



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 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**

**OTHER BUSINESS:**

**Assistant Dutchess County Executive, Ron Hicks to present Economic Development Strategy**

**WORKSHOP:**

**JOSEPH'S STEAKHOUSE**

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

**HYDE PARK TOWN CENTER NORTH-READY COFFEE**

Site Plan Amendment Approval (#2021-15)  
Location: 4272-4288 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6065-04-933017

**BRANDL, CHRISTINE**

Site Plan Waiver Garage Replacement (#2022-70)  
Location: 10 Crumwold Place, Hyde Park, NY 12538  
Grid#: 6064-08-876974

**SMOKES 4 LESS SIGNAGE**

Sign Permit Approval Free-standing & Wall Sign Bldg #4 (#2023-02)  
Location: 4272-4288 Albany Post Road, Hyde Park, NY 12538  
Grid#: 6065-04-933017

**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

**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](http://www.hydeparkny.us)

Town of Hyde Park Planning Board  
4383 Albany Post Road  
Hyde Park NY 12538  
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**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE PLAN SET TO  
DUTCHESS COUNTY PLANNING AND ECONOMIC DEVELOPMENT**

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

**Date: February 1, 2023**

**Moved By:**

**Resolution#: 2023-01**

**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

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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, 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.

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

1. **Classifies the Project as a Type II action under SEQRA.** [*reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;*] **The Project has been determined by NYS to have no impact on the environment and a DEIS will not be prepared.**
2. **Directs its Secretary to refer the application materials to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**
3. **And sets a public hearing on the application to commence on March 1, 2023.**

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

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**Michael Dupree, Planning Board Chair**

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

**TOWN OF HYDE PARK PLANNING BOARD**

**Christine Brandl**

**6064-08-876974**

**10 Crumwold Place**

**SITE PLAN Waiver**

*Town Code Section 108-9.4 C 2*

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**Date: February 1, 2023**

**Resolution #: 2022-70**

**Moved By:**

**Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Christine Brandl to replace a 21' x 33' garage on the same footprint associated with a single family home requiring a building permit. A variance was granted January 25, 2023 by Resolution #22-23Z, to change the minimum side yard setback from 10' to 3' to demolish and rebuild existing garage within the same footprint, and,**

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

***Whereas*, the applicant is proposing to construct a 21' x 33' garage on the side of the home, and**

***Whereas*, the accessory structure was granted a variance for the side yard setback requirements, and**

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

***Whereas*, Section 108-9.4 C2, 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, 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 building permit received by the Building Department December 5, 2022, and per the request to the Planning Board dated December 20, 2022.**

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Mr. Michael Dupree  
Planning Board, Chairman

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

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  
(845) 229-5111 Ext. 2**

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

**Town Center North Building 4 – Smokes for Less Sign  
4272-4288 Albany Post Road  
Parcel 6065-04-933017**

**Date: February 1, 2023**

**Moved By:**

**Resolution #: 2023-02**

**Seconded By:**

**WHEREAS**, Tim Grignon and GNS Group Signs, on January 26, 2023, submitted sign permit applications for the Smokes for Less wall sign located in Building 4 and two tenant panels in Town Center North, Grid No. 6065-04-933017, in the Town Center Historic District; and

**WHEREAS**, the applicant is required to follow the design unity established for this location, and

**WHEREAS**, the sign location is over 125, feet from the primary access and the applicant has requested that the ten inch standard letter height be relaxed to 15 inches,

**NOW THEREFORE BE IT RESOLVED**, that the requested relaxation of the letter height from 10 inches to 15 inches is granted, and

**BE IT FURTHER RESOLVED**, the Board hereby recommends the Zoning Administrator issue the sign permits for Smokes for Less.

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Mr. Michael Dupree  
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied