason we brought them in here tonight, was so that everyone could take a look. I'm not sure if you can see a closeup of the detail where, Ms. Mlodzianowski called it a semicircle. But one of the issues that Tad and I have when we first looked at it was instead of having a semicircle, I described it to Ms. Mlodzianowski is having a flattened bell curve, so that it wasn't quite so severe if someone were going around in a wheelchair or with any kind of a disability in terms of making it harder to access. There you go. It's right over to the bottom right? So if you look and I'll let Ms. Moss comment, but that was one of our comments. And I forgot that we had already required a public access easement for the portion of the sidewalk that would not be in the DOT or DCDPW right of way. So it may be that we don't need to amend the site plan. We can just reword that condition, but I'll let Ms. Polidoro refer to that. Let me start with the consultants, Mr. Setaro, any comments?

Mr. Setaro: No.

Chairman Dupree: Thank you. Ms. Moss?

Ms. Moss: I see that the semicircle around the pole, I think has been widened. It doesn't look quite as sharp, but I was wondering if there could be, I forget what it's called, a reverse curve on the west side where it joins back to the straight. I forget Pete, what's inside and outside curve.

Mr. Setaro: Well, you want to flatten it out a little bit. That's basically what you're saying, right?

Ms. Moss: And then the sidewalk, where it starts to get close to the pipe that runs under the driveway near the building, as long as that grading isn't impacted or the quantity of that depressed area isn't reduced too much by the sidewalk grading. Those are the two things that I saw. Otherwise moving the trees, I didn't see an issue with. I didn't see an issue really with moving the sidewalk. Other than that, the easement language would have to be changed to include the whole length of the sidewalk.

Mr. Setaro: Well, that was a good point Tad, about the pipe. I didn't notice that. So Karen, maybe you just want to shift that pipe a little bit, just to give it a little more room between the sidewalk and the end section.

Ms. Mlodzianowski: Certainly we can update that grading in that area.

Chairman Dupree: Thank you, Ms. Polidoro, any comments?

Ms. Polidoro: It's true that the Board has already required a public access easement along East Dorsey for land not within the right of way, so this would fit within that. So that is not an issue. Does the Board still want to require a site plan amendment?

Chairman Dupree: If we could do this as an as-built, I think that would be easier. I appreciate the patience of the applicants trying to work their way through the County's labyrinthine process. I mean, we approved this really a long time ago and we're hoping to see construction start. Is it possible for us to reword the condition Victoria?

Ms. Polidoro: The condition is fine. It doesn't need to be reworded because of how it was already worded that anything outside of the public right of way needs a public access easement. My concern is just making sure that how this sidewalk is built is actually the right dimensions, because you, you don't like that sharpness right there.

Chairman Dupree: Ms. Moss, do you have any comments on the process? Would you be okay with the submission of an as-built? If they can soften or flatten the curve or semicircle down further in advance?

Ms. Polidoro: I could add a condition to the resolution requiring the zoning administrator to approve the sidewalk. What do you want to call it? Sidewalk jut-out or sidewalk...?

Chairman Dupree: Jut-out or bump-out.

Ms. Polidoro: Yeah. And this way, Tad would have to approve it before it's built.

Ms. Moss: I guess I'm okay with an as-built, but I didn't think that the plans were signed yet. So I thought that we were thinking about just inserting a sheet.

Mr. Setaro: Yeah. Why don't we do that? Because they haven't been signed yet.

Chairman Dupree: That is another way to solve this. Caryn does that sound okay?

Ms. Moss: Yeah, it sounds like you would amend the resolution, accepting this sheet number with a new revision date, maybe?

Chairman Dupree: Yup. That's a great idea. I forgot that I hadn't signed these yet

Ms. Moss: Or why don't we, we can do that, or all the plan sets are going to have to be amended to reflect the new layout. Why don't we just change the resolution to reflect the new plan date.

Chairman Dupree: Because they're not signed yet? Caryn, does that sound good to you?

Ms. Mlodzianowski: That sounds perfect. Yeah, because I think that's exactly right. The sidewalk is shown on so many of the sheets that we'll just submit one clean set that all matches.

Chairman Dupree: This of course assumes that the rest of the Board is fine with this. And I haven't called on any of them, I apologize, but I don't think they're going to have an issue. Let me start with our Vice-Chair, Ms. Dexter comments?

Vice-Chair Dexter: I have no issue. I like that solution to put the additional sheet in.

