



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”

August 2, 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:

VERIZON WIRELESS TOWER 9G

Site Plan & Special Use Permit Approvals Telecommunications (#2022-52)
Location: Route 9G at St Andrews Rd., Hyde Park, NY 12538
Grid #: 6164-03-494023

CULINARY INSTITUTE OF AMERICA

Site Plan Amendment Approval North & South Entry Gates (#2023-23)
Location: 3745 Albany Post Rd, 1946 Campus Dr. & 11 Chive Ct., HP, NY 12538
Grid #s: 6063-02-966578, -906630, -940557

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

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

CIA HOTEL & VILLAS

Minor Subdivision & Site Plan Approval Hotel & Villas (#2019-39)

Location: 1995-2066 Campus Road, 483-487 & 3957 Albany Post Road, Hyde Park, NY 12538

Grid #s: 6064-04-965164, -932144, 6063-02-889857

OTHER BUSINESS:

DRAFT COPY

RIVER RIDGE (F/K/A MAPLE RIDGE)

Extension of site plan approval to complete construction for the townhouses (#57-02)

Location: Hudson View Terrace

Grid #s: Available upon request

WILKINSON, ELEANOR

Site Plan Waiver approval ductless Heat Pumps (#2023-47)

Location: 38 Main Street, Hyde Park, NY 12538

Grid #: 6065-19-693224

HOME FURNISHINGS SIGN

Sign Permit Recommendation (#2023-46)

Location: 4315 Albany Post Road, Hyde Park, NY 12538

Grid #: 6035-20-879100

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

DRAFT COPY

RESOLUTION TO GRANT CONDITIONAL SITE PLAN APPROVAL

CIA NORTH & SOUTH ENTRANCE GATES

Date: August 2, 2023

Moved By: _____

Resolution: #2023-23A

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, 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, C100, C101, C102, C103, C104, C500, C501, C502, A200, A201, A202, A203 and SV1 prepared by LaBella (the "Site Plan Set"); and

WHEREAS, on June 28, 2023, the Project received area variances from Section 108-4.4A(2) of the Zoning Law to allow for a 24-foot high wall, and from Section 108-24.2C(3)(a) to increase the number of permitted monument signs to six; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("SEAF") dated April 3, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 3, 2023, the Planning Board classified the Project as a Type II SEQRA action 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; and

WHEREAS the Project was referred to the Dutchess County Department of Planning and Development ("DCDPD"), which responded on June 6, 2023 that this was a matter of local concern; and

WHEREAS, a duly noticed public hearing was opened on and closed on August 2, 2023 during which all who wish to speak were heard.

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

- 1. Payment of all fees and escrow.**
- 2. Revision of Sheet A202 to include a note limiting the dimensions of the future sculpture entitled "Sculpture TBD" to the maximum dimensions of 9 feet in height and the future sculpture shall not constitute a sign as defined in the Hyde Park code § 108-2.2.**

**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- Abstain- 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 TO RE-ACCEPT FOR SKETCH

Bellefield – Final Development Plan Phase 2 Subdivision

Date: August 2, 2023

Moved By:

Resolution#: 2022-28B

Seconded By:

WHEREAS, the applicant, T-Rex Owner Hyde Park LLC, has submitted an application for subdivision approval in connection with its approved final development plan for Phase 2 of the project formerly known as St. Andrew's PUD, now known as Bellefield, to construct a mixed-use residential community including 24 buildings consisting of 12 townhomes, 18 buildings consisting of 224 multifamily units over commercial space, 120 loft apartments over commercial space, a clubhouse over commercial space, a sales office, a multi-tenant commercial building, a two-story parking garage, and associated site improvements including maintenance buildings and parking on property located at 15 W Dorsey Lane, identified as tax parcel no. 6163-01-131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, On October 19, 2022, via Resolution 2022-27-2022-28 the Planning Board accepted the sketch for a prior iteration of the Phase 2 subdivision as shown as plan dated September 27, 2022; and

