



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 21, 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:

CIA HOTEL & VILLAS

Site Plan Approvals Phase 1 Tree-Felling 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

CONTINUED PUBLIC HEARING:

CARRIAGE TRAILS (a.k.a. Crofton Mews)

Extension of Site Plan Deadlines for Construction (#16-96)
Location: 1269 Route 9G, Hyde Park, NY 12538
Grid #: 6165-01-340743

WORKSHOP:

HOUGHTALING LOT-LINE ALTERATION

Minor Subdivision Lot-Line Alteration Approval (#2024-04)
Location: 7 & 11 Beck Road, Poughkeepsie, NY 12601
Grid #: 6263-01-115657, -109686

AL'S YARD SALVAGE & AUTO

Site Plan Amendment Approval Int & Ext Modifications (#2021-15)
Location: 7 Beck Road, Poughkeepsie, NY 12601
Grid #: 6263-01-115657

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

OTHER BUSINESS:

BELLEFIELD PUD PHASE II SUBDIVISION

Major Subdivision Approval 7 lots (#2022-28)

Location: 15 West Dorsey Lane, Hyde Park, NY 12538

Grid #: 6163-01-131849

ADJOURNMENT:

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

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RESOLUTION GRANTING CONDITIONAL SITE PLAN APPROVAL

**PHASE 1 TREE FELLING
CIA HOTEL & VILLAS**

Date: February 21, 2024

Moved By:

Resolution #: 2019-39F

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 “Lodging Facility Project”); and

WHEREAS, pursuant to Section 108-5.13(a)(1) of the Town of Hyde Park Zoning Law, a Lodging Facility is permitted in the St. Andrews Zoning District subject to site plan approval; and

WHEREAS, on February 7, 2024, the Planning Board adopted a negative declaration for the Lodging Facility Project, determining that the Lodging Facility Project would not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, while the Planning Board continues to conduct its review of the site and subdivision plans for development of the Lodging Facility Project, the Applicant has submitted a proposed Phase 1 site plan limited to tree felling with no development or grading (“Phase 1 Site Plan”) for consideration by the Planning Board in order to cut trees before March 31, 2024 to avoid impacts to the Indiana bat; and

WHEREAS, the Lodging Facility Project, which includes the work contemplated in the Phase 1 Site Plan, was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded with comments on January 23, 2024; and

WHEREAS, the Phase I Site Plan is depicted on plans entitled, “Phase I-Stage I,” Sheet C300 prepared by LaBella and last revised January 30, 2024 (the “Phase 1 Site Plan”); and

WHEREAS, the Phase 1 Site Plan includes a restoration plan in the event that Lodging Facility Project is not built or the location of the entryway is relocated; and

WHEREAS, by letter dated February 16, 2024, the applicant submitted a restoration bond estimate in the amount of \$130,000.00; and

WHEREAS, by letter dated February 19, 2024, the Planning Board Engineer indicated his concurrence with the proposed restoration bond amount of \$130,000.00; and

WHEREAS, a duly noticed public hearing on the Phase 1 Site Plan was held on February 21, 2024 during which all who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants conditional site plan approval to the Phase I Site Plan and authorizes the Chair or his authorized designee to sign the Phase 1 Site Plan after compliance with the following conditions:

1. **Payment of all fees and escrow.**
2. **The Phase I Site Plan Set shall be renamed "Phase 1 Site Plan, Tree Felling".**
3. **If a title sheet is provided, the Title Sheet shall be Renamed "Site Plan Phase 1" and the current Index of Drawings- Civil shall be replaced with an index of only the relevant plan sheets for the Phase 1 Site Plan Set.**
4. **Revision of note 2 on Sheet C300 to replace "Town Official" with "Zoning Administrator".**
5. **Revision of note 4 on Sheet C300 to change the wording "Substance Construction" to "Substantial Construction"; to change "To the Satisfaction of the Town" to "To the Satisfaction of the Town Zoning Administrator"; and to change "Planning Board" to "Town Board".**
6. **Revision of Sheet C300 to add note 7 to state as follows: "The tree stumps shall be cut as low as possible to the ground and shall not exceed 7 inches."**
7. **Revision of Sheet C300 to revise Detail 1 to remove the note "lot line to be removed".**
8. **Revision of Sheet C300 to revise Detail 2 to remove the road layout and grading so that existing conditions only are depicted.**
9. **Revision of Sheet C300 to revise Detail 2 to add a note to state as follows: "Any felled trees in this area which are too large to be chipped shall be removed from the property. Any ground disturbance caused by this removal shall be limited to the minimum necessary and shall be covered by wood chips."**

10. Revision of sheet C300 to include note 8 to read as follows: "During tree felling, any invasive *Japanese knotweed* encountered, shall be dug up, bagged and appropriately removed from the site".

