



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”

July 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 HEARINGS:

WINNAKEE LAND TRUST LOT-LINE ALTERATION

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

EAST PARK DELI AND GROCERY

Site Plan Approval Exterior Modification (#2022-07)
Location: 1106 Violet Avenue, Hyde Park, NY 12538
Grid #: 6165-03-424169

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

JEFFREY GROVES ESTATES

Extension of Site Plan Deadlines for Construction (#2018-04 & 68-12)
Location: North Cross Road, Daniels Way and Blair Road, Staatsburg, NY 12580
Grid #: 6167-18-328190, + 52 (available upon request)

WORKSHOP:

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

OTHER BUSINESS:

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

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 #s: 6063-02-966578, -906630, -940557

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

SEGAL, BENJAMIN

Site Plan Waiver Garage Expansion (2023-31)

Location: 20 Parker Avenue, Hyde Park, NY 12538

Grid #: 6065-20-845041

SALMON OF KNOWLEDGE BOOKS

Sign Permit Recommendation Free-Standing Sign (2023-39)

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

Grid #: 6064-02-978693

WISE, DAVID & ELIZABETH

Site Plan Waiver Roof Mounted Photovoltaic Panels (2023-40)

Location: 41 Horseshoe Drive, Hyde Park, NY 12538

Grid #: 6064-12-838697

DUTCHESS COUNTY SPCA

Site Plan Waiver Kennel Replacement (2023-41)

Location: 634-363 Violet Avenue, Hyde Park, NY 12538

Grid #: 6164-04-655006

APDE PROPERTIES, LLC (f.k.a. Village Antiques Center)

Site Plan Waiver HVAC Mini Splits (2023-42)

Location: 4321 Albany Post Road, Hyde Park, NY 12538

Grid #: 6065-20-860113

APDE PROPERTIES, LLC (f.k.a. Village Antiques Center)

Site Plan Waiver Change of Use (2023-43)

Location: 4321 Albany Post Road, Hyde Park, NY 12538

Grid #: 6065-20-860113

DEGROAT/TEED

Site Plan Waiver Approval Replacement Windows (#2023-45)

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 TO GRANT FINAL SUBDIVISION APPROVAL

Winnakee Line Alteration

Date: July 19, 2023

Moved By:

Resolution #: 2023-19A

Seconded By:

WHEREAS, the applicant, Winnakee Land Trust, Inc., has submitted a minor subdivision application to alter the lot lines between a 69.096 acre lot (6267-03-444254) and a 90.51 acre lot (6267-03-485178) to create a new 154.17 acre parcel and a new 5-acre parcel located at 991-995 N. Quaker Lane in the Town of Hyde Park ("Property"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a final subdivision plat entitled, "Minor Subdivision, Lot Line Alteration, Final Plat Prepared for Winnakee Land Trust, Inc." prepared by Heidecker Land Surveying, dated July 13, 2023 (the "Subdivision Plat"); and

WHEREAS, on June 7, 2023, the Planning Board classified the Project as a Type II action pursuant to 6 NYCRR 617.5(c)(16), the granting of individual setback and lot line variances and adjustments; and

WHEREAS, on June 7, 2023, the Planning Board classified the Project as a Minor Subdivision and accepted the sketch plan; and

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants final subdivision approval to the Subdivision Plat and authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Permission to file from the Dutchess County Department of Behavioral and Community Health.**
- 3. Signing of the Subdivision Plat by the Town of Clinton Planning Board Chair or authorized designee.**

4. Revision of the Subdivision Plat to include the following note: Future use of the driveway to Parcel B may require a permit from the Dutchess County Department of Public Works. Before the driveway is opened for any use, it is the landowner's responsibility to contact the Dutchess County Department of Public Works to determine if a permit and/or any improvements are required.