WHEREAS, the applicant has Subsequently amended the sketch plan and submitted to the Planning Board for review; and

WHEREAS, the amended Phase 2 Sketch Plan is depicted on a drawing set entitled "PRELIMINARY PLAT MAJOR SUBDIVISION LOT 1 FILED MAP NO. 12627A," prepared by LaBella, dated June 30, 2023, and last revised on July 21, 2023, sheets SP 1, SP 2, and SP 3 (the "Amended Sketch Plan"); and

WHEREAS, the Phase 2 is part of the overall development of the Bellefield Property, which has been under review for many years by the Town of Hyde Park, which review has included the preparation of a full Environmental Impact Statement in 2005, resulting in the adoption of SEQR Findings by the Town Board of Hyde Park as Lead Agency on August 29, 2007, followed by approval of a Comprehensive Development Plan/Concept Plan for the Property on said date; the amendment of those SEQR Findings by the Town Board on June 13, 2017; the redesignation of Lead Agency resulting in the Planning Board's undertaking the role of SEQR Lead Agency on October 18, 2017; the Application by T-Rex for Amended Concept Plan approval in 2021; the adoption of Amended SEQR Findings by the Planning Board as Lead Agency on December 8, 2021,

which SEQR Findings were endorsed and adopted by the Town Board, as Involved Agency, as its own SEQR Findings on December 20, 2021 as a predicate to adopting an Amended Concept Development Plan for the Bellefield Project; and

DRAFT COPY

WHEREAS, on March 25, 2023, the Planning Board approved the Final Development Plan for Phase 2 of the Bellefield Project; and

WHEREAS, on January 18, 2023, the Planning Board adopted a Resolution to Reaffirm a SEQRA Determination of Significance (Negative Declaration), which included an Appendix describing certain issues examined in detail as part of its SEQRA review; and

WHEREAS, pursuant to Section 96-12C of the Subdivision Law, the Planning Board is required to determine whether the sketch plan may be accepted as adequate for further review by the Planning Board and, where necessary, to make specific recommendations to be incorporated into future submissions.

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

- 1. Classifies the Subdivision Plat as a Major Subdivision pursuant to Section 96-5 of the Subdivision Law.**
- 2. Reaccepts the Amended Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**

**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- Abstain- Nay- Motion Carried

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

EXHIBIT COPY

RESOLUTION TO GRANT RETROACTIVE 12-MONTH EXTENSION OF ALL DEADLINES PURSUANT TO SECTION 108-9.6(b) OF THE TOWN CODE

JEFFREY GROVES ESTATES

Date: August 2, 2023
Resolution: #2018-04N/68-12J

Moved by:
Seconded by:

WHEREAS, on November 20, 2019, by Resolution #2018-4I, the Planning Board granted amended conditional site plan approval to North Cross, LLC, for twelve residential townhouses on Daniels Way and 38 Townhouses on Blair Road, with associated utilities and site improvements, in connection with its application for subdivision approval to re-subdivide nine existing individual residential lots and two open space lots into twelve residential townhouse lots and two open space lots on North Cross Road (the "Project"), tax grid nos. 133200-6167-18-356197, -361162, -398188, -383173, -380159, 385145, -397167, 403149, -414150, -425174, -328190, in the Neighborhood District (the "Site"), as depicted on a plan set entitled "Jeffrey Grove [sic] Estates Subdivision" prepared by M. A. Day Engineering, PC, dated December 21, 2017, last revised November 20, 2018, sheets GI101, VE101, VE102, CS101, CS102, CS103, CU101, CG101, CS501, CS502, CS503, CS504, CS505, CS506, CS507, CS508, CS509, LL101, LL501, CE101, CE102, and CE501 and architectural elevations prepared by Nabil N. Mijalli, received August 22, 2018, sheets CS, A-1, A-2, A-3, A-4, and A-5 (the "Site Plan Set"), and other plan sheets incorporated by reference into the Site Plan Set (see Notes 1-4 on Sheet VE102); and

