



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”

September 6, 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

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

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

WORKSHOP:

HYDE PARK QUICK STOP

Special Use Permit & Site Plan Amendment Approvals (#2022-10)
Location: 4912 Albany Post Road, Staatsburg, NY 12580
Grid #: 6066-02-879622

JEFFREY GROVES ESTATES

Site Plan Amendment Exterior Modification (#2018-04 & 68-12)
Location: North Cross Road, Daniels Way and Blair Road, Staatsburg, NY 12580
Grid #: 6167-18-328190, + 52 (available upon request)

BELLEFIELD PUD PHASE 2A

Site Plan Approval 12 Townhouses and Entry Sign Barn (#2022-44)
Location: 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

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OTHER BUSINESS:

KEY CONSTRUCTION OFFICE/STORAGE UNITS

Site Plan Amendment Approval Exterior Modification (#2020-30)
Location: 1234 Route 9G, Hyde Park, NY 12538
Grid #: 6165-04-524481

TUROW, KENNETH

Site Plan Waiver Approval Roof-Mounted Photovoltaic Panels (#2023-50)
Location: 1 Ravine Road, Hyde Park, NY 12538
Grid #: 6064-08-910777

WILCHA, STEVE

Site Plan Waiver Approval Sunroom conversion to Bathroom (#2023-51)
Location: 39 Garden Street, Hyde Park, NY 12538
Grid #: 6064-08-817918

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

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

**RESOLUTION REAFFIRMING SEQRA DECLARATION OF SIGNIFICANCE AND
REFERRING THE APPLICATION TO THE DUTCHESS COUNTY DEPARTMENT OF
PLANNING AND DEVELOPMENT**

**Hyde Park Quick Stop
Site Plan Amendment**

Date: September 6, 2023

Moved By:

Resolution: #2022-10D

Seconded By:

WHEREAS, on August 17, 2022, the Planning Board granted the Applicant, Jatt Boys Properties LLC, a special use permit and site plan approval to demolish an existing gas station and construct a new 3,150 square foot gas station and convenience store, along with related site improvements, at property located at 4912 Albany Post Road, tax parcel no. 6066-02-879622, in the Neighborhood Business District (the "Project"); and

WHEREAS, gas station uses are permitted in the Neighborhood Business District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated August 7, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 16, 2022, pursuant to Town of Hyde Park Environmental Quality Review Law § 54-6A (16), by Resolution #2022-10, the Planning Board classified the original iteration of the Project as a Type I action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency objected; and

WHEREAS, on June 15, 2022, by Resolution #2022-10A, in accordance with SEQRA, the Planning Board determined that the original iteration of the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement (EIS) will not be prepared; and

WHEREAS, on June 22, 2022, by Resolution #22-03Z, the Zoning Board of Appeals granted the Applicant three area variances to permit increased lot coverage of 81.1% where 70% is permitted, to permit a decreased front yard setback of 5 feet 7

inches where 20 feet is required and to permit a scale of 9,071 sq. ft. where 7,500 sq. ft. is allowed, which variances appeared to have lapsed; and

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WHEREAS, pursuant to Section 108-8.5D of the Zoning Law, a special use permit shall expire if a certificate of occupancy is not issued within two years of the date of approval of such special use permit, in this case by August 17, 2024; and

WHEREAS, prior to the expiration of site plan approval, the Applicant submitted an application for approval of an amended site plan; and

WHEREAS, the amended Project is depicted on a site plan entitled "Hyde Park Quick Stop" prepared by Mauri Architects PC, dated June 22, 2021, last revised August 1, 2023, Sheets PB-1, PB-2, PB-3, PB-4, PB-5, PB-6, DOT-1, SP-1, SP-2, SD-1, SD-2, and SA-1 (the "Amended Site Plan Set"); and

WHEREAS, the Planning Board has reviewed the Amended Site Plan Set for consistency with its prior determination of significance.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby reaffirms its prior SEQRA determination of significance issued on June 15, 2022.

BE IT FURTHER RESOLVED that the Planning Board hereby directs the secretary to the Planning Board to refer the Amended Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

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

Michael Dupree, Planning Board Chairman

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

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**Town of Hyde Park Planning Board
4383 Albany Post Road
Hyde Park NY 12538
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**RESOLUTION TO REFER THE APPLICATION TO THE DUTCHESS COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT AND ROOSEVELT FIRE
DISTRICT**

Bellefield Final Development Plan Phase 2

Site Plan Phase 2A

Date: September 6, 2023

Moved By:

Resolution #: 2022-44

Seconded By:

WHEREAS, the applicant, ARGO Development and Construction, has submitted an application for site plan approval for Phase 2A of the approved final development plan or Phase 2 of the project formerly known as St. Andrew's PUD, now known as Bellefield, which consists of the development of 12 townhouses, the entry barn, and associated improvements, on the property identified as tax parcel no. 6163-01-131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, Phase 2A 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), which included an Appendix describing certain issues examined in detail as part of its SEQRA review; and

WHEREAS, on March 15, 2023, pursuant to Resolution 2023-27B, the Planning Board conditionally approved the Final Development Plan for Phase 2 of the Bellefield Project; and

WHEREAS, pursuant to Resolution 2023-27B, each construction phase of the Final Development Plan shall return to the Planning Board for individual site plan approval in accordance with Article IX of the Town of Hyde Park Zoning Law, and

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WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects within 500 feet of a state highway are required to be referred to the Dutchess County Department of Planning and Development for its review and recommendation.

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

- 1. Directs its Secretary to refer the Project to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law; and**
- 2. Directs its Secretary to refer the Project to the Roosevelt Fire District.**

**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

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

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**RESOLUTION GRANTING TWO 90-DAY EXTENSIONS OF TIME TO SATISFY
CONDITIONS OF APPROVAL**

KEY CONSTRUCTION WAREHOUSE/STORAGE UNITS

Date: September 6, 2023

Moved By:

Resolution: #2020-30E

Seconded By:

WHEREAS, on March 15, 2023, by Resolution # 2020-30D, the Planning Board granted site plan approval to JASA Properties, LLC (the "Applicant"), to construct self-storage and warehouse space on an existing 17.277-acre lot located at 1234 Route 9G (the "Property"). Associated improvements include but are not limited to stormwater facilities, on-site parking, individual well, septic system, landscaping, and lighting (the "Project"); and

WHEREAS, the Property is further identified on the Dutchess County Real Property tax maps as Tax Grid No. 133200-6165-04-524481-0000, which property is located in the East Park Business Zoning District ("EPBD") as per the Town of Hyde Park zoning chapter; and

WHEREAS, site plan approval was conditioned on satisfaction of 7 conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, if the conditions of approval were not met, site plan approval for the Project would expire on September 11, 2023; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan approval; and

WHEREAS, by letter dated August 18, 2023, the applicant's representative, requested an extension of time to satisfy the conditions of approval.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant two 90-day extension of time to satisfy the conditions of site plan approval to and including March 10, 2024.

2024 COPY

**Vice-Chair Dexter
Mr. Guercio, Jr.
Ms. Kane
Vice-Chair Oliver
Ms. Wasser
Mr. Waters
Mr. Veith**

Anne Dexter, Planning Board Vice Chairperson

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

TOWN OF HYDE PARK PLANNING BOARD

Kenneth Turow

1 Ravine Road

6064-08-910777

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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Date: September 6, 2023

Resolution #: 2023-50

Moved By:

Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Kenneth Turow to install roof mounted photo voltaic panels on the existing single family home; and**

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

***Whereas*, the application is to install roof mounted solar panels on an existing single family home; and**

***Whereas*, the panels are mounted at the same angle as the roof; and**

***Whereas*, the change is not significant in nature and is in character with the neighborhood; 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 August 25, 2023 and in the building permit application dated August 17, 2023.**

**Mr. Michael Dupree
Planning Board, Chairman**

**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

Steven and Karen Wilcha
6064-08-817918
39 Garden Steet
SITE PLAN Waiver
Town Code Section 108-9.4 C

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September 6, 2023
Resolution #: 2023-51

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Steven and Karen Wilcha, for converting their existing glass sunroom into a laundry room and half bath on the property associated with a single-family home requiring a building permit; and

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

Whereas, the applicant is proposing to convert their existing glass sunroom into a laundry room and half bath; and

Whereas, the proposed changes meet the zoning code setback requirements; and

Whereas, the Planning Board has reviewed the request for this change in the Historic Overlay District; and

Whereas, the proposed changes are minor in nature and in character with the neighborhood; and

Whereas, Section 108-9.4 C, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit; 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 changes as described in the building permit received by the Building Department August 28, 2023, and per the request to the Planning Board dated September 5, 2023.

Mr. Michael Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied