



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"

October 4, 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:

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

CONTINUED PUBLIC HEARING:

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

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

VERIZON WIRELESS TOWER 9G

Site Plan & Special Use Permit Approvals Telecommunications (#2022-52)
Location: Route 9G at St Andrews Rd., Hyde Park, NY 12538
Grid #: 6164-03-494023

OTHER BUSINESS:

DUNKIN' SIGNAGE

Sign Permit Recommendation Wall Sign & Free Standing Signs (#2023-54)
Location: 3979 Albany Post Road, Hyde Park, NY 12538
Grid #: 6064-04-967222

HUDSON VALLEY CHIMNEY

Sign Permit Recommendation Free Standing Sign (#2023-57)

Location: 3647 Albany Post Road, Hyde Park, NY 12538

Grid #: 6063-04-968350

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SWEET'S FUNERAL HOME

Site Plan Waiver Approval Garage Reno & HVAC (#2023-59)

Location: 4365 Albany Post Road, Hyde Park, NY 12538

Grid #: 6065-20-832220

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

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

**DUNKIN’
3979 Albany Post Road, Hyde Park, NY 12538
Wall Sign
Parcel 6064-04-967222**

**Date: October 4, 2023
Resolution: #2023-54**

**Moved By:
Seconded By:**

WHEREAS, a replacement wall sign permit application for Dunkin’ was submitted to the Town of Hyde Park Zoning Administrator on August 11, 2023, a copy of the sign is attached hereto,

WHEREAS, the applicant has requested a relaxation of the standard letter height from 10 inches to 18 inches based on distance from the access of over 80 feet and an overall reduction in sign area, elimination of a graphic image that required a variance, reduction in the vibrancy of color, and maintaining a balance of the sign on the wall area, and

WHEREAS, the Zoning Administrator has reviewed the request for the wall sign and has determined that the proposed wall sign is eligible for an additional 4 inches in letter height to a 14-inch letter height based on the distance from the access point, and

WHEREAS, this is an increase in letter height over the previously granted 11-inch letter height,

NOW THEREFORE, BE IT RESOLVED, the Town of Hyde Park Planning Board, hereby grants a relaxation of the standard 10-inch letter height to 14 inches, 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;

BE IT FURTHER RESOLVED that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for DUNKIN’ replacement wall sign with a maximum 14-inch letter height, noting that any additional letter height must obtain an area variance from the Zoning Board of Appeals.

Michael Dupree, Planning Board Chair

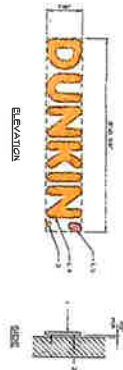
**Chairman Dupree
Vice Chair Dexter
Mr. Guercio
Vice Chair Oliver
Mr. Veith
Ms. Wasser
Mr. Waters**

Voice Vote

Aye- Nay- Absent-

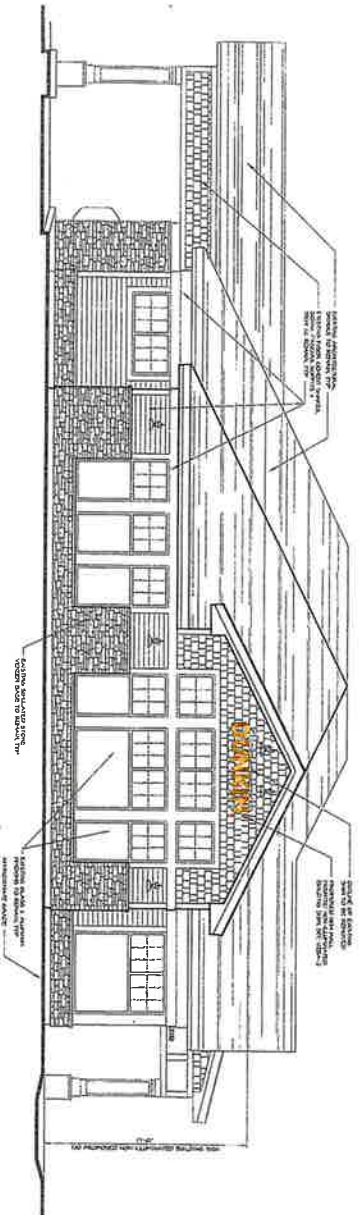
Motion Carried/Denied

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NO.	DESCRIPTION	DATE
1	FOR SIGN, SIGNAGE, AND LIGHTING, SEE SIGNAGE AND LIGHTING SCHEDULE.	
2	FOR SIGN, SIGNAGE, AND LIGHTING, SEE SIGNAGE AND LIGHTING SCHEDULE.	
3	FOR SIGN, SIGNAGE, AND LIGHTING, SEE SIGNAGE AND LIGHTING SCHEDULE.	
4	FOR SIGN, SIGNAGE, AND LIGHTING, SEE SIGNAGE AND LIGHTING SCHEDULE.	

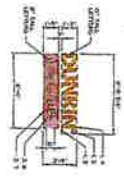
BUILDING SIGN DETAIL
SCALE: 1/2" = 1'-0"



WEST MONUMENT DETAIL
SCALE: 1/2" = 1'-0"



EAST MONUMENT DETAIL
SCALE: 1/2" = 1'-0"



SIGN DETAIL
SCALE: 1/2" = 1'-0"



EAST EXTERIOR ELEVATION & SIGN DETAIL
MAURI ARCHITECTS PC
 73 MARION STREET FULGONZESSE NY 12061 518.462.2350 mauri-architects.com

FRANCHISE RE-MODEL FOR: **DUNKIN'** 3979 ALBANY POST ROAD HYDE PARK NEW YORK
 PC 9344340

NO.	DESCRIPTION	DATE

PROJECT NO: 10-16-23
 DATE: 04/16/2023
 BY: [Signature]

Town of Hyde Park Planning Board
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**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**DUNKIN'
3979 Albany Post Road, Hyde Park, NY 12538
Tenant Panel Monument Signs
Parcel 6064-04-967222**

Date: October 4, 2023

Resolution: #2023-54A

Moved By:

Seconded By:

WHEREAS, on August 11, 2023, the Town of Hyde Park Zoning Administrator received an application for sign permits to replace the Dunkin Donuts tenant panel on both free-standing signs, as shown on plans SG-1 and SG-2 dated 9 August, 2023, by Mauri Architects PC and attached hereto, and

WHEREAS, the applicant has requested a relaxation of the standard letter height from 10 inches to 15 inches based on distance from the access of over 20 feet and elimination of a graphic image that required a variance, reduction in the vibrancy of color, and maintaining a balance of the sign within the tenant space, and

WHEREAS, the Zoning Administrator has reviewed the request for the tenant panel signs and has determined that the proposed wall sign is eligible for an additional 1 inch in letter height to an 11-inch letter height based on the distance from the access point, and

WHEREAS, this is consistent with the previously granted 11-inch letter height,

NOW THEREFORE, BE IT RESOLVED, the Town of Hyde Park Planning Board, hereby grants a relaxation of the standard 10-inch letter height to 11 inches, 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;

BE IT FURTHER RESOLVED that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for DUNKIN' replacement tenant panel in each of two free standing monument signs with a maximum 11-inch letter height, noting that any additional letter height must obtain an area variance from the Zoning Board of Appeals.

Michael Dupree, Planning Board Chair

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

Voice Vote

Aye- Nay- Absent-

Motion Carried/Denied

Town of Hyde Park Planning Board

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

**Hudson Valley Chimney replacement free-standing sign
3647 Albany Post Road - Parcel 6063-04-968350**

Date: October 4, 2023

Moved By:

Resolution #: 2023-57

Seconded By:

WHEREAS, William Murphy on September 28, 2023 submitted the completed application for replacement of the free-standing signage for Hudson Valley Chimney located at 3647 Albany Post Road, Grid Number 6063-04-968350, in the Neighborhood Business District; and

WHEREAS, the applicant has provided signage that is code compliant and needs no relaxation of the standard letter height and symbol size, and

WHEREAS, the proposed lighting of the new sign is by a shielded bar light at the bottom of the sign.

WHEREAS, the replacement sign will be in compliance with the sign area, height, location and aesthetic standards, now therefore,

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for Hudson Valley Chimney based on the sign permit application submitted by William Murphy for the property owner, Hudson Valley Properties LLC.

**Michael Dupree,
Planning Board 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

**Sweets Funeral Home
4365 Albany Post Road
6065-20-832220**

**SITE PLAN Waiver
Town Code Section 108-9.4 C 2**

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**Date: October 4, 2023
Resolution #: 2023-59**

**Moved By:
Seconded By:**

Whereas, a request for a Site Plan Waiver has been made to the Town of Hyde Park Planning Board by 3 Albertson Street LLC, owner of Sweets Funeral Home, for garage change of use, one bay to a prep room and minor exterior changes, and

Whereas, the application is to remove one of the existing overhead doors on the south side of the building which will be replaced with two double hung window units. The renovation will also include the installation of two HVAC condensers on the west side of the building, and

Whereas, the Planning Board has reviewed the request for this change in the Crossroad Core District, 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 October 2, 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