



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

“Working with you for a better Hyde Park”

March 1, 2023, 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:

JOSEPH’S STEAKHOUSE

Site Plan Amendment Approval Exterior Modification (#2023-01)
Location: 728 Violet Avenue, Poughkeepsie, NY 12601
Grid#: 6164-04-640211

MASKELL LOT-LINE ALTERATION

Minor Subdivision Approval 2 lots (#2022-58)
Location: 6 N. Cross Rd. & 5146 Albany Post Rd., Staatsburg, NY 12580
Grid #s: 6167-03-182180, -093172

CONTINUED PUBLIC HEARING:

CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH

Site Plan & Special Use Permit Approvals (#2018-66)
Location: 277 Crum Elbow Road, 232 & 262 Cardinal Road
Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479,
-681487, -712479

BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN

Final Development Plan Approval (#2022-27)
Location: 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

BELLEFIELD PUD PHASE II SUBDIVISION

Major Subdivision Approval 8 lots (#2022-28)
Location: 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

OTHER BUSINESS:

WOODPECKER GENERAL STORE SIGN

Sign Permit Recommendation Free-standing Sign (#2023-06)
Location: 5230 Albany Post Road, Staatsburg, NY 12580
Grid#: 6167-03-242330

ALLIN1 BEAUTY SUPPLY

Sign Permit Recommendation Wall Sign & Tenant Panel (#2023-10)
Location: 3999 Albany Post Road, Hyde Park, NY 12538
Grid#: 6064-04-948267

ADJOURNMENT :

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Planning Board Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park’s website daily. The agenda is posted at www.hydeparkny.us

RESOLUTION GRANTING SITE PLAN AMENDMENT APPROVAL

**Joseph's Steakhouse
728 Violet Avenue/580 Creek Road
#133200-6164-05-640211**

Date: March 1, 2023

Moved By:

Resolution#: 2023-01A

Seconded By:

WHEREAS, on November 21, 2017, the applicant, Joseph's Steakhouse submitted an application for site plan approval for the alteration of an existing structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and 580 Creek Road, Hyde Park, tax grid # 133200-6164-04-657220, in the Greenbelt District (the "project"); and

WHEREAS, the project was depicted on a site plan set prepared by Lockwood Architecture, PLLC, dated February 2, 2018 and received by the Planning Board on March 15, 2017 and a photometric plan prepared by Photometric Toolbox, undated (the "Site Plan"); and

WHEREAS, on March 21, 2018, by Resolution #2017-53A, the Planning Board granted conditional approval to the project; and

WHEREAS, on January 24, 2023, the applicant, Joseph's Steakhouse, submitted an application for site plan amendment approval for an additional exterior alteration of a structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and associated parking located at 580 Creek Road, Hyde Park, in the Greenbelt District (the "project"); and

WHEREAS, the project is depicted on site plan sheet A1.6 prepared by Lockwood Architecture, PLLC, dated January 27, 2023 and received by the Planning Board on January 30, 2023 (the "Site Plan"); and

WHEREAS, the applicant submitted a Short Environmental Assessment Form ("EAF") on January 24, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA") and requirements of the Town's zoning; and

WHEREAS, in accordance with SEQRA, the Planning Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR § 617.5(c)(9), the construction or expansion of a non-residential structure or facility involving less than 4,000 square feet of gross floor area is a Type-II action; and

WHEREAS, on February 1, 2023 by Resolution #2023-01, the Planning Board classified the Project as a Type II action under the State Environmental Quality Review Act; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

WHEREAS, on February 1, 2023 by Resolution # 2023-01, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to Section 239-m of the General Municipal Law, which responded February 22, 2023 that the Project was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on March 1, 2023, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby conditionally approves the Site Plan Amendment and authorizes the Chair or his authorized designee to sign the Site Plan Amendment after compliance with the following conditions:

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

	Chairman Dupree			
	Vice-Chair Dexter			
	Mr. Guercio			
	Vice-Chair Oliver			
	Mr. Waters			
Absent	Ms. Wasser			
	Ms. Weiser			
VOICE VOTE	Aye-	Absent-	Nay-	Motion Carried/Denied

