



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"

May 3, 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:

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

CONTINUED PUBLIC HEARING:

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:

CULINARY INSTITUTE OF AMERICA

Site Plan Amendment Approval North & South Entry Gates (#2023-23)
Location: 3745 Albany Post Road, 1946 Campus Drive & 11 Chive Court, Hyde
Park, NY 12538
Grid #: 6063-02-966578, -906630, -940557

MARCOZ/CHALK RESIDENCE

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

BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN

Final Development Plan Approval (#2022-27)

Location: 15 West Dorsey Lane, Hyde Park, NY 12538

Grid#: 6163-01-131849

OTHER BUSINESS:

INN at BELLEFIELD

Site Plan Waiver Approval-Lighting (#2017-04)

Location: 3780 Albany Post Road, Hyde Park, NY 12538

Grid#: 6163-01-010622

JEFFREY GROVES ESTATES

Site Plan approval Extension to Complete Construction (#2018-04)

Location: North Cross Road, Daniels Way and Blair Road, Staatsburg, NY 12580

Grid #: 6167-18-328190, + 52 (available upon request)

O'NEALL, MARGRET

Site Plan Waiver Approval covered front and rear porches (#2023-17)

Location: 24 Fuller Lane, Hyde Park, NY 12538

Grid #: 6065-20-812006

EISENMAN, BONNIE

Site Plan Waiver Approval HVAC mini splits (#2023-27)

Location: 36 Valkill Drive, Poughkeepsie, NY 12601

Grid #: 6264-03-081220

LONG, ANDREA

Site Plan Waiver Approval HVAC mini splits (#2023-28)

Location: 529 River Road, Staatsburg, NY 12580

Grid #: 6067-04-914363

DEGROAT/TEED

Site Plan Waiver Approval HVAC mini splits (#2023-29)

Location: 20 Rogers Place, Hyde Park, NY 12538

Grid #: 6064-08-856906

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

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**RESOLUTION CLASSIFYING THE ACTION AND REFERRING TO DUTCHESS
COUNTY PLANNING & DEVELOPMENT**

CIA NORTH & SOUTH ENTRANCE GATES

Date: May 3, 2023

Moved By:

Resolution: #2023-23

Seconded By:

WHEREAS, the applicant, the Culinary Institute of America, has submitted an application for site plan amendment approval to install new entrance gates to the educational campus with updated signage and other associated improvements, located at 1946 Campus Drive, tax parcel nos. 6063-02-906630, -966578, and -940557 in the St. Andrew's District and the Estates District Scenic Area of Statewide Significance (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled, "Proposed Entrance to Culinary Institute of America" prepared by Sloan Architects, P.C., dated April 3, 2023, Sheets C001, C002, SV1, C100, C101, C102, C103, C104, C500, C501, C502, A200, A201, A202 and A203 (the "Site Plan Set"); and

WHEREAS, the Project requires area variances from Section 108-4.4A(2) of the Zoning Law to a 24-foot high wall, and from Section 108-24.2C(3)(a) to increase the number of permitted monument signs to 5; and

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

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("FEAF") dated April 3, 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)(10), routine activities of educational institutions, including expansion of existing facilities by less than 10,000 square feet of gross floor area, are Type II SEQRA actions.

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**Town of Hyde Park Planning Board
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111 Ext. 2
(845) 229-0349 Fax**

RESOLUTION TO WAIVE THE REQUIREMENTS OF SITE PLAN APPROVAL

The Inn at Bellefield – Lighting Alteration

Date: May 3, 2023

Moved By:

Resolution: #2017-04O

Seconded By:

WHEREAS, on January 3, 2018, by resolution #2017-04D (the “Resolution”), the Planning Board granted T-Rex Hyde Park Owner LLC conditional site plan approval for Sub-Phase 1-A of the approved Concept Plan for the St. Andrew’s Planned Unit Development, consisting of a 5-story, 137 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no. 6163-01-131849, together with the first phase of a proposed wastewater treatment plant and other infrastructure improvements to serve the hotel (collectively, the “Project”), as depicted on a site plan entitled "Inn at Bellefield" prepared by Chazen Engineering, dated June 30, 2017, last revised December 15, 2017, and architectural elevations prepared by ZHA Architects, dated September 6, 2017 (the “Approved Site Plan”); and

