



Historic Town of Hyde Park
Planning Board
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2

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"Working with you for a better Hyde Park"

February 7, 2024, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

Meeting to be held in the Hyde Park Town Hall, 4383 Albany Post Road

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

ANDERSON CENTER DELLINWOOD RESIDENCE

Site Plan Approval Residential Buildings and New Entry (#2023-56)
Location: 11 Hudson Ln., 42 Education Ln. & Anderson Blvd., Staatsburg, NY 12580
Grid #s: 6066-02-778644, -832645 and -709698

CONTINUED PUBLIC HEARING:

CIA HOTEL & VILLAS

Site Plan & Subdivision Approvals Hotel & Villas (#2019-39)
Location: 1995-2066 Campus Rd and 483-487 Albany Post Rd, Hyde Park, NY 12538
Grid #s: 6064-04-932144 and 6063-02-889857

WORKSHOP:

VIOLET AVE COFFEE SHOP

Site Plan Approval Coffee Shop (#2024-02)
Location: 815-817 Violet Avenue, Hyde Park, NY 12538
Grid #: 6164-04-559438

OTHER BUSINESS:

NANAVATI, TERESA

Site Plan Waiver Approval Heat Pumps (#2024-03)
Location: 6 Calmer Place, Hyde Park, NY 12538
Grid #: 6064-08-930796

WOODS, THOMAS

Site Plan Waiver Approval Home Reno (#2023-58)
Location: 8 Albertson Drive, Hyde Park, NY 12538
Grid #: 6065-20-828200

JEFFREY GROVES ESTATES

Amend Site Plan Amendment Exterior Modification Approval (2018-04 & 68-12)
Location: North Cross Road, Daniels Way & Blair Road, Staatsburg, NY 12580
Grid #s: 6167-18-380154 thru -385188

PHANTOM FIREWORKS

Site Plan Waiver Approval Temporary Sales Location (#2024-05)
Location: 3969 Albany Post Road, Hyde Park, NY 12538
Grid #: 6064-04-967195

ADJOURNMENT:

Town of Hyde Park Planning Board
4383 Albany Post Road
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RESOLUTION ADOPTING DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION

NRI-CIA HOTEL & VILLAS

Date: February 7, 2024
Resolution: #2019-39E

Moved by:
Seconded by:

WHEREAS, the applicant NR-International, has submitted an application for site plan and subdivision approvals to construct a Lodging Facility, with associated accessory uses - parking, swimming pool, tennis courts, spa, restaurant, bar and accessory shops, at property located at 1995-2066 Campus Road and 483-487 Albany Post Road in Hyde Park New York, tax parcel nos. 133200-6064-04-932144-0000 and 133200-6063-02-889857-0000 (the "Property"), in the St Andrews District and Corridor Business District (the "Project"); and

WHEREAS, the Project is depicted on Civil Plans, Landscape Plans, Site Lighting Plans and Architectural Plans as set forth on the Sheet attached as Exhibit A to this Resolution (the "Site Plan Set") including a subdivision sketch plan entitled, "Preliminary Lot Consolidation Plan" prepared by LaBella, Sheets V101, V102 and V103, last revised May 15, 2023, (the "Sketch Plan"); and

WHEREAS, pursuant to §108-5.13(a)(1) of the Town of Hyde Park Zoning Law, lodging facilities are permitted in the St Andrews Zoning District subject to site plan approval; and

WHEREAS, the applicant has submitted a revised Full Environmental Assessment Form ("FEAF") dated January 30, 2024, with exhibits as set forth in the Sheet attached as Exhibit B to this Resolution; and

WHEREAS, on August 2, 2023, the Planning Board classified the Project as a Type I action and circulated notice of its intent to serve as Lead Agency to all involved and interested agencies, to which no agency has objected; and

WHEREAS, the Planning Board has reviewed the revised FEAF, information obtained through site visits, its consultants and other agencies and has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7, completed Parts 2 and 3 of the FEAF, and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a Negative Declaration, for the reasons set forth in the attached Notice of Determination of Significance, finding that the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared; and

BE IT FURTHER RESOLVED, that the secretary to the Planning Board is hereby authorized and directed to distribute a copy of this resolution and the Notice of Determination of Significance to all involved and interested agencies, the Supervisor of the Town of Hyde Park, the applicant, any person that has requested a copy, and to the ENB for publication.

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**Absent Chairman Dupree
 Vice-Chair Dexter
 Mr. Guercio
 Vice-Chair Oliver
 Mr. Veith
 Mr. Waters
 Ms. Wasser**

Anne Dexter, Planning Board Vice-Chairperson

VOICVE VOTE Aye- Absent- Nay- Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

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Teresa Nanavati
6 Calmer Place, Hyde Park, NY 12538
6064-08-930796

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: February 7, 2024
Resolution #: 2024-03

Moved By:
Seconded By:

Whereas, a request for Waiver of Site Plan has been made to the Town of Hyde Park Planning Board by Teresa Nanavati, on January 9, 2024 to replace two AC units on an existing single family house in an historic overlay district, and

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

Whereas, the changes 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 January 9, 2024.