Chairman Dupree: Thank you. Ms. Di Napoli?

Ms. DiNapoli: Nothing more to add. I liked the simpler version of how to resolve it.

Chairman Dupree: Thank you, Mr. Oliver?

Mr. Oliver: I have no issue with doing things as quickly and simply as possible for the applicant.

Chairman Dupree: Thank you, Mr. Pickett.

Mr. Pickett: Same as Mr. Oliver.

Chairman Dupree: Ms. Wasser?

Ms. Wasser: Ditto.

Chairman Dupree: And Ms. Weiser?

Ms. Weiser: I have nothing more to add. I agree with my colleagues.

Chairman Dupree: Okay. We were like the seven dwarves here, all agreeing and agreeable. I think we have a path forward then and it doesn't appear as though we'll need to do anything other than wait to see the new submission of plans and you'll have to revise the public access easement. Then let me again, say on behalf of the Town and the Board that we appreciate your persistence with this application. I do know that it looks as though Dollar General and stores that carry the kind of inventory that they do, are one of the few that really are doing well during the COVID lockdown, because people still need groceries,

items like that, et cetera. So, it's nice to see this will expand into our Town still. Anybody have any other final comments?

Mr. Setaro: Yeah, I just have one quick, Caryn, as far as the sidewalk goes, once you change the CAD layer and I'm not a CAD expert, but I believe once you change the CAD layer, doesn't it automatically appear on every drawing that that layer is referenced?

Ms. Mlodzianowski: It would. Yes.

Mr. Setaro: Okay. So really, then all your drawings are going to be updated that show the sidewalk, not just one, right?

Ms. Mlodzianowski: That's correct.

Chairman Dupree: It will likely change to show where the pipe is located underneath the driveway as well, it sounds like to me.

Mr. Setaro: Right. Okay. Thank you.

Chairman Dupree: Pete, take a look at those to make sure you agree with that. And Caryn, if you and Pete need to meet offline or exchange things offline, please do so without us.

Mr. Setaro: Yeah. Yeah. I mean, if you just want to send through a drawing before you make the number of sets for signing, that's fine.

Ms. Mlodzianowski: Sounds good.

Chairman Dupree: Thank you both for joining us. Mr. Fioretti thank you for taking the time to join us tonight too. And you Caryn. It's good to see you both since it's been a while, happy new year, even though we're well into it now and I hope you're both staying safe and well. And we'll see you soon.

Ms. Mlodzianowski: Thank you everyone. Thanks for your time.

Mr. Fioretti: Thank you all very much. Have a good night.

OTHER BUSINESS:

BEAR HOLLOW SUBDIVISION ROAD BOND

Set Road Bond Amount (#2020-23)

Location: Bear Hollow Lane off of Haviland Road

Grid #: 6064-01-021830 (additional 19 upon request)

In Attendance via Zoom:

Peter Andros, PE

Chairman Dupree: I guess Mr. Will is still not here. I don't see him. So let's go on to Bear Hollow Subdivision Road Bond. So as a reminder, this project and Mr. Andros is here representing the applicant, not really applicant, the owner of the site. This project precedes both Anne and I, and we're the longest serving on the Board. I do remember when it was before the Planning Board, Mr. Quirici, I believe had it at the time. So the new owner would like to get it moving. They already roughed out a lot of the road. This is a nice area of town, by the way, I think. These were all kind of large lots located off Haviland Road. In the meantime, the road bond lapsed, so we had an agreement between the applicant's and our representative, Mr. Setaro as to the amount and the condition on our resolution is just that the form and the manner of execution be acceptable to the Town Attorney. Anybody want to add anything? Peter, Mr. Setaro, do you want to add anything?

Mr. Setaro: No. I don't know if Pete wants to update anybody as far as, I know he was working with the County Health Department to reinstate the septic. And I think Pete, that you resolved with the DEC, right, as far as the permits go? Reinstating permits?

Mr. Andros: Yes, well we have the application in to the DEC for the freshwater wetland permit, which also expired. And of course, knowing what we do about how things are at the DEC, we haven't even gotten back any notice of receipt or completion or incompleteness yet and that was, I think I did it in December. They have 30 days to respond but that never happens. So we're working on that and they're in pretty good shape with the Health Department also. And I've made some submittals to Tad with regard to erosion, sediment control or the SWPPP for the Town. I think she's waiting on the bond though. She can chime in on that one.

Chairman Dupree: Ms. Moss, any comments?

Ms. Moss: No. We'll work through it. We're getting there.

Chairman Dupree: And Ms. Polidoro, you prepared a resolution. Do any of the Board Members have any questions or comments?

Vice-Chair Dexter: Michael, what I wanted to say is, I think that this is actually one of the first subdivisions that we approved, when we came on.

Chairman Dupree: Oh, you're right. They said it was already done that we really, you know, we shouldn't be doing it.

Vice-Chair Dexter: Most of the work had been done, yes.

Chairman Dupree: That's right. You're exactly right. I forgot about that. We did approve it, you're right, we came at the very tail end of it. So at any rate, if there are no other questions, then I believe Ms. Wasser will introduce the resolution.

**TOWN OF HYDE PARK PLANNING BOARD
RESOLUTION SETTING BOND AMOUNT**

BEAR HOLLOW SUBDIVISION

Date: February 17, 2021
Resolution: #2020-23

Moved By: Ms. Wasser
Seconded By: Ms. DiNapoli

WHEREAS, on March 16, 2005, by Resolution 34-03H, the Hyde Park Planning Board granted conditional final subdivision approval to the Bear Hollow subdivision plat to create a 20-lot subdivision with a road and other infrastructure improvements; and

WHEREAS, the approved subdivision plat was filed in the Office of the Dutchess County Clerk as Filed Map No.11903; and

WHEREAS, the original performance guaranty posted for the construction of Bear Hollow Road has expired and the Project owner, Bear Hollow LLC, has requested that the Town set the amount of the required performance guaranty in order for construction to resume; and

WHEREAS, by memorandum dated January 28, 2021 the Town Engineer approved the applicant’s estimate of \$160,000 for completion of the road and drainage improvements.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Town of Hyde Park hereby sets the amount of the required performance guaranty for the construction of Bear Hollow Lane at \$160,000.00 in form, sufficiency and manner of execution acceptable to the Town Board and Town Attorney.

- Aye Mr. Dupree**
- Aye Ms. 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

Chairman Dupree: Any further discussion? All in favor, please raise your hand and signify by saying aye. Aye. Any nays or abstentions? There being none, carries unanimously. Thank you, Mr. Andros. Good to see you and good luck as you continue forward with this application. In particular with the DEC.

Mr. Andros: Thank you and have a good evening.

WORKSHOP:

DODIC SECOND DWELLING UNIT

Site Plan Approval (#2021-03)
Location: 4305 Albany Post Road
Grid #: 6065-20-883070

Chairman Dupree: Thank you. And Mr. Will has joined us. Thank you, Ms. Witman for contacting him. I believe he thought maybe we started at seven o'clock and I apologize, we moved it up to six, I think a couple of years ago. So that was our standard meeting time beforehand. So Mr. Will is here to represent Mr. Dodic, I believe it's Mr. Dodic. This is located at 4305 Albany Post Road. This has been an office down below, a commercial use on the bottom floor and a residential apartment on the top floor. And Mr. Will has been assiduously working to make sure that this could become a two family. The zoning was changed so that now this is allowed in this district. More importantly, it doesn't quite have the right density, so they're going before the Zoning Board of Appeals for a density variance. And that public hearing has been set for a week from today on February 24th. This is most of the Board's first time to see the application so Mr. Will let me turn it over to you.

Mr. Will: Thank you. And my apologies for delaying your meeting.

Chairman Dupree: You didn't delay. We got to other business first.

Mr. Will: Good. All right. I see Peter Setaro there. Hi Peter.

Mr. Setaro: Hey Brad, how are you? It's been a long time.

