



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"

FEBRUARY 2, 2022, 6:00 PM
WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

The Hyde Park Planning Board Meeting is scheduled to be conducted **remotely via Zoom** as authorized by New York State Legislation Bill A8591, amending the Open Meetings Law. If this authority is repealed prior to the meeting, then **the alternative** would be to meet in person at the Town Hall at 4383 Albany Post Road, Hyde Park, NY 12538. Please check the Planning Board agenda on the Town's Website at <https://www.hydeparkny.us/AgendaCenter>, 24 hours prior to the meeting time to determine the final meeting location.

To participate in any scheduled public hearing or attend the meeting by videoconference via Zoom; Please click on the following link:

<https://us02web.zoom.us/j/89497881986?pwd=bWhKKzJ4cnVnRFpXcHZueDFjOTN0QT09>

Meeting ID: 894 9788 1986
Passcode: 893334
One tap mobile
+19292056099,,89497881986#,,,,*893334# US (New York)

Dial by your location
+1 929 205 6099 US (New York)
Meeting ID: 894 9788 1986
Passcode: 893334
Find your local number: <https://us02web.zoom.us/j/89497881986?pwd=bWhKKzJ4cnVnRFpXcHZueDFjOTN0QT09>

PLEDGE OF ALLEGIANCE

WORKSHOP:

OTHER BUSINESS:

DISABLED VETERANS' BEE FARM

Site Plan Approval Animal Husbandry (#2021-58)
Location: 47 Morris Drive
Grid #: 6165-02-690640

64 FALLKILL ROAD SITE PLAN

Subdivision and Site Plan 2 Single Family Dwellings (#2021-08)
Location: 64 Fallkill Road
Grid #: 6266-03-17645

RHINEVAULT, CARNEY & TATIANA

Site Plan Waiver Approval (#2022-02)

Location: 6 Main Street

Grid #: 6065-20-812236

RITE AID SIGNAGE

Sign Permit recommendation and request for relaxation of letter heights (#2021-36)

Location: 1 Crum Elbow Road

Grid #: 6165-03-429214

GULF SIGNAGE

Sign Permit recommendation free-standing and wall-mounted signs (#2021-32)

Location: 4152 Albany Post Road

Grid #: 6165-03-429214

INN AT BELLEFIELD

Site Plan Waiver building material alterations (#2017-04)

Location: 3780 Albany Post Road

Grid#: 6163-01-010622

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
Phone: 845-229-5111, Ext. 2**

RESOLUTION GRANTING SITE PLAN APPROVAL

DISABLED VETERANS' BEE FARM

Date: February 2, 2022

Moved By:

Resolution: # 2021-58A

Seconded By:

WHEREAS, the applicant, Chris Pellettiere, has submitted an application for site plan approval, received on December 6, 2021, to establish an apiary and horse corral (the "Project") on property identified as 47 Morris Drive, Tax Grid Number 6165-02-690640 (the "Property"), in the Greenbelt District; and

WHEREAS, the Project is depicted on a site plan dated November 24, 2021, which is a portion of a survey dated December 13, 1983, along with additional aerial photos (the "Site Plan Set") received December 6, 2021; and

WHEREAS, the application is for the raising and keeping of honey-producing bees and non-boarding equine use; and

WHEREAS, agriculture and animal husbandry are permitted uses in the Greenbelt District subject to site plan approval; and

WHEREAS, the State of New York has adopted an Agriculture and Markets Law (ADL), recognizing the benefits of farming statewide, protecting agricultural activity from unreasonable restrictions by local governments, per Chapter 69, Article 25AA, §305-a, and

WHEREAS, the Property is approximately 113.68 acres; and

WHEREAS, pursuant to Hyde Park Zoning Law Section 108-4.3B(5), animal husbandry uses must be at least 250 feet from all neighboring residences and any manure from an animal husbandry use must be at least 200 feet from all neighboring residences and at least 200 feet from all wells; and

