



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”*

**DRAFT MINUTES OF THE May 3, 2023, 6:00 PM  
PUBLIC HEARING/WORKSHOP/REGULAR MEETING  
OF THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: MICHAEL DUPREE – CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
CHRISTOPHER OLIVER – VICE CHAIR  
JOHN GUERCIO, JR  
DON VEITH, JR  
ROBERT WATERS**

**MEMBERS ABSENT: STEPHANIE WASSER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY  
PETER SETARO, PB ENGINEER  
BONNIE FRANSON, PB PLANNER  
KATHLEEN MOSS, HP ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY**

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**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

*In Attendance:*

*Michael Berta, Berta Architecture*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Hyde Park Town Center North-Ready Coffee.**

<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Veith</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE**     **Aye-6**   **Absent-1**   **Nay- 0**     **Motion Carried**

*There was no public comment.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Hyde Park Town Center Ready Coffee to June 7, 2023.**

<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Veith</b>

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

**VOICE VOTE**      **Aye-6 Absent-1 Nay- 0**      **Motion Carried**

**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

*In Attendance:*

*Larry Boudreau, T-Rex Capital Group*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Bellefield PUD Phase II Subdivision.**

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

**VOICE VOTE**      **Aye-6 Absent-1 Nay- 0**      **Motion Carried**

*There was no public comment.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield PUD Phase II Subdivision to June 7, 2023.**

**Aye**            **Mr. Waters**  
**Absent**      **Ms. Wasser**  
**Aye**            **Mr. Veith**  
**Aye**            **Vice-Chair Oliver**



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.

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

- 1) Classifies the Project as a Type II action under SEQRA.**
- 2) Refers the application to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**
- 3) Directs its Secretary to provide a courtesy copy of the application to the NYS Department of Transportation and the Roosevelt Fire District.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Veith</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>

**Voice Vote                      Aye-6   Absent-1   Nay-0                      Motion Carried**

**MARCOZ/CHALK RESIDENCE**

Site Plan Approval Replacement Single Family Residence (#2023-16)

Location: 16 Poppinga Lane, Hyde Park, NY 12538

Grid #: 6065-02-602972

*In Attendance:*

*Peter Andros, PE*

*The Board discussed waiver requests on site plan standards and Ms. Moss indicated that she does not recommend waiving the requirement for easements to be shown on the site plan.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To set a public hearing for the Marcoz/Chalk Residence for May 17, 2023.**

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

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

**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

*In Attendance:*

*Larry Boudreau, T-Rex Capital Group*  
*Jared O'Connor, T-Rex Capital Group*  
*Tom Mulroy, T-Rex Owner*  
*Grace Ruseskas, GNS*

*Mr. Setaro noted that he issued a review memo on the revised utility plan and Mr. Boudreau indicated that he has since made the suggested changes, which will be submitted shortly. Ms. Ruseskas presented the revised sign design manual. The Board and consultants asked questions and made several suggestions.*

**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

*In Attendance:*

*Larry Boudreau, T-Rex Capital Group*

**RESOLUTION TO WAIVE THE REQUIREMENTS OF SITE PLAN APPROVAL**

**The Inn at Bellefield – Lighting Alteration**

**Date: May 3, 2023**

**Moved By: Vice-Chair Dexter**

**Resolution: #2017-040**

**Seconded By: Mr. Guercio**

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

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.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Veith</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>

**Voice Vote                      Aye-6   Absent-1   Nay-0                      Motion Carried**

**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)

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To set a public hearing for Jeffrey Groves Estates Site Plan Extension for May 17, 2023.**

<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Veith</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE                      Aye-6   Absent-1   Nay- 0                      Motion Carried**



**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

**TOWN OF HYDE PARK PLANNING BOARD**

**Margaret O'Neall**

**24 Fuller Lane**

**6065-20-812006**

**SITE PLAN Waiver**

*Town Code Section 108-9.4 C 2*

**Date: May 3 2023**  
**Resolution #: 2023-17**

**Moved By: Mr. Waters**  
**Seconded By: Vice-Chair Dexter**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Margaret O'Neall 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.**

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

**EISENMAN, BONNIE**

Site Plan Waiver Approval HVAC mini splits (#2023-27)  
Location: 36 Valkill Drive, Poughkeepsie, NY 12601  
Grid #: 6264-03-081220

**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*

**Date: May 3 2023**  
**Resolution #: 2023-27**

**Moved By: Mr. Guercio**  
**Seconded By: Vice-Chair Oliver**

***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.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

**LONG, ANDREA**

Site Plan Waiver Approval HVAC mini splits (#2023-28)  
Location: 529 River Road, Staatsburg, NY 12580  
Grid #: 6067-04-914363

**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**

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

**Moved By: Mr. Veith  
Seconded By: Mr. Waters**

**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.

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice Chair Dexter</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice Chair Oliver</b>
<b>Aye</b>	<b>Mr. Veith</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>

**VOICE VOTE**    **Aye-6**    **Absent-1**    **Nay-0**                      **Motion Carried**

**DEGROAT/TEED**

Site Plan Waiver Approval HVAC mini splits (#2023-29)  
Location: 20 Rogers Place, Hyde Park, NY 12538  
Grid #: 6064-08-856906

**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*

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

**Moved By: Chairman Dupree**  
**Seconded By: Vice-Chair Dexter**

**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.

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

**VOICE VOTE**    **Aye-6   Absent-1   Nay-0                          Motion Carried**

**ADJOURNMENT :**

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To adjourn.**

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

**VOICE VOTE**          **Aye-6 Absent-1   Nay- 0                          Motion Carried**