Mr. Will: It's been a little while. Yup. Thank you so much. Should I share a screen or do you have the drawings? Do you want me to just describe what it's about? Oh, there we go. Okay. So what you're looking at here is the cover sheet. It's a very short set of drawings, as you know. And I started working on this with the client almost a year ago and then the zoning issue came up and it was made apparent that waiting for that to be approved would be a much smoother path with an area variance, a fairly minor area variance request rather than a use variance. So there was a delay in just the overall application, but here we are and it's, I think a very appropriate 2 unit building in a zone that has a lot of residential behind it and adjacent to it. And in fact, two-unit buildings, properties, to either side, that I imagine predated the zoning that disallowed or discouraged the multi dwelling unit developments. What you see on the site plan is essentially the new plan for the ground floor. The proposed plan, which the next step of which would be to develop construction documents for the building department. There's an existing single bay garage at the back, kind of tucked right up and we're not proposing any work there. There's ample parking, as you can also see on the site plan, on the lower right part of the sheet. So there's two parking spaces for each of the units, upstairs and downstairs units and it's not quite on the screen there, but there's an additional guest parking as well. So even though it's a very compact site and property, it really could adequately accommodate two units comfortably and I think, consistent with what's happening at the contiguous lots. There are some photographs included on both the first and second sheets. It's a very straightforward Dutch gambrel, midcentury maybe. The tenant that had owned the building, had the clinic downstairs and added an ADA accessible ramp, which you see, which will be removed as it's not required for what we're proposing. And I think it will be an enhancement once it's gone. It'll allow for better vegetation and landscaping and not be an appurtenance that extends all the way to the sidewalk. So that'll be an improvement, I think. There is a door that goes nowhere right now, next to the driveway, which is right against the northern edge of the property. That door will be removed and replaced with a similar, single hung type of

window with lights to match. Exactly. Thank you. So that's really the extent of the exterior changes. Otherwise, you're looking at what it's going to be.

Chairman Dupree: Brad, you may need to turn off your video. You keep freezing and sometimes that helps. I hate to not see you, but you keep freezing.

Mr. Will: Turn off the video, okay.

Chairman Dupree: That will usually help.

Mr. Will: Okay. Sorry.

Chairman Dupree: Oh no, it's just sometimes internet, WIFI, whatever.

Mr. Will: Yeah. I get that announcement on my screen every so often, unfortunately. So it's our reality, I suppose, our virtual reality. All the improvements are on the ground floor. You know, we'll put a full kitchen in and a full bath, a single bedroom, because right now it's just these tiny clinic exam rooms and a reception area. So there needs to be some interior improvements there. On the second level we'll be modifying it. Right now...*inaudible*, but we're well aware that we need to reduce that to be consistent with the wastewater, the volume and what was represented. It was my original understanding, because the second floor was never something that I even looked at, I was just looking at the first floor, so when I was made aware of that, we suggested that that be turned into like a dining area, living portion, the whole front end of the house. So that will be a one-bedroom unit as it's shown now in the plans. Other than that, I don't know, I mean, I guess I'll just stop there and answer any questions if any members have them.

Chairman Dupree: We first go to Ms. Franson, our Planner, Bonnie comments?

Ms. Franson: Hi. So I think in Tad's notes, she had covered the fact that this is in the Town Core zoning district, that the sub-area allows two family dwellings. To really understand the process for this application, it really is embodied in Local Law 1 of 2020 and in particular, and I'm sure Victoria will touch upon this, that this is a change in use of a lawful existing building from a non-residential use to a residential use. And so what's being reviewed here from the Planning Board's perspective is the town architectural patterns, the Town Core architectural patterns. And the Planning Board can waive the requirements set forth in that section, if you determine that they're not relevant or where a waiver would not be detrimental to the objectives of the town core code provisions. So in general, in reviewing this application, what's really being reviewed is the design and the aesthetics of this particular project. I think in terms of some of the comments that we had had and they're questions really for the Planning Board's consideration. And we'll memorialize this ultimately in a memo, but in discussing this, we knew they had to go to the ZBA, so it was not timely to prepare something. But as far as some comments, you know, should the metes and bounds be transferred onto the site plan, just to ensure that everything's being shown accurately in terms of the building and the relationship of parking, et cetera. There was a question with regard to egress-ingress, as far as the removal of the door and getting down into the basement and whether everything would meet Code requirements.

Mr. Will: I'm sorry, which door are you referring to?

Ms. Franson: The side door that's being removed.

Mr. Will: Oh, I'm sorry. Okay. So yeah, there are doors both in the front and the back, so that was actually a third door.

Ms. Franson: So I think we were looking to see, is it that one unit gets access to the basement then? Not the other unit? Again, questions about access in general to the basement . And with the removal of that door, is the basement livable, sort of what's going on in the basement? How does the door effect it from fire code perspective?

Mr. Will: It is not a livable basement.

Ms. Franson: Okay. Some members had questions about the railing and replacement. What was being envisioned? Also getting back to the window, is that going to be multi pane? Is that going to be a single pane window? What's being installed where that former door is to be removed? And then are you just going to replace the siding in kind, as a patch up or is the side going to be replaced in terms of the siding?