WHEREAS, on January 3, 2018, prior to granting conditional approval to the Approved Site Plan, the Planning Board, serving as lead agency in a coordinated SEQRA review, adopted a negative declaration, determining that the Project would not result in any significant adverse environmental impacts and that a Supplemental Environmental Impact Statement would not be prepared (the “Negative Declaration”); and

WHEREAS, the conditions of approval as set forth in the Resolution were modified by the Planning Board on June 20, 2018, April 17, 2019, and August 7, 2019, and site plan approval was amended on January 15, 2020, and June 2, 2021, and review of amended architectural features was waived on February 2, 2022; and

WHEREAS, by letter dated April 11, 2023, the applicant has proposed revisions to the exterior lighting for the approved hotel (the “Lighting Amendments”) and has requested that the Planning Board waive the requirements of site plan approval for the proposed modifications (the “Waiver Request”); and

WHEREAS, the Lighting Amendments would modify Sheets C180A and C180B of the Approved Site Plan; and

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WHEREAS, the Lighting Amendments are shown on a plan set entitled, "Residence Inn, Hyde Park, NY" prepared by Moxie Lighting (the "Revised Lighting Details Plan"); and

WHEREAS, no other changes are proposed to the Approved Site Plan, including but not limited to rooms or egress/ingress access points; and

WHEREAS, pursuant to Section 108-9.4C of the Zoning Law, upon receipt of a recommendation from the Zoning Administrator that certain site plan review procedures should be waived, the Planning Board may waive such procedures; and

WHEREAS, by letter dated April 24, 2023, the Zoning Administrator recommended that the Planning Board waive the requirements of site plan amendment approval for the Lighting Amendments as shown on the Revised Lighting Details Plan; and

WHEREAS, the Planning Board has considered the circumstances warranting the waiver of all site plan procedures and requirements.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby reaffirms its prior Negative Declaration, determining that the Lighting Amendments will not result in any significant adverse environmental impacts.

BE IT FURTHER RESOLVED, that upon the recommendation of the Zoning Administrator, the Planning Board hereby determines that the proposed modifications to the Approved Site Plan as shown on the Revised Lighting Details Plan are minor and grants the Waiver Request pursuant to Section 108-9.4C(2) of the Zoning Law.

**Chairman Dupree
Vice-Chair Dexter
Mr. Guercio
Mr. 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

Bonnie Eisenman

36 Valkill Drive

6264-03-081220

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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Date: May 3 2023
Resolution #: 2023-27

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Ms. Eisenman to install HVAC mini-split systems 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 install mini-split systems, 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, 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 request for a waiver of site plan received by the Planning Department on April 28, 2023 and in the building permit application dated April 20, 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

**Andrea Long
529 River Road
6067-04-914363**

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

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**Date: May 3 2023
Resolution #: 2023-28**

**Moved By:
Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Ms. Long to install HVAC mini-split systems 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 install mini-split systems, 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*, 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 request for a waiver of site plan received by the Planning Department on April 28, 2023 and in the building permit application dated April 19, 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
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**Mr. Michael Dupree
Planning Board, Chairman**

TOWN OF HYDE PARK PLANNING BOARD

**DeGroat-Teed
20 Rogers Place
6064-08-856906**

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

DRAFT COPY

**Date: May 3, 2023
Resolution #: 2023-29**

**Moved By:
Seconded By:**

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Kerri DeGroat-Teed to install Mitsubishi heat pump mini-splits 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 Mitsubishi heat pump mini-splits on an existing single family home, 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 May 1, 2023 and in the building permit application dated April 8, 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

Margaret O’Neill

24 Fuller Lane

6065-20-812006

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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Date: May 3 2023
Resolution #: 2023-17

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Margaret O’Neill to construct and expand a front porch and expand, cover and enclose an existing rear deck, and,

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

Whereas, the application is to construct and expand a front porch and expand, cover and enclose an existing rear deck, on an existing single family home, and

Whereas, variances have been granted April 26, 2023 per Resolution #23-05Z for two front yard setbacks , 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 March 29, 2023 and in the building permit application dated March 17, 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
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Mr. Michael Dupree
Planning Board, Chairman