WHEREAS, pursuant to Section 108-9.6(a) of the Zoning Law, "An approved site plan shall be void and the building permits, if any, shall be revoked if substantial construction is not started within one year and the entire project or approved phase is not completed within two years of signing of the site plan or site plan amendment by an authorized officer of the Planning Board;" and

WHEREAS, pursuant to Section 108-9.6B of the Zoning Law, the Planning Board may, at its discretion, after conducting a public hearing, grant an extension of the time to commence construction of and complete construction of a project pursuant to an approved site plan; and

WHEREAS, on September 16, 2020, by Resolution #2018-04L, the Planning Board granted the applicant an extension of the time to satisfy the conditions of site plan approval to and including December 20, 2020; and

WHEREAS, the Planning Board Chairman signed the Site Plan Set on November 10, 2020; and

WHEREAS, by letter dated April 25, 2023 the applicant, submitted a written request for a retroactive extension of time to complete construction of the project pursuant to the Site Plan Set which expired on November 10, 2022, and

WHEREAS, a duly noticed public hearing was opened on May 17, 2023 and closed on August 2, 2023 during which all those who wished to speak were heard; and

WHEREAS, the Planning Board has considered the circumstances warranting an extension of the time to complete construction of the project pursuant to the Site Plan Set.

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 108-9.6(b) of the Code, the Planning Board hereby grants a retroactive 12-month extension of the time in which the applicant must complete construction to and including November 10, 2023.

BE IT FURTHER RESOLVED, that the following conditions must be satisfied prior to the Zoning Administrator authorizing issuance of a CO for any residential structure on the Site Plan Set:

- 1. Provision of evidence of the license agreement for the guard rail and retaining wall, as required by the Dutchess County Department of Public Works (“DCDPW”) or a letter from the DCDPW indicating that such license agreement is not required.**
- 2. Recordation with the Dutchess County Clerk of the approved easement to the sewer-works corporation for mains in the roadway or evidence from DCWWA that the easements are not required.**

BE IT FURTHER RESOLVED, that for convenience, the Planning Board reiterates the following conditions set forth in Resolution #2018-04H:

BE IT FURTHER RESOLVED, that as a condition of the Town accepting dedication of the roads shown on the Subdivision Plat, the applicant shall provide the Town, at its own cost, with a title insurance policy and a one-year maintenance guaranty in form and amount acceptable to the Town Board.

BE IT FURTHER RESOLVED, that the following must be satisfied as a condition of the Town accepting dedication of the roads shown on the Final Subdivision Plat: A) Formation of a sidewalk maintenance district for sidewalks on Daniel’s Way and Blair Road; or B) Evidence that the Town denied a valid petition for formation of a sidewalk district and the site plan includes a note requiring the applicant or an HOA to maintain the sidewalks; or C) Evidence of adoption of a sidewalk maintenance law by the Town of Hyde Park which requires the adjacent property owners to maintain the sidewalk; and D) Formation of a drainage district to maintain

the required stormwater practices for Daniel's Way and Blair Road or evidence that the Town denied a valid petition for formation of a drainage district. If the drainage district is not formed, approval by the Planning Board Attorney of a Stormwater Maintenance agreement.

BE IT FURTHER RESOLVED, that prior to the commencement of operation of the wastewater treatment plant and the Zoning Administrator authorizing issuance of a CO for any residential structure on any lot shown on the Conditionally Approved Subdivision Plat, the following conditions must be satisfied:

1. Posting of a maintenance guaranty or other surety for maintenance of the sewage treatment plant with the DCWWA as the beneficiary/obligee in an amount approved by the DCWWA, and in form, substance and manner of execution acceptable to the Dutchess County Water and Wastewater Authority.
2. Acceptance of the HOA by the Attorney General.

BE IT FURTHER RESOLVED, that prior to authorization of the last Certificate of Occupancy for the residential structures by the Zoning Administrator, the applicant shall provide an as-built survey of the completed construction of the site plan elements to the Town.