Chairman Dupree: Thank you, Bonnie. Mr. Will, when we had an agenda meeting to discuss this with a non-quorum group, those were the questions. Normally we would see a detail of the new landing, railing and steps. We would also see a detail, whether it's just typical of what the window is that's going to replace that door. And I believe what Ms. Franson was discussing, if that door leads to the basement, are there other ways that the tenants can access the basement if they need to? We're not sure. When I drove by and looked at that door, I don't know how that got installed in the first place, you have to make a leap up to get to it. There's no steps up, it's kind of an odd thing. At any rate, those would normally be shown as part of the elevations that we see or what the replacements would be. And then to go back to what Ms. Franson was first talking about. This is amongst the first times that the Board is actually looking at the new Town Core zoning, which is very much form-based. There is a form for two families, but as Bonnie said, we can waive the architectural standards for now, because at least to me, it doesn't appear as what they're proposing is big enough in terms of the changes to say, well then let's make sure it conforms to this new architectural style that's been established by the Town Board to follow for two families. Because we're really talking about what are still essentially minor changes to the site. And I also should've added that Mr. Will had already contacted the Dutchess County Department of Health. We do have a letter from Mr. Teed who reviews for Hyde Park saying that this is adequate septic for the two, one-bedroom apartments, which is why Mr. Will discussed, changing the top floor to a one bedroom. And in discussion, this appears to be a type two action. Nonetheless, it being site plan, we would be required to refer this to DC Planning down the line. Anything else, Bonnie?

Ms. Franson: No, that was it. And thank you for touching upon SEQR. We did discuss that because this is a conversion under the new type two actions, this would fall under the type two criteria.

Chairman Dupree: Thank you, Ms. Polidoro, comments?

Ms. Polidoro: You both covered everything I could have said at this point.

Chairman Dupree: Didn't mean to steal your thunder. Thank you, Mr. Setaro, any comments? I don't believe you even really looked at this, there doesn't seem to be a lot of stormwater.

Mr. Setaro: You covered it actually when you had mentioned that they got a letter from the Board of Health. So that was my only question. So we're good.

Chairman Dupree: Thank you. And let me start to my virtual left, Ms. Weiser, comments?

Ms. Weiser: Hi there. So I agree. I think that the changes that are being planned are very, very minor, so I can see waving any extreme adherence to the architectural standards.

Chairman Dupree: Thank you. Anything else?

Ms. Weiser: Nope.

Chairman Dupree: Mr. Pickett?

Mr. Pickett: Originally, I had three issues or three concerns. They were the septic versus the bedrooms, the driveway and parking with additional cars from there being two units and the front walkway and the ADA, kind of ugly ramp. And those have all been addressed. So I'll waive the architectural standards.

Chairman Dupree: Thank you for weighing in on that Brent. Ms. Wasser?

Ms. Wasser: No, I agree with all the comments that have been brought up already by Bonnie and my colleagues.

Chairman Dupree: Thank you. That's fast. Vice-Chair Dexter.

Vice-Chair Dexter: I also agree with previous comments. I had a question though, how do you get to the second floor?

Mr. Will: That's off of the, if you look at the...

Vice-Chair Dexter: I see stairs, but I don't see, it looks like...

Mr. Will: Well, the plan you're looking at is the second floor, so you would walk down that dogleg stairs, you walk down four risers to a landing, where the window is on the north wall, and then you would turn to your right and you go... Whoever's doing the scrolling, there you go, so you'll see that there's an entry foyer down there and you walk out to that kind of enclosed porch in the front.

Vice-Chair Dexter: Thank you.

Mr. Will: Sure.

Chairman Dupree: If you look, it gives you the kind of funky wall in the bathroom there.

Vice-Chair Dexter: Yeah, I didn't realize that I was staring at that top one, thinking it was the first floor.

Mr. Will: Yeah, a little tricky.

Chairman Dupree: Thank you. Mr. Oliver?

Mr. Oliver: I have nothing new to add. Going last or close to last on the list, it's kind of difficult coming up with new ideas after having such great colleagues. So, no nothing new. Thank you.

Chairman Dupree: Thank you. I'll start to my virtual right next time. So you guys can lead. Ms. DiNapoli, any comments?

Ms. DiNapoli: I looked. I agree with everyone. I look forward, also to seeing the drawings for the railing and the steps. And I also agree that this is too minor to demand architectural design standards.