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BE IT FURTHER RESOLVED, that the Planning Board hereby recommends that the Town Board accept a performance guaranty for the restoration plan in the amount of \$130,000 in form, substance and manner of execution acceptable to the Town Board and its attorney.

BE IT FURTHER RESOLVED, that prior to the Planning Board considering granting conditional final approval to the Lodging Facility Project, the applicant shall provide the Planning Board with proof of recordation with the Dutchess County Clerk of a limited access easement in favor of the Town in the event that restoration is required, in form, substance and manner of execution approved by the Town Board.

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

Michael Dupree, Planning Board Chair

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

Town of Hyde Park
Planning Board
4383 Albany Post Road
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EXHIBIT COPY

RESOLUTION ADOPTING AMENDED SEQRA FINDINGS

CROFTON MEWS

Date: February 21, 2024
Resolution #: 16-96GK

Moved by:
Seconded by:

WHEREAS, on October 15, 2003, Sarcar, LLC, predecessor in interest to Elbow Creek LLC (the "Applicant"), was granted conditional final site plan approval for a 317-unit development in the Neighborhood Core District (the "Project"), identified as tax map parcel no. 6165-01-340743 (the "Site") known as "Crofton Mews"; and

WHEREAS, on October 17, 2003 by Resolution 16-96E, the Planning Board, serving as lead agency in a coordinated review pursuant to the State Environmental Quality Review Act ("SEQRA") adopted a SEQRA Findings Statement for the Project; and

WHEREAS, the Project has undergone several modifications and extensions, as documented in prior resolutions including most recently Resolution #16-96GJ dated July 26, 2022; and

WHEREAS, pursuant to Section 108-9.6(b) "the Planning Board may, at its discretion, after conducting a public hearing, grant an extension to an approved site plan"; and

WHEREAS, a duly noticed public hearing was opened on the extension request on June 7, 2023 and has been continued through the present date; and

WHEREAS, the Applicant has advised that due to new information since the Project was originally approved, including wetlands that were not previously delineated, the NYS Department of Environmental Conservation ("DEC") has identified concerns with the Project's potential impact on the Blanding's Turtle (*Emydoidea blandingii*); and

WHEREAS, in response to DEC's concerns, the Applicant has proposed a mitigation plan to the originally approved 2003 site plan, which involves a 55.54 acre development site which includes an apartment complex with 32 apartment buildings with 249 dwellings (a 68-unit reduction from the 2003 site plan) and wastewater treatment plant and a 2.1-acre road right of way (the "Mitigation Plan"); and

WHEREAS, the Mitigation Plan is collectively depicted on revised plans prepared by Arico Associates dated July 2021 last revised July 21, 2023 Sheets T1, N1.0, E1.0, C1.0-C1.3, PH1.1, U1.1-U1.3, U2.1-U2.3, P1.0-1.2, P1.3, P2.1-P2.2, P3.1-P3.2, ES1.1-ES1.3, D1.1-D1.4, L1.1, BR1 and WD-1 by Michael Nowicki and Arico Associates last revised 12/27/2023 (the "Site Plan Set"), plans prepared by Arico

Associates dated May 2023 Sheets BR1.0, 2.0, 2.1 and X1-X10 by Fort Miller Co, Inc. dated December 28, 2023 (the "Bridge Set"), and plans prepared by Arico Associates dated January 2024 Sheets WWTP 1.0, 2.0, 3.0-3.2, PF1, D2, WWTP 1.0, N1, S100, S200, S001-S003, S500, P700, E001-E003, E100, E500, P001, P100 (the "WWTP Set"); and

WHEREAS, the Applicant has applied for an additional extension of the time to complete construction of the Project to and including June 7, 2027; and

WHEREAS, the Mitigation Plan proposes a less intensive use and a smaller environmental impact than the previously approved Project; and

WHEREAS, the Planning Board has prepared an Amended Findings Statement to address the Mitigation Plan.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

- 1. Accepts and adopts the attached Amended Findings Statement, as lead agency for the SEQRA review of the Crofton Mews Project, and authorizes and directs the Planning Board Chairperson to execute said Amended Findings Statement on behalf of the Planning Board.**
- 2. Authorizes and directs the Planning Board Secretary to file and circulate the Findings Statement together with this resolution in accordance with 6 NYCRR § 617.12 of the SEQRA regulations.**