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Woodpecker General Store
5230 Albany Post Road, Staatsburg, NY 12580
Free Standing Sign
Parcel 6167-03-242330**

**Date: March 1, 2023
Resolution: #2023-06**

**Moved By:
Seconded By:**

WHEREAS, a sign permit application for Woodpecker General Store was submitted to the Town of Hyde Park Zoning Administrator on February 21, 2023, revised February 27, 2023, for a replacement 27.9 square foot free standing spot lit sign, a copy of which is attached hereto,

WHEREAS, the Zoning Administrator has reviewed the request for the free-standing sign and has determined that the proposal is in conformance with Article 24 of the code, and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation;

NOW THEREFORE, BE IT RESOLVED that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for the Woodpecker General Store replacement free standing sign as shown.

Michael Dupree, Planning Board Chair

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

Voice Vote

Aye- Nay- Absent-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD
4383 Albany Post Road
Hyde Park, NY 12538

RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT

Allin1 Beauty Supply – Wall Sign
3999 Albany Post Road
Grid# 6064-04-948267

Date: March 1, 2023

Moved By:

Resolution #: 2023-10

Seconded By:

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on December 7, 2022, and revised January 12, 2023, for one backlit wall sign for Allin 1 Beauty Supply, Hyde Park Mall, at 3999 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, the applicant is seeking an increase in letter height from ten inches to 17.22 inches on the wall sign, and

WHEREAS, the Board finds that the requested increase in size is reasonable because the sign is set back approximately four hundred feet from Route 9 and the request is within the parameters of the Boards jurisdiction under 108-24.2 F (2) (b), and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation; and

WHEREAS, the Zoning Administrator has reviewed the request for the wall sign and has determined that with the granting of the relaxation of the standard ten inch letter height, the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board, relaxes the standard letter height of ten inches to 17.22 inches, and

BE IT FURTHER RESOLVED that the Planning Board recommends approval of the sign permit for the Allin 1 Beauty Supply wall sign.

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

Voice Vote

Aye-

Absent-

Nay-

Motion Carried/Denied

Michael Dupree, Planning Board Chair

**TOWN OF HYDE PARK PLANNING BOARD
4383 Albany Post Road
Hyde Park, NY 12538**

RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT

**Allin1 Beauty Supply – Monument Sign
3999 Albany Post Road
Grid# 6064-04-948267**

Date: March 1, 2023

Moved By:

Resolution #: 2023-10A

Seconded By:

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on December 7, 2022, for monument sign for Allin 1 Beauty Supply, Hyde Park Mall, at 3999 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation; and

WHEREAS, the Zoning Administrator has reviewed the request for the monument sign and has determined that the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

BE IT FURTHER RESOLVED that the Planning Board recommends approval of the sign permit for the Allin 1 Beauty Supply monument sign.

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

Voice Vote

Aye-

Absent-

Nay-

Motion Carried/Denied

Michael Dupree, Planning Board Chair

RESOLUTION: #23-B
Date: March 1, 2023

MOTION:
SECOND:

Planning Board, Town of Hyde Park

RESOLUTION OF APPRECIATION

Ann Weiser

WHEREAS, Ann Weiser has served six (6) years as a member of the Planning Board of the Town of Hyde Park, and

WHEREAS, during her tenure on the Board, Ms. Weiser served with distinction as a valued member of the Planning Board, and

WHEREAS, Ms. Weiser was always well-informed about, and involved in, Board deliberations and consistently provided sage counsel, and

WHEREAS, Ms. Weiser was integrally involved in reviews conducted by the Planning Board and made herself available to numerous non-quorum meetings with applicants, and

WHEREAS, the Planning Board of the Town of Hyde Park wishes to express its appreciation to Ms. Weiser for her unwavering and devoted service to residents, business and property owners of Hyde Park,

NOW THEREFORE BE IT RESOLVED, that the Board hereby extends its appreciation to Ann Weiser for her distinguished service to the town and her commitment to improving the operations of its Planning Board.

* * * * *

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