DRAFT MINUTES OF THE APRIL 17, 2019
PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF THE HYDE PARK
PLANNING BOARD

MEMBERS PRESENT:  MICHAEL DUPREE, CHAIRMAN
                  ANNE DEXTER - VICE CHAIR
                  DIANE DI NAPOLI
                  CHRISTOPHER OLIVER
                  ANN WEISER
                  STEPHANIE WASSER
                  ROBERT WATERS - ALTERNATE BOARD MEMBER

MEMBERS ABSENT:  BRENT PICKETT

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

TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Topic</th>
<th>Page #</th>
</tr>
</thead>
<tbody>
<tr>
<td>NICHOLS OXYGEN PROPERTY</td>
<td>2-3</td>
</tr>
<tr>
<td>LUMENS HOLDINGS SINON FARM SOLAR</td>
<td>3-4</td>
</tr>
<tr>
<td>DOLLAR GENERAL 1 EAST DORSEY LANE</td>
<td>4-5</td>
</tr>
<tr>
<td>CANEZ, JULES &amp; KIMBERLY</td>
<td>5-6</td>
</tr>
<tr>
<td>ENCLAVE AT HYDE APRK</td>
<td>6-7</td>
</tr>
<tr>
<td>INN AT BELLEFIELD/ST. ANDREWS PROPERTY</td>
<td>7-11</td>
</tr>
<tr>
<td>BELLEFIELD HOTEL SUBDIVISION</td>
<td>11-13</td>
</tr>
<tr>
<td>SIDE BURNZ BARBER SHOP</td>
<td>13-14</td>
</tr>
<tr>
<td>INGRHAM, MARTHA</td>
<td>14-15</td>
</tr>
</tbody>
</table>
Chairman Dupree: Good Evening everyone and welcome to the April 17th meeting of the Hyde Park Planning Board. Please take note of all the exits around the room in case we have to rush out of them for whatever reason and now join me as we salute the American Flag. Chairman Dupree commenced the Pledge of Allegiance.

NEW PUBLIC HEARING:

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

In Attendance: Ray Nichols

Chairman Dupree: Thank you. Tonight we have two new public hearings. The first is for Nichols Oxygen. This application is for site plan and special use permit approval at 1564 Route 9G. Mr. Nichols is proposing to take some currently empty buildings and fill them with auto sales and auto repair. There will also be some addition of used car sales. Since our last meeting, we’ve heard from Dutchess County Planning, their response suggested consolidating the curbs cuts as Mr. Setaro, our engineer discussed last time. We don’t have a response from NYS Department of Transportation yet and the Fire Department responded that they were okay with the layout as it’s proposed. Two quick notes, the rear equipment storage area should be included in the scale calculations and Mr. Tirums has on there that it’s a 145% increase in scale, but it’s a 45% increase in scale. Not 145%, because we couldn’t authorize that. I’ll make sure Paul corrects those.

Ms. Axelson indicated that she issued a review memo for the revised plan set, which includes comments on the consolidated entrance, landscaping, scale calculations and building labeling. The Chairman noted that Commercial to Commercial does not require buffering. Mr. Setaro indicated that he has not heard back from the DOT regarding the entrance yet. Ms. Wasser inquired about the DOH’s comments regarding chemical use and disposal and Mr. Nichols replied that the lessee would be responsible to follow those Codes. The Board members where pleased to see proposed businesses for these empty buildings. Ms. DiNapoli agrees with County Planning’s recommendation to close off one of the entrances. She also requested that a lighting plan be submitted. Mr. Nichols stated that he is against eliminating the curb cut which has been there since its approval by the DOT in 1976. He continued to note that the entry to the south is basically a connecting road to the property in the back and the northern one is access for the main buildings and that it’s worked for all these years and is preferable for the Fire Department. The Chairman indicated that this would be up to the DOT.
MOTION: Ms. DiNapoli
SECOND: Mr. Oliver

To open the public hearing for Nichols Oxygen Property.

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

VOICE VOTE 6-0 1-absent Motion Carried

There was no public comment.

MOTION: Ms. Wasser
SECOND: Mr. Oliver

To adjourn the public hearing for Nichols Oxygen Property to May 1, 2019.