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

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

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**RESOLUTION TO GRANT AN EXTENSION OF TIME TO COMMENCE
CONSTRUCTION**

East Park Deli and Grocery

Date: May 3, 2023

Moved By:

Resolution: #2022-07B

Seconded By:

WHEREAS, on April 20, 2022, by Resolution #2022-07A, the Planning Board granted conditional site plan approval for exterior modifications to an existing commercial structure, including signage, on a 0.39 acre property located at 1106 Violet Avenue, Hyde Park, tax no. 6165-03-424169 (the "Site"), in the East Park Business District (the "Project"); and

WHEREAS, the approved site plan for the Project was signed by the Planning Board Chairperson on July 18, 2022; and

WHEREAS, pursuant to Section 108-9.6A of the Zoning Law, an approved site plan shall be void and the building permits, if any, revoked, if substantial construction is not started within one year and the entire project or approved phase is not completed within two years of the signing of the site plan; and

WHEREAS, pursuant to Section 108-9.6B of the Zoning Law, the Planning Board may, in its discretion, and after conducting a public hearing, grant an extension to an approved site plan if the applicant submits a written request 30 days prior to the expiration of the site plan; and

WHEREAS, by letters dated April 14, 2023 and June 20, 2023, the Applicant timely requested an extension of time to commence construction of the Project; and

WHEREAS, the Planning Board held a duly noticed public hearing on July 19, 2023 during which all those who wished to speak were heard; and

WHEREAS, the Planning Board has considered this request and the particular circumstances of this Project which warrant the extension of time.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a one-year extension of time to commence substantial construction of the Project as shown on the approved site plan to July 18, 2024 and to complete construction to July 18, 2024.

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

Michael Dupree, Planning Board Chairman

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

TOWN OF HYDE PARK PLANNING BOARD

Benjamin and Jennifer Segal
20 Parker Avenue
6065-20-845041
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

DRAFT COPY

July 19, 2023
Resolution #: 2023-31

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 Benjamin and Jennifer Segal on April 11, 2023, for property located at 20 Parker Avenue in the Town of Hyde Park, and**

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

Whereas, the application is to construct a 27' x 27' detached garage in the rear of the existing single-family home in an historic overlay district, and

Whereas, the Zoning Board of Appeals, by resolution 23-07z, have granted area variances, 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 Segal, regarding the specific request as submitted April 11, 2023, and in the building permit application file dated January 24, 2023.**

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

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

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RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT

Salmon of Knowledge Books
4158 Albany Post Road
Grid# 6064-02-978693

Date: July 19, 2023
Resolution #: 2023-39

Moved By:
Seconded By:

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on June 20, 2023, for a proposed change in signage for Salmon of Knowledge Books in the building at 4158 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, the Zoning Administrator has reviewed the request for changes to the free-standing sign and has determined that the change is in conformance with Article 24 of the Code and Greenway Connections, and

WHEREAS, the building is fronting on Route 9 where the speed of traffic is 45 mph, 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

NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board, recommends approval of the sign permits for Salmon of Knowledge Books free standing sign be granted.

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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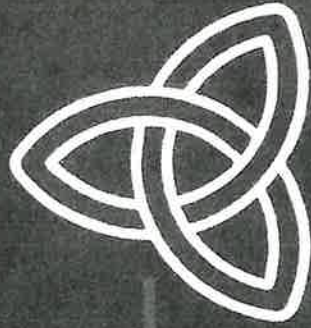
SALMON OF KNOWLEDGE

4.98

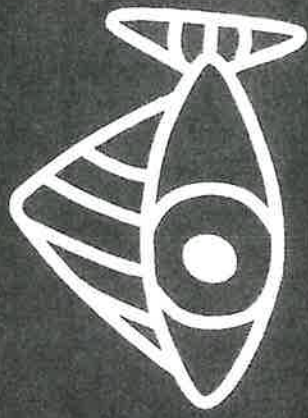
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9.9

BOOKS

4.67



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Height of letters on board do not exceed 10 inches

TOWN OF HYDE PARK PLANNING BOARD

David and Elizabeth Wise

41 Horseshoe Drive

6064-12-838697

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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Date: July 19, 2023
Resolution #: 2023-40

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by David and Elizabeth Wise to install roof mounted photo voltaic panels 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 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 change is not significant in nature and is in character with the neighborhood; and

Whereas, the construction will not be visible from the Historic Site; 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 June 27, 2023 and in the building permit application dated June 8, 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- Abstain- Nay- Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Dutchess County SPCA
634-636 Violet Avenue
6164-04-655006
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: July 19, 2023
Resolution #: 2023-41

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 the Executive Director, Lynne Meloccaro granting authorization for Tony Pagano and John Storyk and George Slainovich to represent the DCSPCA for all permits, applications and any other process required for the demolition and construction of kennels and renovation of the clinic space at the facility.