WHEREAS, the Project is not within 250 feet of any residences on adjoining lots as depicted on a sheet dated 11/24/2021, which is a portion of a survey dated December 13, 1983, and was reviewed by the Zoning Administrator; and

WHEREAS, the applicant submitted an agricultural data statement on December 17, 2021; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated November 23, 2021; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act (“SEQRA”), said Board is required to determine the classification of the Project;

WHEREAS, on January 5, 2022, the Planning Board classified the action as a Type II action under SEQRA; and

WHEREAS, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, and

WHEREAS, the Planning Board has determined and finds that sufficient information has been presented for approval of such use; and

WHEREAS, a duly noticed public hearing was held on January 19, 2022, during which all those who wished to speak were heard and a written public comment period was left open for an additional seven days; and

WHEREAS, a said public hearing was held remotely in accordance with New York State Legislation Bill A8591 of 2022.

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

1. **Payment of all fees and escrow.**
2. **Revision of the Site Plan Set to add a Site Plan note that restricts the maximum number of horses to 15 at any one time.**
3. **Revision of the Site Plan Set to organize as a bound document or a single sheet with a space for the Planning Board stamp and owner’s stamp.**

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

Michael Dupree, Planning Board Chair

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

TOWN OF HYDE PARK PLANNING BOARD

Carney and Tatiana Rhinevault

6 Main Street

6065-20-812236

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: February 2, 2022

Resolution#: 2022-02

Motion by:

Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Carney and Tatiana Rhinevault to erect a 16' x 16' carport. The carport will be attached to the detached garage in the rear of their property requiring a building permit, and,

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

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

Whereas, the proposed addition meets the zoning code setback requirements, and

Whereas, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, and

Whereas, the Zoning Administrator has recommended that for this change it is appropriate to waive the site plan requirements, 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 January 7, 2022 and per the request to the Planning Board dated January 15, 2022.

Mr. Michael Dupree
Planning Board, Chairman

Chairman Dupree
Vice Chair Dexter
Mr. Guercio
Mr. 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

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

**Food Mart
4152 Albany Post Road
Parcel 6064-02-980677
Wall Signage**

Date: February 2, 2022

Resolution#: 2021-32

Moved By:

Seconded By:

WHEREAS, Nancy Forest of GNS Group Ltd, on June 8, 2021, submitted a completed application for wall signage associated with the convenience store at the Gulf Station 4152 Albany Post Road, Grid Number 6064-02-980677, in the Corridor Business zoning district, and

WHEREAS, the sign will not be internally lit; and

WHEREAS, the sign is consistent in color and style throughout the site; and

WHEREAS, the applicant has provided a wall sign permit application that is code compliant and needs no relaxation of the standard letter height, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the wall sign for the convenience store ‘Food Mart’ at the Gulf station, based on the sign permit application submitted by Nancy Forest on June 8, 2021.

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

Michael Dupree, Planning Board Chairperson

VOICE VOTE Aye- Absent- Nay- Motion

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)**

**Gulf
4152 Albany Post Road
Parcel 6064-02-980677
Free standing Signage**

Date: February 2, 2022

Resolution#: 2021-32A

Moved By:

Seconded By:

WHEREAS, Nancy Forest of GNS Group Ltd, on June 8, 2021, submitted a completed application for a free-standing sign associated with the convenience store at the Gulf Station, 4152 Albany Post Road, Grid Number 6064-02-980677, in the Corridor Business zoning district; and

WHEREAS, the sign will not be internally lit with the exception of the gasoline prices as allowed in Article 24, Signs; and

WHEREAS, the sign will be down light from custom LED light bars; and

WHEREAS, the sign is consistent in color and style throughout the site; and

WHEREAS, the applicant has provided an application for a replacement free-standing sign that is code compliant and needs no variance, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Free-standing sign for the rebranding to Gulf, based on the sign permit application submitted by Nancy Forest on June 8, 2021 and last revised January 25, 2021.

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

Michael Dupree, Planning Board Chairperson

VOICE VOTE Aye- Absent- Nay- Motion