

MINUTES OF THE SPECIAL MEETING AND WORKSHOP OF THE HYDE PARK TOWN BOARD, HELD AT TOWN HALL, 4383 ALBANY POST ROAD, HYDE PARK, NEW YORK, 12538, ON JUNE 28, 2021 AT 6:00 PM

PRESENT:

SUPERVISOR AILEEN ROHR  
COUNCILMAN NEIL KRUPNICK  
COUNCILMAN DAVID RAY  
COUNCILMAN KENNETH SCHNEIDER  
COUNCILMAN STEPHEN WOODCOCK  
TOWN CLERK DONNA MCGROGAN  
ATTORNEY EMILY SVENSON

ABSENT:

ATTORNEY TO THE TOWN WARREN REPLANSKY

ALSO PRESENT FROM THE HYDE PARK PLANNING BOARD:

Chairman Michael Dupree  
Anne Dexter  
Stephanie Wasser  
Christopher Oliver  
Ann Weiser  
Brent Pickett  
Diane DiNapoli  
Victoria Polidoro, Attorney to the Planning Board  
Cynthia Witman, Planning Board Secretary

Supervisor Rohr called the meeting to order with the Pledge of Allegiance to the flag.

The Town Board, in conjunction with the Hyde Park Planning Board entered the following Workshop discussion as published:

**HYDE PARK TOWN BOARD**

**AMENDED NOTICE OF SPECIAL MEETING**

**PLEASE TAKE NOTICE** that the Town Board of the Town of Hyde Park has scheduled a Special Meeting jointly with the Hyde Park Planning Board on Monday June 28, 2021 at 6:00PM.

The purpose of this special meeting is to conduct a Pre-Application Conference in accordance with the provisions of Section 108-7.3A of the Hyde Park Code in conjunction with the application to amend the Concept Development Plan/Comprehensive Development Plan originally approved by the Hyde Park Town Board on August 29, 2007 under the name St. Andrews at Historic Hyde Park Development in the Bellefield Planned Development District (project is located at the corner of West Dorsey Lane and US Route 9). The pre-application materials submitted by the Applicant are posted on the Town Website [www.hydeparkny.us](http://www.hydeparkny.us).

Per the Governor's previous Executive Orders, the special meeting was scheduled to be held virtually, with no gathering at Town Hall, and livestreamed.

However, Governor Andrew M. Cuomo announced on June 23, 2021 that New York will end the State Disaster Emergency declared on March 7, 2020 to fight COVID-19 given New York's dramatic progress against COVID-19. The Governor has declared that the statewide State of Emergency will expire after June 24, 2021. As a result of this Order, the June 28, 2021 meeting

will be held in person at the Hyde Park Town Hall located at 4383 Albany Post Road, Hyde Park, New York at 6:00 p.m. The members of the Planning Board and Town Board will convene for this meeting in person. The public is invited to attend the meeting in person. In addition, for members of the public who cannot attend the meeting in person, the meeting can be viewed live on Optimum Cable Channel 22 and will be archived for viewing on the Town's YouTube channel commencing on June 29, 2021 (<https://m.youtube.com/user/TownOfHydeParkNY>).

BY EMERGENCY ORDER OF THE TOWN SUPERVISOR OF THE TOWN OF HYDE PARK

DATED: JUNE 24, 2021  
DONNA McGROGAN  
TOWN CLERK

The following involved parties were also in attendance and presented the proposed amendments to the original application.

Thomas Milroy, T-Rex  
Jennifer VanTyle, Cuddy, Feder LLC  
Larry Budrow, The Chazen Companies  
Nicole Emmons, Hart Howerton

#### **RESOLUTION 6:28 – 1 OF 2021**

#### **RESOLUTION AUTHORIZING THE TOWN OF HYDE PARK TOWN BOARD TO REFER THE APPLICATION TO AMEND THE CONCEPT DEVELOPMENT PLAN / COMPREHENSIVE DEVELOPMENT PLAN FOR THE ST. ANDREWS AT HISTORIC HYDE PARK DEVELOPMENT IN THE BELLEFIELD PLANNED DEVELOPMENT DISTRICT TO THE HYDE PARK PLANNING BOARD FOR FURTHER ACTION**

**WHEREAS**, T-Rex Hyde Park Owner LLC has submitted an application to amend the Concept Development Plan / Comprehensive Development Plan approved by the Hyde Park Town Board on August 29, 2007, under the name "St. Andrews at Historic Hyde Park Development in the Bellefield Planned Development District" to Kathleen Moss, the Zoning Administrator for the Town of Hyde Park, on or about June 15, 2021; and

**WHEREAS**, the Town Board, in conjunction with the Planning Board, conducted at a workshop session held on June 28, 2021, a pre-application conference on the said application in accordance with the provisions of §108-7.3(A) of the Town Code; and

**WHEREAS**, the Town Board has determined that the Concept Plan submission is adequate for commencing the PUD review process.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board hereby refers this application to the Planning Board for recommendation and report on the proposed amendment to the Concept Plan once a complete application including all fees and escrow are received, in accordance with the provisions of §108-7.3(B) of the Town Code and requests the Zoning Administrator to forward the application documents to the Planning Board for commencement of the review process in accordance with the provisions of §108-7.3(C) et. seq. of the Zoning Code; and

**BE IT FURTHER RESOLVED**, that the Town Board acknowledges that the Planning Board is the appropriate agency to assume lead agency status for the SEQRA review of this application and the Town Board has no objection to the Planning Board assuming, and continuing to act, as lead agency for the SEQRA review of the amended Concept Plan and Final Development Plan.

MOTION: Councilman Krupnick  
SECOND: Councilman Ray

ROLL CALL VOTE BY TOWN CLERK

Councilman Krupnick	Aye	
Councilman Ray	Aye	
Councilman Woodcock	Aye	
Councilman Schneider	Aye	
Supervisor Rohr	Aye	CARRIED

MOTION: Councilman Schneider  
SECOND: Councilman Ray

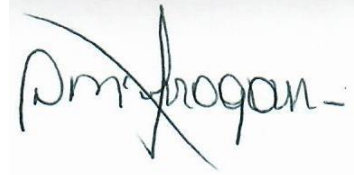
To adjourn

VOICE VOTE:

ALL IN FAVOR	5	
ALL OPPOSED	0	CARRIED

Meeting adjourned at 7:10pm

Respectfully submitted



Donna McGrogan  
Town Clerk