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

VOICE VOTE 6-0 1-absent Motion Carried

LUMENS HOLDINGS SINON FARM SOLAR
Site Plan & Special Use Permit Approvals Solar Farm (#2018-67)
Location: 619 Salt Point Turnpike, Poughkeepsie, NY 12601
Grid#: 6263-02-939858

In Attendance: Jennifer Crawford, Crawford Engineering
                David Byrne, Renua Energy
                Peter McAuliffe, Omni-Narvitas
                Randy Williams, Construction Contractor
The applicants presented their revised application and the Board and their consultants responded with their comments and suggestions.

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

**To open the public hearing for Lumens Holdings Sinon Farm Solar.**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aye</td>
<td>Mr. Dupree</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. DiNapoli</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Dexter</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Weiser</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Mr. Oliver</td>
<td></td>
</tr>
<tr>
<td>Absent</td>
<td>Mr. Pickett</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Wasser</td>
<td></td>
</tr>
</tbody>
</table>

**VOICE VOTE** 6-0 1-absent  Motion Carried

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

Public comments were received from several neighbors, including Mr. Van Brookhoven, Mr. Weiss, Ms. Buccellato and Ms. Adams all of South Quaker Lane. All were against the installation of the solar array at this location. Mr. Mike Sinon of Salt Point Turnpike commented that this solar farm application is not affiliated in any way with his company, Sinon’s Farm, Inc. which produces ice cream and is located south of the proposed location.

**To adjourn the public hearing for Lumens Holdings Sinon Farm Solar to June 5, 2019.**

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Aye</td>
<td>Mr. Dupree</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. DiNapoli</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Dexter</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Weiser</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Mr. Oliver</td>
<td></td>
</tr>
<tr>
<td>Absent</td>
<td>Mr. Pickett</td>
<td></td>
</tr>
<tr>
<td>Aye</td>
<td>Ms. Wasser</td>
<td></td>
</tr>
</tbody>
</table>

**VOICE VOTE** 6-0 1-absent  Motion Carried

**WORKSHOP:**

**DOLLAR GENERAL 1 EAST DORSEY**

Site Plan Approval (#2019-04)  
Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601
In Attendance: Caryn Mlodzianowski, Bohler Engineering

The applicants presented their proposal and the Board and their consultants responded with their comments and suggestions. The applicant is awaiting further soil testing before they revise the application.

OTHER BUSINESS:

CANEZ, JULES & KIMBERLY
Site Plan Waiver In-ground Pool (#2019-13)
Location: 10 Beadart Place
Grid#: 6065-19-712074

In Attendance: Kim & Matt Canez

Jules and Kimberly Canez
6065-19-712074
10 Beadart Place
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

April 17, 2019
Resolution #: 2019-13
Moved By: Ms. DiNapoli
Seconded By: Ms. Dexter

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Jules and Kimberly Canez, for the construction of a 20’ x 38’ in-ground pool on the property associated with a single family home requiring a building permit, and,

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

Whereas, the applicant is proposing to construct an in ground pool, and

Whereas, the proposed development 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, 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 April 2, 2019, and per the request to the planning board dated December 5, 2018.

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

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

ENCLAVE AT HYDE PARK
Extension of Special Use Permit and Site Plan Approvals (#16-49)
Location: Cream Street at Long Branch Road
Grid#: 6263-01-465957 (1 of 31 grid #s available upon request)

In Attendance: Nicole Patti, LRC Group

RESOLUTION GRANTING EXTENSION OF THE TIME TO SATISFY THE CONDITIONS OF SITE PLAN AND SPECIAL USE PERMIT APPROVAL

The Enclave (f/k/a The Meadows)
Two-Family Homes and Membership Club
Phase 4B of Membership Club and Residential Phases 1-25

Date: April 17, 2019    Moved By: Mr. Oliver
Resolution: #16-49M    Seconded By: Ms. Dexter

WHEREAS, on September 20, 2017, by Resolution #16-49D, the Planning Board granted site plan and special use permit approval to the applicant, 54-Hyde LLC, to establish 25 residential lots containing two-family homes (50 units) and a Membership Club (with separate lots for water and sewer service) in the Greenbelt District in connection with the resubdivision of 116.74 acres (the “Project”); and

WHEREAS, on August 7, 2018, by Resolution #16-49J, the Planning Board amended the conditions of site plan and special use permit approval for the Project; and

WHEREAS, the Project is depicted on a plan set entitled “Subdivision / Site Plan /Special Use Submission Set for The Enclave at Hyde Park” prepared by LRC Group, dated December 7, 2016, as last revised August 23, 2017 (the “Site Plan”); and
WHEREAS, approval of the Site Plan is conditioned on satisfaction of 21 conditions and the special use permits are conditioned on satisfaction of one condition of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan approval; and