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

Whereas, the application is to demolish existing kennel space and reconstruct kennels on the same footprint, and

Whereas, the kennel use requires and received a Special Use Permit and Site Plan approval from the Planning Board, and

Whereas, the change is to occur within the existing foot print of the existing dog kennel portion of the building, and

Whereas, the change will reduce the number of dogs housed in this area while improving the care conditions, 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 facility and/or property,

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled DCSPCA changes to the kennel portion of the intake facility, regarding the specific request dated June 10, 2023, and plans by John M Storyk, RA last amended 7/14/2023 with an update to lighting that is now dark sky compliant, and

BE IT FURTHER RESOLVED, that any changes to the plans approved herein as a result of the Building Permit Review will be required to return to the Planning Board for a revision.

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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

TOWN OF HYDE PARK PLANNING BOARD
APDE Properties LLC 4321 Albany Post Road
6065-20-860113
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: July 19, 2023

Moved By:

Resolution #: 2023-42

Seconded By:

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by owners Andre Pimienta and Deborah Eckwall, for the addition of three mini-split heat pumps, and

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

Whereas, the Planning Board has received a recommendation for a waiver of site plan from the Zoning Administrator, and

Whereas, the change associated with the installation of the mini splits is partially screened by existing landscaping, and

Whereas, the use requires Site Plan review because the property adjoins an historic site Hyde Park Elementary School and is within the historic overlay district, and

Whereas, Site Plan approval had previously been granted in 1989 for an addition to the Village Antiques Center, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the buildings, use or property,

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled APDE Properties, LLC for installation of heat pumps regarding the specific waiver request dated February 9, 2023, associated with the building permit application dated January 13, 2023.

Michael Dupree, *Planning Board Chairperson*

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

APDE Properties LLC 4321 Albany Post Road

6065-20-860113

SITE PLAN WAIVER

Town Code Section 108-9.4 C 2

DRAFT COPY

Date: July 19, 2023

Moved By:

Resolution #: 2023-43

Seconded By:

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by owners Andre Pimienta and Deborah Eckwall, for a change of use from retail Antique sales and storage to 1) returning the front building, a former residence, to a one bedroom Air BnB rental, 2) converting the large two story central building, formerly storage, into two offices each with a maximum of two employees on site at any time and 3) converting the rear building from garage storage to a one seat/one sink hair salon, and

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

Whereas, the dumpster will be relocated to the southern property line by the hair salon, formerly the garage and will be screened by a white vinyl 8 ft by 6 ft swinging gate, and

Whereas, the landscaping will be enhanced as shown on plan submitted June 16, 2023, and

Whereas, on March 29, 2023 the DC DBCH established the maximum use based on the engineer's septic system assessment, and

Whereas, the shed to the rear of the hair salon is under 140 square feet and is at least 5 feet from the side and rear property lines, and

Whereas, the existing eleven parking spaces are adequate for the change of use, and,

Whereas, the owner has withdrawn the sign permit application and will return at a later date with a complete application, and

Whereas, the use requires Site Plan review because the property adjoins an historic site, Hyde Park Elementary School and is within the historic overlay district, and

Whereas, Site Plan approval had previously been granted in 1989 for an addition to the Village Antiques Center, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the buildings, use or property,

Whereas, the Planning Board has received a recommendation for a waiver of site plan from the Zoning Administrator, and

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Whereas, this site plan waiver is only related to Zoning and Planning Code requirements for the building permit application that was submitted January 13, 2023 and this site plan waiver approval does not imply compliance with any applicable NYS Building Code associated with this change of use. Any additional interior or exterior changes required to meet building codes must undergo additional zoning review, and

NOW THEREFORE BE IT RESOLVED, that the **Town of Hyde Park Planning Board** hereby waives site plan requirements for the file entitled **APDE Properties, LLC** for changes in use from **Retail sales of Antiques and storage to a one chair/one sink hair salon, two offices with a maximum number employees as established by the DC DBCH and a one bedroom Air B n B** regarding the specific waiver request dated February 10, 2023, as revised April 21, 2023 and July 11, 2023, associated with the building permit application dated January 13, 2023.

Michael Dupree, *Planning Board Chairperson*

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

DeGroat-Teed

20 Rogers Place

6064-08-856906

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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Date: July 18, 2023
Resolution #: 2023-45

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 replace two second story windows of the same size 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 replace two second story windows of the same size 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 July 18, 2023 and in the building permit application dated July 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

Mr. Michael Dupree, Planning Board, Chairman