Ms. Anne Dexter
Planning Board, Vice-Chair

Chairman Dupree
Vice Chair Dexter
Mr. Guercio
Vice Chair Oliver
Mr. Veith
Ms. Wasser
Mr. Waters

VOICE VOTE **Aye-** **Absent-** **Nay-** **Motion Carried/Denied**

TOWN OF HYDE PARK PLANNING BOARD

**Thomas Woods
8 Albertson Street
6065-20-828200
SITE PLAN Waiver**

Town Code Section 108-9.4 C 2

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**Date: February 7, 2024
Resolution #: 2023-58**

**Moved By:
Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Thomas Woods to renovate the one family dwelling and two-story art studio including demolition and reconstruction of a covered front porch on the single-family home, and,**

***Whereas*, the replacement covered front porch received an area variance on December 21, 2023 per Resolution #23-12z from the Zoning Board of Appeals, 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, 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 request for a waiver of site plan received by the Planning Department on January 18, 2024. This approval does not authorize a second dwelling unit or any commercial business use on the premise.**

**Ms. Anne Dexter
Planning Board, Vice-Chair**

**Chairman Dupree
Vice Chair Dexter
Mr. Guercio
Vice Chair Oliver
Mr. Vieth
Ms. Wasser
Mr. Waters**

VOICE VOTE

Aye- Absent- Nay- Motion Carried/Denied

Town of Hyde Park
Planning Board
4383 Albany Post Road
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Phone: 845-229-5111, Ext. 2

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**RESOLUTION TO AMEND THE CONDITIONS OF AMENDED CONDITIONAL SITE
PLAN APPROVAL**

JEFFREY GROVES ESTATES

Date: February 7, 2024

Moved by:

Resolution: 2018-04P &68-12L

Seconded by:

WHEREAS, on December 6, 2023, by Resolution #2018-04O & 68-12K (the "Resolution"), the Planning Board granted amended conditional site plan approval to North Cross, LLC, add patios, fencing amended landscaping and stormwater practices to the twelve residential townhouses on Daniel's Way off North Cross Road (the "Amended Project"), tax grid nos. 133200-6167-18-380154 thru -385188, in the Neighborhood District (the "Site"), as depicted on a plan set entitled "Jeffrey Grove [sic] Estates Subdivision" prepared by M. A. Day Engineering, PC, dated December 21, 2017, last revised August 11, 2023 (the "Amended Site Plan Set"); and

WHEREAS, the Resolution included three conditions of approval that must be satisfied prior to the Chairperson signing the Amended Site Plan Set; and

WHEREAS, the third condition requires

3. Provision of evidence of the license agreement for the guard rail and retaining wall, as required by the Dutchess County Department of Public Works ("DCDPW") or a letter from the DCDPW indicating that such license agreement is not required. ("Condition 3")

WHEREAS, the Applicant needs additional time to work with DCDPW on the form of the license agreement;

WHEREAS, the Applicant has requested that the Planning Board amend the Resolution to make Condition 3 a condition that must be satisfied prior to the Zoning Administrator authorizing the issuance of a Certificate of Occupancy rather than as a condition precedent to signing the Amended Site Plan Set; and

WHEREAS, the Planning Board has considered the conditions warranting such an amendment.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby modifies the Resolution by deleting Condition 3.

BE IT FUTHER RESOLVED, that the Planning Board hereby modifies the Resolution to add an additional operative clause to be inserted after the second operative clause to read as follows:

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing the issuance of a Certificate of Occupancy for the Project, the Applicant shall provide evidence of the license agreement for the guide rail and retaining wall, as required by the Dutchess County Department of Public Works ("DCDPW") or a letter from the DCDPW indicating that such license agreement is not required.

Absent Chairman Dupree
Vice-Chair Dexter
Mr. Guercio
Vice-Chair Oliver
Mr. Veith
Ms. Wasser
Mr. Waters

Anne Dexter, Planning Board Vice-Chairperson

Voice Vote Aye- Absent- Nay- Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Phantom Fireworks Eastern Region / Gardner Van Valkenberg
6064-04-967195
3969 Albany Post Road
SITE PLAN Waiver
Town Code Section 108-9.4 C 1 & 2

DRAFT COPY

February 7, 2024
Resolution #: 2024-05

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Vincent Szabo, Phantom Fireworks Eastern Region, LLC on January 30, 2024, for approvals as required to establish a temporary sales venue for Sparkling Devices, and

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

Whereas, the applicant has leased a location previously approved and developed under site plan for Park Discount Beverage, and

Whereas, the proposed changes are minor and temporary in nature, and

Whereas, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, 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 temporary change as submitted on January 30, 2024, and on drawings for as submitted and that such request is to be incorporated into the record.

Anne Dexter, Planning Board Vice-Chair

Chairman Dupree
Vice-Chair Dexter
Mr. John Guercio
Vice-Chair Oliver
Ms. Wasser
Mr. Waters
Ms. Weiser

VOICE VOTE

Aye- Absent- Nay-

Motion Carried/Denied