WHEREAS, on January 16, 2019, by Resolution # 16-49L, the Planning Board granted the first such 90-day extension of time in which to satisfy the conditions of site plan approval; and

WHEREAS, in accordance with § 108-9.3E(4)(c) of the Zoning Law and the first extension, conditional approval will expire on May 6, 2019 if the conditions of approval are not satisfied; and

WHEREAS, by letter dated April 2, 2019, the applicant has requested the second 90-day extension of time in which to satisfy the conditions of site plan approval; and

WHEREAS, the Planning Board has considered the circumstances warranting such an extension.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a second 90-day extension of time in which to satisfy the conditions of site plan and special use permit approval to and including August 5, 2019.

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

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

INN AT BELLEFIELD/ST ANDREWS PROPERTY
Consider amending the Resolution for Site Plan Approval-Hotel (#2017-04)
RESOLUTION TO AMEND THE CONDITIONS OF SITE PLAN APPROVAL

The Inn at Bellefield

April 17, 2019

Moved By: Chairman Dupree

Resolution: # 2017-04G

Seconded By: Vice-Chair Dexter

WHEREAS, on January 3, 2018, by resolution #2017-04D, the Planning Board granted the applicant, T-Rex Hyde Park Owner LLC, conditional site plan approval for Sub-Phase 1-A of the approved Concept Plan for the St. Andrew's Planned Unit Development, consisting of a 5-story, 133 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no. 6163-01-131849, together with the first phase of a proposed wastewater treatment plant and other infrastructure improvements to serve the hotel, as depicted on a site plan entitled "Inn at Bellefield" prepared by Chazen Engineering, dated June 30, 2017, last revised December 15, 2017, and architectural elevations prepared by Z.H. Architects, dated September 6, 2017 (the “Conditionally Approved Site Plan”); and

WHEREAS, on June 20, 2018, by Resolution # 2017-04F, the Planning Board modified the resolution granting approval regarding work performed under the SWPPP and requirements for issuance of a building permit and certificate of occupancy; and

WHEREAS, on June 20, 2018, condition three under the third resolved clause was amended to read as follows:

3. A building permit for a WWTP may be issued upon receipt by the Zoning Administrator of a NYSDOT PERM 33 for Temporary Construction Access for the northerly Route 9 entrance drive. A building permit for the hotel may be issued upon receipt by the Zoning Administrator of a NYSDOT PERM 33 for Temporary Construction Access for the southerly Route 9 entrance.

WHEREAS, the applicant seeks to use the West Dorsey Lane access for hotel construction in lieu of the southerly Route 9 entrance as previously proposed and has requested that condition three under the third resolved clause be amended (the “Construction Access” or “WDCA”); and

WHEREAS, the Board has reviewed this request in light of its extensive review of the application materials; and
WHEREAS, the SEQRA findings and Concept Plan for the St. Andrew’s Planned Unit Development provide that the West Dorsey access is to be a fully operational and ungated access; and

WHEREAS, after construction of Sub-Phase 1A, the applicant proposes to temporarily gate the West Dorsey Access for emergency access only, until future phases are constructed.

BE IT FURTHER RESOLVED, that condition three under the third resolved clause is hereby amended to read as follows:

3. Deleted.

BE IT FURTHER RESOLVED, that new fourth, fifth and sixth Resolved clauses are added after the third Resolved clause to read as follows:

BE IT FURTHER RESOLVED, that prior to the authorization of a building permit for a WWTP by the Zoning Administrator, the applicant shall provide the Zoning Administrator with a NYSDOT PERM 33 for Temporary Construction Access for the northerly Route 9 entrance drive.

BE IT FURTHER RESOLVED, that within thirty days after the date of adoption of this resolution, the following conditions shall be satisfied, and no building permit for the hotel may be issued until such conditions are satisfied:

1. A site meeting shall be held between the applicant and its contractors with the Town Engineer, Highway Superintendent, Zoning Administrator and any Planning Board members who wish to attend, to visually inspect and photograph that section of West Dorsey Lane from US Route 9 to the West Dorsey Construction Access or WDCA, approximately 400 feet east of the intersection with US Route 9, to document the existing conditions of that section of West Dorsey Lane.

2. Approval by the Town Engineer, Highway Superintendent and Zoning Administrator of an Existing Conditions Report documenting the existing conditions on West Dorsey Lane with photos and a narrative.

3. Approval by the Town Board of a performance guaranty in an amount approved by the Town Engineer and Planning Board and in form, substance and manner of execution acceptable to the Town Attorney to secure the obligation to repair all damage to West Dorsey Lane as a result of the usage of West Dorsey Lane for construction of the Project. The performance guaranty shall not be released until the Highway Superintendent and Town Engineer have advised that any required repairs to West Dorsey Lane have been completed after the cessation of use of the WDCA.
BE IT FURTHER RESOLVED, that the following general conditions apply to the use of West Dorsey Lane for construction of the hotel:

1. There shall be no deliveries from the east and the applicant shall advise all contractors, subcontractors, vendors and agents to approach the WDCA from Route 9.

2. The applicant shall post and maintain a sign at the exit from the WDCA to West Dorsey Lane indicating NO left turn onto West Dorsey Lane eastbound from the construction entrance.

3. There shall be no stockpiling of materials for the hotel until a building permit is issued for the hotel.

4. There shall be no further improvements to the WDCA, including the removal of vegetation, rock, earth, etc., except as indicated on the approved Site Plan.

5. The use of the WDCA is limited to construction of the Project only, and construction of any future phases or sub-phases shall enter the Property from Route 9 or as otherwise approved by the Planning Board.

6. The applicant and its contractors shall keep the entrance to West Dorsey Lane from the Site clean and free of dirt and dust at all times.

7. The WDCA shall be closed each night at the conclusion of work with a gate.

8. All applicable terms and conditions to the site plan approval shall continue to apply to usage of the WDCA with regard to maintenance and inspection, SWPPP inspections and compliance, safety and signage.

9. The applicant and its contractors shall be available to meet with the Town Highway Superintendent, Town Engineer and Town Zoning Administrator with 24 hours’ notice to respond to any complaints or concerns.

10. During the period of usage of the WDCA, the Applicant shall provide monthly written memos to the Town Engineer and Town Highway Superintendent, with copy to the Zoning Administrator and Planning Board, on the progress being made on the southerly Route 9 access, and shall appear before the Planning Board if requested to report on the progress in obtaining the highway access permit for the southerly Route 9 entrance and completing the Route 9 access improvements.
11. Use of the WDCA shall cease within one year of issuance of the building permit for the hotel.

12. After cessation of the WDCA, the Applicant shall schedule a meeting to assess the post construction condition of West Dorsey Lane from Route 9 to the WDCA, using the same procedures as the pre-construction inspection. A post-inspection report shall be prepared by the Applicant and submitted to the Town Engineer and Highway Superintendent for review, comment and approval.

13. Once accepted by the Town Engineer and Highway Superintendent, all required improvements shall be completed within 6 months, weather permitting, and in no event more than a year from the date of approval of the post-inspection report.

BE IT FURTHER RESOLVED, that condition 4 under the seventh Resolved clause is amended to read as follows:

4. Receipt by the Zoning Administrator of NYSDOT approval of completed Route 9 improvements for the northern and southern entrance drives in accordance with the approved road profiles.

BE IT FURTHER RESOLVED, that a new condition 5 under the seventh Resolved clause is added to read as follows:

5. Approval by the Town Engineer and Zoning Administrator of an as-built plan for the Site including infrastructure and volume calculations for the stormwater management detention facilities.

BE IT FURTHER RESOLVED, that an annotated version of the resolution of approval is attached hereto for reference only.

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

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

BELLEFIELD HOTEL SUBDIVISION
Consider amending the resolution for Major Subdivision 3 lots (#2018-11)
RESOLUTION TO AMEND CONDITION OF FINAL PLAT APPROVAL REGARDING ISSUANCE OF A BUILDING PERMIT

Inn at Bellefield Subdivision

Date: April 17, 2019

Moved By: Ms. Weiser

Resolution: #2018-11D

Seconded By: Mr. Oliver

WHEREAS, on June 20, 2018, by Resolution #2018-11A, the applicant, T-Rex Hyde Park Owner LLC, received conditional preliminary and final plat approval of a subdivision entitled “Map of Subdivision Lands of T-Rex Hyde Park Owner LLC,” prepared by Chazen Engineering, sheets SP-1, SP-2, and SP-3, dated April 23, 2018, and on sheet C100, dated June 30, 2017, last revised April 27, 2018 (the “Subdivision Plat”); and

WHEREAS, approval of the Subdivision Plat was conditioned on satisfying seventeen conditions prior to the plat being signed by the Planning Board Chairperson and two conditions which had to be satisfied prior to authorization of building permits by the Zoning Administrator; and

WHEREAS, the last condition of Resolution #2018-11A granting approval states:

That no building permits for Lots 2 and 3 may be authorized by the Zoning Administrator unless the access road providing access to the lot proposed for development has been completed up to a binder course in accordance with the road profile standards set forth in the ODA approval.

