

**HYDE PARK DEVELOPMENT REVIEW BOARD  
MEETING MINUTES  
August 6, 2013**

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

Members Present: Malcolm Teale, Vice-Chair (MT); Melvin Harvey (MH); Gary Houston (GH); Pete Sweeney (PS); and Craig Fowler (CF)  
Members Absent: Graham Govoni, Chairman (GG) and Tom Wawrzeniak (TW)  
Staff: Ron Rodjenski, Zoning Administrator and DRB Clerk  
Guests: Dave Lachtrupp

---

MT called the meeting to order at 7:00 P.M.

1. **Welcome and public comment** – No public comment.
2. **Application #2013-030 submitted by Lachtrupp Properties, LLC** (Parcel #017-001-200.016) for 1) a subdivision amendment to relocate the driveway for 898 Mountain Estates (Lot 5) to now cross Lot 16, and 2) a request for a front yard setback waiver under Section IV-A, A(2) of the 2009 Town Zoning Regulations. The property is located in the RR2 Zoning District.

David Lachtrupp explained that the existing driveway crossing Lot 16 never was approved by the DRB so he is asking that the 50-foot easement to serve Lot 5 be approved. David submitted a statement from his surveyor that the distance from the Lot 5 house to the 50-foot easement was over 50-feet, marked as Exhibit A, advising the DRB that he no longer needed to ask approval for the front yard setback waiver. David submitted a statement from Margaret Walker showing that she approved of the changes being made in this application, marked as Exhibit B. The Board reviewed the proposal and found that the driveway grade was acceptable in this new location. The application also seeks to have removed an easement that crossed Lot 5 to serve other lots that are now being served directly from the Mountain Estates Road. Motion by CF to approve the application #2013-040 with a written decision to be sent to the applicant. Seconded by PS. Voting: 5 in favor, 0 against. motion passed.

3. **Continuance of application #2012-055 submitted by Lawrence Demar** (Parcel#001-100-363, two parcels) to request conditional use and site plan review for a mixed use project on two adjacent parcels. The mixed use will contain one two-family home, one single-family home and an auto repair business with parking and storage of equipment located on both parcels. The request comes under the 2009 Town Zoning Regulations, Section F, Conditional Use, "7. All other land uses not classified above". The applicant also requests a waiver of the required 50-foot setback requirement from Route 100 for the proposed parking area and approval to modify the locations of the proposed uses in the future. The property is located at 5169 and 5187 VT Route 100 in the North Hyde Park/Garfield Zoning District.

Larry met with Ron R early tonight and Larry advised that he would appreciate one more continuance so that he could focus on unrelated personal matters. Motion by MH to continue the public hearing to September 3, 2013 at 7:00 p.m. Seconded by GH. So voted.

4. **Minutes:** The review of the May, June and July 2013 minutes was deferred.
5. **Other Business:** None.
6. **Adjourn:** Motion by MT, MH seconded, to adjourn. So voted at 7:17 p.m.

Respectfully Submitted, Ron Rodjenski, DRB Clerk