

**HYDE PARK DEVELOPMENT REVIEW BOARD
MEETING MINUTES
September 4, 2012**

All minutes are draft until approved; please check future minutes for approval of these minutes.

Members Present: Graham Govoni, Chairman (GG); Malcolm Teale, Vice-Chair (MT); Melvin Harvey (MH); Craig Fowler (CF); Pete Sweeney (PS) and Gary Houston (GH)
Members Absent: Tom Wawrzeniak (TW)
Staff: Ron Rodjenski, Town Administrator/DRB Staff
Guests: Hilda Tallman; Jack Anderson; Rich McKnight; Harold Bailey; Brickett Bailey

GG called the meeting to order at 7:04 PM and swore those in that were planning on testifying.

1. Welcome and public comment (no public comment).
2. APPLICATION # 2012-032 submitted by Harold and Elinor Bailey (Parcel #021-060-020) to convert an existing single-family structure into a two-family dwelling and maintain an existing two-family dwelling on their 3.4 acre parcel at 102/104 Eden Street; to be reviewed under the 2000 Village of Hyde Park Subdivision Regulations as a Planned Residential Development per Section 233(j) as a conditional use approval and Site Development Plan Approval per Section 500. The applicant is seeking a waiver of Section 515.1 which requires a minimum of 10 acres for all PRD proposals. If PRD use is not approved, the applicant seeks approval for a side yard setback waiver under Section 234.1 to allow the addition of a property line at less than the required 25-feet between the structures at 102/104 Eden Street. The project is located in the RSD Zoning District.

HB offered that the plan was to convert the "barn" two-units and converting the office to a second residential unit and their house to a two-family. HB offered that the PRD rule for 10 acre minimum needs to be waived in order for them to not subdivide. PS confirmed that the smaller building has a small apartment on the first floor and the second floor and the main house now has one unit. PS asked if the 4 units would be preferred to be on one parcel and HB said yes. Jack Anderson offered that he was pleased to see that adjacent property owners were properly notified. JA submitted his letter dated August 21, 2012 which stated that he was opposed to the application since it PRD's are not available with 10 acre minimum requirement and changes to apartments do not fit in with the village character with extra cars, low maintenance and 416.6 requires the use to be a permitted use which it is not. JA stated that waivers can not be granted because 4 units in an area with single-family homes and is #138 as an historic building, resulting in a negative impact on the immediate neighborhood. PS stated that apartment buildings seem to be maintained as well as single-family homes. JA noted Section 632, which requires that no adverse impact on character of the neighborhood and noise due to residents coming and going all the time. The RSD district allows two-family dwellings on a lot and this use does not comply with that and it does not comply with the new town and village plan. JA opposes another single-family home converting to a rental property due to the number of cars parked on the parcel and reduced property values in Hyde Park Village and does not fit the aesthetic values of the neighbors. Rich McKnight expressed his support for the project and those concerns are a big to do about nothing. RB said the units would be served by village water and village sewer and there was room for the 6 spaces as required by parking. The Chair offered into the record the following letters:

August 23, 2012 from Jack and Sharon Anderson; August 30, 2012 from Chris and Barbara Carlin; September 4, 2012 from Hilda Tallman; September 4, 2012 from Harold and Beth Bailey

Richard McKnight advised that the letters should be brought to the DRB by the person writing the letter to this meeting, and not considered by the DRB since they are not available to be questioned tonight. The Board confirmed that there were two decisions tonight, 1) PRD waiver and 2) setback waiver to create a subdivision. Motion by MH to close the hearing and move into deliberations. Seconded by MT. So voted.

3. Minutes: 11-01-2011 and 07-10-2012 and 08-08-2012 deferred. Motion by MT to approve the 11-01-2011, 07-10-2012 and 08-08-2012 as written. Seconded by CF. So voted.
4. Adjourn – Motion by GH, CF seconded, to adjourn at 7:50 p.m. So voted.

Respectfully Submitted, Ron Rodjenski, DRB Clerk