Historic Town of Hyde Park
Planning Board
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"Working with you for a better Hyde Park"

DRAFT MINUTES OF THE MARCH 6, 2019
WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT:  MICHAEL DUPREE, CHAIRMAN
                    ANNE DEXTER - VICE CHAIR
                    DIANE DI NAPOLI
                    CHRISTOPHER OLIVER
                    BRENT PICKETT

MEMBERS ABSENT:    ANN WEISER
                    STEPHANIE WASSER

OTHERS PRESENT:    VICTORIA POLIDORO, PB CONSULTING ATTORNEY
                    PETE SETARO, PB CONSULTING ENGINEER
                    LIZ AXELSON, PB CONSULTING PLANNER
                    CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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Chairman Dupree:  Good Evening everyone and welcome to the March 6th meeting of the Hyde Park Planning Board. Please take note of exits around the room and now join
us as we salute the American Flag. Chairman Dupree commenced the Pledge of Allegiance.

WORKSHOP:

NICHOLS OXYGEN PROPERTY
Site Plan & Special Use Permit Approval (#2019-07)
Location: 1564 Route 9G
Grid#: 6166-04-882279

In attendance: Paul Tirums, Applicant's Engineer
                 Ray Nichols, Applicant

RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO THE DUTCHESS COUNTY (DC) DEPARTMENT OF PLANNING AND DEVELOPMENT, NYS DEPARTMENT OF TRANSPORTATION, DC DEPARTMENT OF BEHAVIORIAL AND COMMUNITY HEALTH, AND ROOSEVELT FIRE DISTRICT

NICHOLS OXYGEN PROPERTY

Date: March 6, 2019           Moved By: Ms. DiNapoli
Resolution: #2019-07            Seconded By: Mr. Oliver

WHEREAS, the applicant, Nichols Oxygen Service Inc., has submitted an application for site plan and special use permit approval to establish used car sales, auto repair, and equipment storage uses at, and to increase the bulk scale of the uses on, property located at 1564 Route 9G, tax parcel no. 6166-04-882279, in the Neighborhood Business District (the “Project”); and

WHEREAS, the Project is depicted on a site plan entitled “Amended Site Plan for Nichols Oxygen Service Inc. for New Auto Repair Business,” pages 1 and 2, prepared by Paul Tirums, P.E., dated February 11, 2019 (the “Site Plan”); and

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

WHEREAS, the Planning Board may issue a special use permit allowing an expansion of a nonconforming structure by up to 50% of its area in gross square feet; and
WHEREAS, in accordance with SEQRA, the Planning Board is required to determine the classification of the proposed Project; and

WHEREAS, the Project is located within 500 feet of New York State Route 9G; 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 a Type II action under SEQRA; and

2. Directs its secretary to refer the Project to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, once the revised submission has been received.

3. Directs its secretary to refer the Project to the NYS Department of Transportation, Dutchess County Department of Behavioral and Community Health, and Roosevelt Fire District for a report and recommendation thereon, once the revised submission has been received.

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

VOICE VOTE    5-Aye 0-Nay 2-Absent    Motion Carried

MOTION: Ms. Dexter
SECOND: Mr. Oliver

To set the public hearing for Nichols Oxygen Property for April 17, 2019.

Aye    Mr. Dupree
Aye    Ms. DiNapoli
| Aye   | Ms. Dexter |
| Absent| Ms. Weiser |
| Aye   | Mr. Oliver |
| Aye   | Mr. Pickett|
| Absent| Ms. Wasser |

**VOICE VOTE** 5-0 2-absent  Motion Carried

**DOLLAR GENERAL 1 EAST DORSEY LANE**
Pre-Submission Review of Site Plan (#2019-04)
Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601
Grid#: 6163-02-504633

In attendance: Bridget Madison, Hix Snedeker Companies
Chris Boyea, Bohler Engineering

The applicants reviewed their draft submission with the Board and consultants, who gave them feedback and suggestions.

**OTHER BUSINESS:**

**RAMSEY & JOHNSON**
Site Plan Waiver-New Windows (#2019-09)
Location: 9 Garden Street
Grid#: 6065-20-792047

**TOWN OF HYDE PARK PLANNING BOARD**
Harold Ramsey and Denise Johnson
9 Garden Street
6065-20-792047
SITE PLAN Waiver
*Town Code Section 108-9.4 C 2*

Date: March 6, 2019  Moved By: Mr. Pickett
Resolution: #2019-09  Seconded By: Ms. Dexter

*Whereas,* a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Harold Ramsey and Denise Johnson for the replacement of twenty-two windows on the existing single family home, and,

*Whereas,* the application involves no structural change on an existing single family home, and

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

*Whereas,* the change is not significant in nature and is in character with the neighborhood, and
Whereas, the construction will not be visible from the Hudson River, and

Whereas, no other changes have been requested at this time and whereas the applicant is required to return to the Planning Board for all other changes to the approved plans, and

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

THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the proposed changes as described in the request for a waiver of site plan received by the Planning Department on February 22, 2019.

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

VOICE VOTE 5-Aye 0-Nay 2-Absent Motion Carried

MOTION: Ms. DiNapoli
SECOND: Ms. Dexter

To adjourn.

Aye Mr. Dupree
Aye Ms. DiNapoli
Aye Ms. Dexter
Absent Ms. Dexter
Aye Mr. Oliver
Aye Mr. Pickett
Absent Ms. Wasser

VOICE VOTE 5-0 2-absent Motion Carried