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

Michael Dupree, Planning Board Chairperson

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

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RESOLUTION TO GRANT FINAL PLAT APPROVAL

Bellefield – Final Development Plan Phase 2 Subdivision

Date: February 21, 2024

Moved By:

Resolution #: 2022-28D

Seconded By:

WHEREAS, the applicant, T-Rex Owner Hyde Park LLC, has submitted an application for final subdivision approval in connection with its final development plan approval for Phase 2 of the project formerly known as St. Andrew's PUD, now known as Bellefield, to construct a mixed-use residential community including 24 buildings consisting of 12 townhomes, 18 buildings consisting of 224 multifamily units over commercial space, 120 loft apartments over commercial space, a clubhouse over commercial space, a sales office, a multi-tenant commercial building, a two-story parking garage, and associated site improvements including maintenance buildings and parking on property located at 15 W Dorsey Lane, identified as tax parcel no. 6163-01-131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, the amended Phase 2 Subdivision Plat is depicted on a drawing set entitled "FINAL PLAT- MAJOR SUBDIVISION LOT 1 FILED MAP NO. 12627A," prepared by LaBella Associates D.P.C., dated June 30, 2023, and last revised on February 14, 2024, sheets SP1, SP2, and SP3 (the "Final Phase 2 Plat"); and

WHEREAS, on August 2, 2023, the Planning Board accepted the sketch plan in accordance with Section 96-12C of the Subdivision Law and classified the Project as a Major Subdivision pursuant to Section 96-5 of the Subdivision Law; and

WHEREAS, on October 4, 2023, by Resolution 2022-28C, the Planning Board granted the applicant preliminary plat approval which was conditioned on satisfaction of eight conditions of approval; and

WHEREAS, the applicant has satisfied the conditions of preliminary plat approval with the exception of condition 3, installation of iron pins at each corner, which condition will be carried over as a condition of final plat approval; and

WHEREAS, the Final Phase 2 Plat is part of the overall development of the Bellefield Property, which has been under review for many years by the Town of Hyde Park, which review has included the preparation of a full Environmental Impact Statement in 2005, resulting in the adoption of SEQR Findings by the Town Board of Hyde Park as Lead Agency on August 29, 2007, followed by approval of a

Comprehensive Development Plan/Concept Plan for the Property on said date; the amendment of those SEQR Findings by the Town Board on June 13, 2017; the redesignation of Lead Agency resulting in the Planning Board's undertaking the role of SEQR Lead Agency on October 18, 2017; the Application by T-Rex for Amended Concept Plan approval in 2021; the adoption of Amended SEQR Findings by the Planning Board as Lead Agency on December 8, 2021, which SEQR Findings were endorsed and adopted by the Town Board, as Involved Agency, as its own SEQR Findings on December 20, 2021 as a predicate to adopting an Amended Concept Development Plan for the Bellefield Project; and

WHEREAS, on January 18, 2023, the Planning Board adopted a Resolution to Reaffirm a SEQRA Determination of Significance (Negative Declaration) for the Project, which included an Appendix describing certain issues examined in detail as part of its SEQRA review; and

WHEREAS, on January 23, 2023, the Town Board established an Open Development Area for Phase 2 of the Project to permit access to the lots via private roads, as set forth on the plan entitled, "Phase 2, Open Development Area, Overall Roadway Map and Sections" prepared by Passero Associates, dated November 29, 2022; and

WHEREAS, on March 25, 2023, the Planning Board conditionally approved the Final Development Plan for Phase 2 of the Project; and

WHEREAS, the Planning Board has waived the requirement for a public hearing on the Final Phase 2 Plat due to the minimal changes between the preliminary and final plat.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants final plat approval to the Final Phase 2 Plat and authorizes the Chairperson or his authorized designee to sign the Final Phase 2 Plat subject to the following conditions:

- 1. Payment of all outstanding fees and escrow.**

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing the issuance of any Certificate of Occupancy for any structure on any lot created by the Final Phase 2 Plat, the applicant shall provide evidence of installation of monuments and pins at the lot corners as indicated on the Final Phase 2 Plat.

BE IT FURTHER RESOLVED, that prior to the Chairperson or his authorized designee signing an approved site plan for any lot created by the Final Phase 2 Plat, the Applicant shall provide the Planning Board with a .pdf of the Filed Map (signed and filed Final Phase 2 Plat).

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

Michael Dupree, Planning Board Chairperson

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