Chairman Dupree: Okay. Mr. Will, I believe I can summarize by saying that you heard the same thing, basically from everybody, that we're all willing to waive the standards, because the changes envisioned are fairly minor in terms of architectural structure. You'll need to provide the details for the side window, as well as for the changes that you're proposing for the landing, railing and steps. I should've asked if you intend on leaving the porch enclosed because that's now an entrance way for two people, it's like a vestibule now.

Mr. Will: Yeah, it's good weather resistance and just a good place to access both units from, so we weren't proposing any changes there.

Chairman Dupree: Thank you.

Ms. Polidoro: I encourage all the Board Members to actually go and look at the architectural standards for this project, just to get used to doing it, because the form of the building itself is consistent. It's a question of changing windows.

Ms. Weiser: Yes, there are examples and the Dutch, is definitely one of the forms, one of the architectural styles we are permitted to have.

Vice-Chair Dexter: Could we be directed to be able to see that? I'm not sure as it's been a while.

Chairman Dupree: The problem is that you have to look on the town website and look up Local Law one, because it hasn't been codified. You cannot go to E code and find it.

Ms. Polidoro: It is on E-Code, the new law section. So it hasn't been codified, but you can click on the PDF of the document.

Ms. Weiser: And it starts on page 75, so you'll find it, pdf page 75.

Chairman Dupree: Without having to go through the first 74, thank you Ann you just gave a nice short cut. At any rate, Mr. Will, if you can just make some minor changes to show us the details, then when you're ready to submit them, we can also refer them to DC planning and go ahead by resolution and type the action. There we go. Where is it? Oh, Town Core Local Law C, I thought it was local law One.

Ms. Weiser: It is Local Law One. You have to go to a different place to find it Neil.

Ms. Witman: If you go to the Town Code, to the new code section on the left, it's going to be Local Law One of 2020.

Ms. Wasser: No, the blue section on the left. I think there's more.

Ms. Witman: Town Code, one more down, one more down, there we go.

Ms. Moss: Then you have to click on Town Code link.

Ms. Wasser: Well, I did whatever Cynthia told me to do today and it worked beautifully.

Ms. Moss: New Law is on the left. There it is.

Chairman Dupree: Oh, there it is. Thank you.

Ms. Franson: You can also access it if you go straight to the zoning up at the top of the beginning of the local laws that have been adopted that affect the zoning chapter.

Ms. Weiser: It's PDF number 75.

Ms. Wasser: You know how to find it now.

Ms. DiNapoli: Thank you.

Vice-Chair Dexter: I appreciate that. Thank you.

Chairman Dupree: So just to note, when you do see the forms that are set up, they do show different kinds of windows. They tend to be mullion because this is supposed to be a traditional architecture area. These are, you know, just double hung, but I think that's acceptable. They were replacement, obviously. It's probably what was first put in there at the time. I shouldn't say obviously generally speaking, but I'm going to guess that. At any rate, Mr. Will do you have any questions for us?

Mr. Will: No. It sounds very straight forward. I'll get those two detail drawings and elevations completed for you. And I should have those to you by Monday or so.

Chairman Dupree: Thank you. Then if that's the case, I think we can go ahead and at the next meeting, probably refer this to DC planning and type the action. So we'll put a place holder on it and you're welcome to attend Mr. Will, but you don't have to. We can send you the resolution in advance and you can make up your mind. Okay.

Chairman Dupree: I hope Mr. Will can hear me. He may still be having internet issues.

Mr. Will: Yeah. I don't know if you heard, I was just asking when the next DC meeting is scheduled for.

Chairman Dupree: So our next meeting would be March the third, I believe. Yes.

Ms. Polidoro: Brad, in this County, we don't have a planning board that reviews these. Once we send it to the department, the department will evaluate it immediately. So we don't have to make a particular cutoff date.

Mr. Will: Oh, I see.

Chairman Dupree: Right. Actually, Mr. Will, there is a County Planning Board, I serve on it, but it does not review projects. That's up to the staff of the Department of Planning and Economic Development.

Mr. Will: I see, thank you.

Chairman Dupree: You're welcome. And for me, it was nice to meet you. We look forward to working with you and getting this application through. Good luck with the ZBA. There you are.

Mr. Will: Just here to say goodbye and thank you all very much for your time. I really appreciate it. I know, Sal appreciates it too.