WHEREAS, the applicant has requested that the last condition be amended to allow another suitable road surface during construction; and

WHEREAS, the Planning Board has considered the applicant’s request.

NOW THEREFORE BE IT RESOLVED, that the last Condition in Resolution #2018-11A is hereby amended to read as follows:
BE IT FURTHER RESOLVED, that no building permits for Lots 2 and 3 may be authorized by the Zoning Administrator unless the access road providing access to the lot proposed for development has been completed up to a binder course in accordance with the road profile standards set forth in the ODA approval, or otherwise suitably improved to the satisfaction of the Building Inspector and Fire Departments.

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

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

SIDE BURNZ BARBER SHOP
Sign Permit Approval-Wall Mounted (#2019-14)
Location: 4288 Albany Post Road
Grid#: 6165-04-933017

RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)

Hyde Park Town Center North Building 4 – Side Burnz Barber Shop Wall Sign
4272-4288 Albany Post Road
Parcel 6065-04-933017

Date: April 17, 2019  Moved By: Ms. Weiser
Resolution #: 2019-14  Seconded By: Ms. Dexter

WHEREAS, GNS Group Ltd., on April 9, 2019, submitted sign permit application for the Side Burnz Barber Shop wall sign to be located on Building 4 of Hyde Park Town Center North, Grid No. 6065-04-933017, in the Town Center Historic District; and

WHEREAS, the applicant is required to follow the design unity established for this location; and

WHEREAS, the proposed sign meets the standards of Article 24 Signs; and
WHEREAS, the sign also complies with the design unity for signage established for this building and the Town Center North site plan approval,

NOW THEREFORE BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for Side Burnz Barber Shop.

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

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

INGRAHAM, MARTHA
Site Plan Waiver-Oil Tank (#2019-12)
Location: 515 River Road, Staatsburg, NY 12580
Grid#:  6067-04-950369

Martha Ingraham
6067-04-950369
515 River Road
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

April 17, 2019 Moved By: Ms. Wasser
Resolution #: 2019-12 Seconded By: Ms. Dexter

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Martha Ingraham, for a new above ground oil tank on a new concrete pad associated with a single family home requiring a building permit, and,

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

Whereas, the proposed development 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, 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 April 11, 2019, and per the request to the planning board dated April 15, 2019.

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

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

The Board confirmed that they had read the Chairman’s draft letter to the ZBA regarding the referral from theZoning Board of Appeals for the Renaissance Rehab Sign variance request.

MOTION: Ms. Dexter
SECOND: Ms. Wasser

To authorize the Chairman to send his reviewed comments to the ZBA regarding the Renaissance Rehabilitation proposed sign variance.

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

VOICE VOTE 6-0 1-absent Motion Carried

The Board briefly discussed the anticipated need for an environmental consultant on the Athanas West Solar Project. A few candidates were considered for the Chairman to pursue and contract. Ms. Axelson offered to investigate if CPL Team has a traffic consultant that the Board might use to review the upcoming traffic impact study for Camp Victory Lake.

MOTION: Ms. Dexter
SECOND: Mr. Oliver
To interview and contract an environmental consultant for 2019.

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

VOICE VOTE  6-0  1-absent  Motion Carried

There was a discussion about an expected application for a 179 foot cell tower and the need for an RF consultant for the Board to review the project specifications. There is a short timeline on this type of application which necessitates this proactivity. Mr. Setaro suggested a qualified candidate that he will contact.

MOTION: Ms. Dexter
SECOND: Mr. Oliver

For the Planning Board to contract an RF Consultant and to require an applicant to submit $5,000 in initial escrow for that RF consultant should one be required during review.

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

VOICE VOTE  6-0  1-absent  Motion Carried

MOTION: Ms. Dexter
SECOND: Mr. Oliver

To adjourn.

Aye   Mr. Dupree
Aye   Ms. DiNapoli
Aye   Ms. Dexter
Aye   Ms. Weiser
Aye   Mr. Oliver

16
Absent  Mr. Pickett
Aye      Ms. Wasser

VOICE VOTE  6-0  1-absent  Motion Carried