



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

**DRAFT COPY**

*"Working with you for a better Hyde Park"*

**April 19, 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:**

**DS ELECTRIC OFFICE**

Site Plan Amendment Exterior Modification Approval (#2023-09)  
Location: 33 Brower Blvd., Hyde Park, NY 12538  
Grid #s: 6165-03-364146, -379151

**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, Hyde Park, NY 12538  
Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479,  
-681487, -712479

**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

**WORKSHOP:**

**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

**MARCOZ/CHALK RESIDENCE**

Site Plan Approval Replacement Single Family Residence (#2023-16)  
Location: 16 Poppinga Lane, Hyde Park, NY 12538  
Grid #: 6065-02-602972

**DRAFT COPY**

**AL'S YARD SALVAGE & AUTO**

Site Plan Amendment Approval Int & Ext Modifications (#2021-15)  
Location: 7 Beck Road, Poughkeepsie, NY 12601  
Grid #: 6263-01-115657

**INN at BELLEFIELD**

Site Plan Waiver Approval-Lighting (#2023-24)  
Location: 3780 Albany Post Road, Hyde Park, NY 12538  
Grid#: 6163-01-010622

**WINNAKEE LAND TRUST LOT-LINE ALTERATION**

Minor Subdivision Approval 2 lots (#2023-19)  
Location: 991-995 N. Quaker Lane, Staatsburg, NY 12580  
Grid#: 6267-03-444254, -485178

**HUDSON VALLEY HOSPICE HOUSE**

Site Plan & Special Use Permit Approvals (#2020-17)  
Location: 31 E. Dorsey Ln. & 542 Violet Ave., Hyde Park, NY 12538  
Grid #s: 6163-02-570735, -552748

**RENAISSANCE REHABILITATION & NURSING HOME CENTER**

Site Plan Approval Exterior Modification (#2023-18)  
Location: 4975 Albany Post Road, Staatsburg, NY 12580  
Grid #: 6066-02-856792

**OTHER BUSINESS:**

**VUMBICO/WOOD RESIDENCE**

Site Plan Waiver Approval Construction Single-Family home (#2023-14)  
Location: 120 River Road, Hyde Park, NY 12538  
Grid #: 6064-02-531762

**BERKSHIRE HATHAWAY SIGNAGE**

Sign Permit Recommendation (#2023-20)  
Location: 4315 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6065-20-879100

**LAWLER, BRENDAN**

Site Plan Waiver Approval RM PV Panels (#2023-21)  
Location: 6 Watson Place, Hyde Park, NY 12538  
Grid #: 6064-08-920873

**WAJDA, MICHAEL**

Site Plan Waiver Approval Repair roof add gable (#2023-25)

Location: 4158 Albany Post Road, Hyde Park, NY 12538

Grid #: 6064-02-978693

**DRAFT COPY**

**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  
(845) 229-5111 Ext. 2  
(845) 229-0349 Fax

**DRAFT COPY**

**RESOLUTION TO GRANT CONDITIONAL SITE PLAN APPROVAL**

**DS ELECTRIC**

**Date: April 19, 2023**

**Moved By: \_\_\_\_\_**

**Resolution: #2023-09A**

**Seconded By: \_\_\_\_\_**

WHEREAS, the applicant, Stewart Holdings LLC, has submitted an application for site plan approval to establish a service business at property located at 33 Brower Boulevard, tax parcel no. 6165-03-364146 and -379151, in the East Park Business District ("EPBD") (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Proposed Site Plan for DS Electric" prepared by S & P Architects, P.C., dated February 25, 2023, Sheets S-1, S-2 and S-3, last revised April 14, 2023 and Architectural Plans entitled, "Proposed Alterations for Dave Stewart" prepared by S & P Architects P.C. dated February 25, 2023, Sheet A1 last revised April 14, 2023(the "Site Plan Set"); and

WHEREAS, general commercial businesses are permitted in the EPBD with site plan approval; and

WHEREAS, the Applicant has requested that the Planning Board exercise its discretion to grant an increase in the maximum letter height from 10 inches to 16 inches pursuant to § 108-24.2F(2) of the Zoning Law which authorizes an additional inch in dimension for every 20 feet a wall sign for a business is set back from its primary roadway, if it finds that the additional size is necessary or appropriate due to such circumstances as the sign's distance from the road, the design speed of the road or the size of the building on which the sign is placed; and

WHEREAS, the existing structure is set back approximately 120 feet from the Property's entrance on Brower Boulevard; and

WHEREAS, the Project is located within 500 feet of CR 41 (E Market Street); and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development, which responded on March 27, 2023 that it was a matter of local concern with comments; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("SEAF") dated February 24, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 15 2023, the Planning Board classified the Project as a Type II SEQRA action 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, and 6 NYCRR § 617.5(c)(18), reuse of a residential or commercial structure, where the residential or commercial use is a permitted use in the district; and

WHEREAS, a duly noticed public hearing was held on April 19, 2023, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby exercises its discretion to permit a wall sign with 16 inch letters, finding that the larger letters are necessitated by the distance of the building from the road and that the larger letters are appropriate for the size of the building upon which they are being placed, and recommends issuance of a sign permit.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby approves the Site Plan Set and authorizes the Chair to sign the Site Plan Set after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Revision of the Site Plan Set as follows:**
  - a. Include a notation that all fixtures will be provided with photocells.**
  - b. Include the following note about timers and motion sensors:**

**Timers**

**All fixtures except those noted as security lights below will be on timers set to turn off at 7 PM.**

**Motion Sensors**

**Fixture D on the North side of the building**

**Fixture C on the East side of the building**

**The two (2) light poles in the southwest corner of the property, near the entrance gate.**

**Security lights**

**Fixture D on the south end of the building facing the parking area.**

**Fixture C on the north end of the building facing the parking area.**

- 3. Revision of the Site Plan Set to include note regarding the five parking spaces near the truck exit to read as follows: The proposed five (5) land**

**DRAFT COPY**

banked parking spaces shall not be striped for parking until such time as deemed necessary by the Zoning Administrator in consultation with the owner after site construction has been completed and been in operation for at least one year. The Zoning Administrator shall notify the owner about the number of spaces to be constructed in writing. If and when the spaces are to be constructed, they shall be constructed in accordance with this Site Plan.

4. Evidence that Parcel 1 and Parcel 2 have been merged through the recording of a deed in the Office of the Dutchess County Clerk.

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  
(845) 229-5111 Ext. 2  
(845) 229-0349 Fax**

DRAFT COPY

**RESOLUTION CLASSIFYING THE ACTION  
Marcoz & Chalk Residence**

**Date: April 19, 2023**

**Moved By:**

**Resolution: #2023-16**

**Seconded By:**

WHEREAS, the applicants, Nadja Marcoz and Adrian Chalk, have submitted an application for site plan approval to replace a single-family dwelling at property located at 16 Poppinga Lane, tax parcel no. 6065-02-602972 in the Waterfront Zoning District and the Estates District Scenic Area of Statewide Significance (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Proposed Replacement Single Family Dwelling, Proposed Conditions Plan" prepared by Peter J. Andros, P.E., dated March 24, 2023, last revised April 17, 2023 Sheets S-1, S-2, FP-1 ESC-1 and V-1 and Architectural Plans entitled "Residence at 16 Poppinga Lane" prepared by MDIM dated April 17, 2023, Sheets A1.0, A1.1, A1.2, A1.3, A1.4, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2 and A3.3 (the "Site Plan Set"); and

WHEREAS, pursuant to 108-4.6C, any use within the Estates District Scenic Area of Statewide Significance shall obtain site plan approval for structural alterations or construction; and

WHEREAS, the Project requires an area variance from Section 108-4.3G(2) of the Zoning Law to permit construction within the stream corridor buffer; and

WHEREAS, the Project is located within 500 feet of the Hudson River; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("FEAF") dated November 19, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); 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)(11), the construction of a single-family home on an approved lot is a Type II SEQRA action.

**NOW THEREFORE BE IT RESOLVED that the Planning Board hereby classifies the Project as a Type II action under SEQRA.**

**DRAFT COPY**

**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  
(845) 229-5111 Ext. 2

**DRAFT COPY**

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE PROJECT TO  
THE DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

**RENAISSANCE REHABILITATION & NURSING HOME CENTER**

**Date: April 19, 2023**

**Moved By:**

**Resolution: #2023-18**

**Seconded By:**

WHEREAS, the applicant, Optimus Architecture, has submitted an application for site plan approval to make exterior improvements to an existing structure containing a residential care facility on property located at 4975 Albany Post Road, tax parcel no. 6066-02-856792 in the Waterfront Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "New Exterior Renovations for Renaissance Rehab and Nursing Center" prepared by Optimus Architecture, dated January 3, 2023, last revised March 30, 2023 Sheets C100, C200, C210, C300, C301 and C400 (the "Site Plan Set"); and

WHEREAS, residential care facilities are permitted in the Waterfront Zoning District with site plan and special use permit approval; and

WHEREAS, the Project is located within 500 feet of US Route 9; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("SEAF") dated March 30, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); 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)(1), maintenance and repair involving no substantial changes to an existing structure, and 6 NYCRR § 617.5(c)(18), reuse of a residential or commercial structure, where the residential or commercial use is a permitted use in the district, and the action does not exceed any Type I thresholds, is a Type II SEQRA action.

**NOW THEREFORE BE IT RESOLVED that the Planning Board hereby  
classifies the Project as a Type II action under SEQRA.**

**BE IT FURTHER RESOLVED** that the Planning Board hereby refers to the Project to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

**DRAFT COPY**

- 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**

**Marc and Lisa Vumbico**  
**120 River Road Extension**  
6064-02-531762  
**SITE PLAN WAIVER**  
*Town Code Section 108-9.4 C 2*

**DRAFT COPY**

**Date: April 19, 2023**  
**Resolution #: 2023-14**

**Moved By:**  
**Seconded By:**

**Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Marc and Lisa Vumbico, on March 1, 2023, and completed on March 15, 2023, for property located at 120 River Road in the Town of Hyde Park; and**

*Whereas, the application is to construct a new two-bedroom single family home with decks and covered rear porch and two attached three car garages with unfinished basement and unfinished attic in an historic overlay district; and*

*Whereas, the original plans submitted in 2022 have been revised to eliminate one story and comply with the height and impervious coverage limits established in the Bulk Regulations of Chapter 108, Zoning, and*

*Whereas, the new home will be visible from the Hudson River; and*

*Whereas, the change will have minimal impact to the character of the neighborhood; and*

*Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator; and*

*Whereas, the applicant is required to return to the Planning Board for all other changes to the property; and*

***NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Vumbico new single family, regarding the specific request as received March 1, 2023 and completed March 15, 2023, and in the building permit application for this project dated February 6, 2023.***

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

**Voice Vote**

**Aye- Absent- Nay-**

**Motion Carried/ Denied**

\_\_\_\_\_  
Michael Dupree, Planning Board Chairman

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

DRAFT COPY

RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT

Berkshire Hathaway Home Services  
4315 Albany Post Road  
Grid# 6065-20-879100

Date: April 19, 2023

Moved By:

Resolution #: 2023-20

Seconded By:

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on March 10, 2023, for two unlit Canopy signs for Berkshire Hathaway Home Services, at 4315 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, the two signs are allowed and code compliant, 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 canopy signs and has determined that the signs will be in conformance with Article 24 of the Code and Greenway Connections, and

**NOW THEREFORE BE IT RESOLVED that the Planning Board recommends approval of the sign permits for Berkshire Hathaway as presented with the sign permit applications dated March 10, 2023.**

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

Voice Vote    Aye-    Nay-    Absent-

Motion Carried/Denied

---

Michael Dupree, Planning Board Chair

**TOWN OF HYDE PARK PLANNING BOARD**

**Brendan Lawler  
6 Watson Place  
6064-08-920873**

**SITE PLAN Waiver**

**Town Code Section 108-9.4 C 2**

**DRAFT**

**Date: April 19, 2023  
Resolution #: 2023-21**

**Moved By:  
Seconded By:**

*Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Brendan Lawler to install roof mounted photo voltaic panels on the existing single family home, 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 Planning Board has reviewed the request for this change in the Historic Overlay District, and

*Whereas*, the change is not significant in nature and is in character with the neighborhood, and

*Whereas*, the construction will not be visible from the Hudson River, 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 April 6, 2023 and in the building permit application dated March 16, 2023.

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

**VOICE VOTE**

**Aye-**

**Absent-**

**Nay-**

**Motion Carried/Denied**

---

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

**TOWN OF HYDE PARK PLANNING BOARD**

**Michael Wajda**  
4158 Albany Post Road  
6064-02-978693  
SITE PLAN Waiver  
*Town Code Section 108-9.4 C 2*

**DRAFT COPY**

**Date: April 19, 2023**  
**Resolution #: 2023-25**

**Moved By:**  
**Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Michael Wajda to replace the existing roof, add a reverse gable on the west elevation and enclose the two windows on either side of the front entry of the commercial building, and,**

*Whereas*, the application is to replace existing roof, add a reverse gable on the west elevation and enclose the two windows on either side of the front entry of the commercial building, and

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

*Whereas*, the change is not significant in nature and is in character with the neighborhood, and

*Whereas*, the construction will not be visible from the Hudson River, 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 April 17, 2023 and in the building permit application dated March 26, 2023.**

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

**VOICE VOTE**

**Aye-**

**Absent-**

**Nay-**

**Motion Carried/Denied**

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