Chairman Dupree: Please thank Mr. Dodic for his patience. This was a long, sort of a difficult birth process, so to speak, but we're finally there.

Mr. Setaro: Take care, Brad.

Mr. Will: He has a great philosophy. Oh, sorry. He has a philosophical approach to this, so he's been a joy to work with really.

Chairman Dupree: That's great to hear. Thank you.

OTHER BUSINESS:

SALVATORE PV ROOF PANELS

Site Plan Waiver PV Roof Panels (#2021-04)

Location: 52 Fuller Lane

Grid #: 6064-02-687990

Chairman Dupree: The next item on the agenda is a request for a waiver of site plan approval for Salvatore. This is located at 52 Fuller Lane. For those of us who have been here for a while, this is the former home of Hillary and Kevin VanNorstrand. It's what they call a Baker house.

Vice-Chair Dexter: Baker built.

Chairman Dupree: That's right. With the dentil and the signature sort of stone front. Ms. Moss has recommended the waiver. This is in the Scenic Area of Statewide Significance, but it's not directly visible from the river or the two historic sites, because it's located in the back and the rear. Anybody have any questions? Vice-Chair Dexter will introduce this resolution.

TOWN OF HYDE PARK PLANNING BOARD

**Michael Salvatore
52 Fuller Lane**

6064-02-687990

**SITE PLAN WAIVER
Town Code Section 108-9.4 C 2**

**Date: February 17, 2021
Resolution #: 2021-04**

**Moved By: Vice-Chair Dexter
Seconded By: Ms. Weiser**

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Michael Salvatore, on February 8, 2021, for property located at 52 Fuller Lane, Hyde Park, NY, and

Whereas, the application is to install roof mounted solar panels on the rear of the garage for the single-family home that is located in an historic overlay district, and

Whereas, the change will have minimal impact to the character of the neighborhood, and

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

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled –Salvatore, regarding the specific request as received February 8, 2021, and as identified in the building permit application dated January 29, 2021 for this 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 Aye-7 Absent-0 Nay-0 Motion Carried

Chairman Dupree: Any further discussion? All in favor, please raise your hand and say, aye. Aye. Motion is unanimously carried. Thank you. And we welcome the Salvatores, they're new residents to the town. I understand. And it's great to have new people coming in and putting in solar panels immediately. That's progressive for us.

RELEASE OF ESCROW

Chairman Dupree: I'm going to introduce resolution 21-B, which is a motion to release escrow. This is for Athanas West, the solar farm that was proposed there. They have formally withdrawn the application. You'll recall that this was the one that was basically, pretty much put into a wetland area. None of us ever knew how the DEC would respond because the Governor has very ambitious goals for 2030 in which to reduce our reliance on carbon emissions. And the DEC is part of that and yet they did not like the idea of driving pylons down into the water itself, not just the adjacent area, but in the wetlands. I think that they wisely chose to withdraw this application. As a reminder, the same firm had Athanas East and that's proceeding along as well as Cream Street, both are proceeding along. The release of escrow involves, engineer of \$2,757, attorney of \$7,600 for a total of \$10,357.

Town of Hyde Park Planning Board

Date: February 17, 2021

Moved by: Chairman Dupree

Resolution: #21-B

Seconded by: Vice-Chair Dexter

Application	Project #	PB Engineer	PB Attorney	Total
Athanas West Solar Farm PB	2018-27	\$2,757.00	\$7,600.00	\$10,357.00

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

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

Chairman Dupree: Thank you. Any discussion? All in favor, please raise your hand and say aye. Aye. Motion carries unanimously, which brings us to an adjournment. Mr. Setaro you were right 43 minutes. Nice, short meeting. May I get a motion to adjourn?

ADJOURNMENT:

Mr. Oliver: I'll make that motion. Chris Oliver.

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

MOTION: Mr. Oliver
SECOND: Mr. Pickett

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

Chairman Dupree: All in favor. Please raise your hand. That's all seven of us. Thank you. Thank you, Councilman Krupnick, as always for directing us and thank you to the Town Board and Supervisor Rohr for providing the resources to do this. We'll see you all on March 3rd. If not before, take care. Thank you.

**** Motion made at the April 21, 2021 Hyde Park Planning Board Meeting****

MOTION: Ms. Wasser
SECOND: Ms. DiNapoli

To approve the minutes of the February 17, 2021 Planning Board Meeting.

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 Abstain-0 Nay-0 Motion Carried