There will be no written or verbal notification from the Planning Board office to the applicant at such time as the extension expires. Any request for an extension of the deadlines set forth herein must be submitted to the Planning Board at least 30 days in advance of said dates.

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

**RESOLUTION CLASSIFYING THE ACTION UNDER SEQRA AND DECLARING
INTENT TO SERVE AS LEAD AGENCY**

CIA HOTEL & VILLAS

DRAFT COPY

Date: August 2, 2023

Moved By:

Resolution #: 2019-39

Seconded By:

WHEREAS, the applicant NR-International Hyde Park LLC, has submitted an application for site plan and subdivision, approvals to construct a Lodging Facility, with associated accessory uses-parking, swimming pool, tennis courts, spa, restaurant, bar and accessory shops- and renovate an existing building for a sale center at property located at the 1995-2066 Campus Road 483-487 Albany Post Road and 3957 Albany Post Road in Hyde Park New York, tax parcel nos. 133200-6064-04-965164-0000; 133200-6064-04-932144-0000;133200-6063-02-889857-0000 (the "Property"), in the St Andrews District and Corridor Business District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Civil Set-SITE PLAN HOTEL AND VILLAS AT THE CULINARY INSTITUTE OF AMERICA," Sheets G001-G003, C010, SV 1, SV2, V101-V103, C130-C132, C140- C145, C150-C153, C160-C162, C170-C172, C530, C540, C550, C560, C561, C570, L-300-L305, L600-603, SL100-SL104 and "Architectural Set- SITE PLAN HOTEL AND VILLAS AT THE CULINARY INSTITUTE OF AMERICA" sheets A0.01-A0.17, prepared LaBella, Gensler and additional consultants last revised May 15, 2023 and the plans entitled collectively known as the ("Site Plan Set").

WHEREAS, pursuant to Section 108-5.13(a)(1) of the Town of Hyde Park Zoning Law, lodging facilities are permitted in the St Andrews Zoning District subject to site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated May 15, 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, the EAF indicates that the Project proposes 31.22 acres of disturbance; and

WHEREAS, pursuant to 6 NYCRR 617.4(6)(i), all actions that involve the physical alteration of 10 acres constitute Type 1 actions under SEQRA.

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

1. **Classifies the Project as a Type 1 action under SEQRA;**
2. **Declares its intent to serve as lead agency in a coordinated review of the Project and directs its Secretary to send notice of its intent to all involved and interested agencies.**

**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

Involvement and Interested Agencies

NYS Department of Environmental Conservation
NYS Department of Transportation
NYS Historical Preservation Office
Dutchess County Department of Behavioral and Community Health
Dutchess County Department of Public Works
Dutchess County IDA
Dutchess County Water and Wastewater Authority
Town of Poughkeepsie Public Works Department
City of Poughkeepsie Public Works Department
Hyde Park Fire District
Town of Hyde Park Zoning Board of Appeals
CSX
Amtrak
Scenic Hudson
Winnakee Land Trust
National Park Service

TOWN OF HYDE PARK PLANNING BOARD

Eleanor Wilkinson
38 Main Street
6065-19-693224

DRAFT COPY

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: August 2, 2023
Resolution #: 2023-47

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 Eleanor Wilkinson, on July 31, 2023, for property located at 38 Main Street, Hyde Park, NY, and

Whereas, the application is to add three ductless heat pumps on the single-family home that is located in an historic overlay district, 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 proposed installation of ductless heat pumps as described in the request for a waiver of site plan received by the Planning Department on August 1, 2023 and in the building permit application dated July 27, 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

RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT

Home Furnishings
4315 Albany Post Road
Grid# 6065-20-879100

Date: August 2, 2023

Moved By:

Resolution #: 2023-46

Seconded By:

DRAFT COPY

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on July 28, 2023, for one unlit canopy sign for Home Furnishings, at 4315 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, the sign is 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 sign and has determined that the sign 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 permit for Home Furnishings as presented with the sign permit application dated July 28, 2023.

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