



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 FEBRUARY 1, 2023, 6:00 PM  
REGULAR MEETING  
OF THE HYDE PARK PLANNING BOARD**

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

**MEMBERS ABSENT: STEPHANIE WASSER**

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

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<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>RON HICKS ECONOMIC DEVELOPMENT PRESENTATION</b>	<b>2-</b>
<b>JOSEPH’S STEAKHOUSE</b>	<b>-</b>
<b>HYDE PARK TOWN CENTER NORTH-READY COFFEE</b>	<b>-</b>
<b>CHRISTINE BRANDL</b>	<b>-</b>
<b>SMOKES 4 LESS</b>	<b>-</b>
<b>KEY CONSTRUCTION OFFICE/STORGAE UNITS</b>	<b>-</b>

**Chairman Dupree:** Good evening, everyone and welcome to the February 1st meeting of the Hyde Park Planning Board. For those in the audience, please take note of the exits around the room in case of mishap and now please join us as we salute the *American Flag*.

*The Chair led the Pledge of Allegiance.*

## **PLEDGE OF ALLEGIANCE**

### **Assistant Dutchess County Executive, Ron Hicks to present Economic Development Strategy**

**Chairman Dupree:** Thank you. The first item on our agenda is a presentation by Assistant Dutchess County Executive, Ron Hicks. Ron's portfolio included economic development and strategic planning. Mr. Hicks, welcome.

**Mr. Hicks:** Thank you. Good evening, Mr. Chairman, members of the Board, as introduced, I'm Ron Hicks, Assistant County Executive for Dutchess County. I am a resident of the Town of LaGrange. Although, I was born and raised in Hyde Park...Hyde Park Elementary, Hyde Park Schools, so it will forever be my home. I appreciate the opportunity to speak before you this evening. It's a little misleading on the title here, I'm not really doing a presentation, so nothing exciting and fancy. This is a subject on economic development, specifically about the creation of local economic development strategies (LEDS). Over the next 45-50 minutes...I'm just kidding. *Laughter.* I'm going to take about 5 minutes. I'm going to provide with some context and I'll briefly tell you what I do, what we've done and what we hope to get from each our local municipalities. In terms of what I do as Assistant County Executive—I touch just about every component of County Government, but focus on the internal departments related to economic development and our strategy. Those include, Dutchess County Planning, Department of Public Works, Health, as we coordinate our public authorities as well as a number of our institutions, including Dutchess Community College, the Dutchess County Regional Chamber of Commerce, Dutchess BOCES, the Workforce Investment Board, Dutchess Tourism, and Think Dutchess and we do this under one economic development strategy. A number of years ago at the outset of former County Executive Molinaro's administration, we transformed the county's economic development strategy and program. I'm sure you've heard this ad nauseam, but we have consolidated, collocated, reformed our economic development apparatus, created the Dutchess County Economic Development Advisory Council (EDAC) which has six standing committees to address specific disciplines and the issues within them and we created the Think Dutchess Alliance for Business. My purpose before you this evening is actually one of the priorities of the EDAC's Local Government Committee, which is chaired, in

an ex-officio capacity, by a representative of the Supervisors and Mayors Association. That priority, or goal of the Local Government Committee is to offer each municipality assistance with developing their own local economic development strategy. What we will do is visit each of the planning boards and city, town and village boards within our 30 municipalities in the county to convey this same message, which is why I'm scripting myself, so that I share this with everyone properly. The County's economic development strategy focuses on business retention, expansion, and attraction, and we develop programs and initiatives to support those efforts. As an example, our pipelines to jobs projects in partnership with Dutchess Community College which was an initiative of the EDAC's Education and Workforce Committee. These projects are taking our existing assets and expanding them and in this case gives our students an educational opportunity and a good paying job while helping our local businesses by providing a skilled workforce. But uniquely in Dutchess County, we do not prescribe economic development at the local level. Just like with land use, the County defers to the local governments. We believe each community should decide what economic development means to them and what they want to see in their community, and then the County will use its resources, or develop new ones, to support the visions and plans of the local cities, towns, and villages. So, in 2023, and I'm speaking specifically about the Local Government Committee's goals, because each of the committees has their own goals, the ones that relate to the Town are first: this engagement and outreach. Second, to invite you to the economic development course, titled Dutchess County Planning and Development Land Use Training Program, offered through the Dutchess County Planning Federation. We did this a little bit more than 6 years ago and it was very well received, so we thought we'd do it again. It will take place on Wednesday, May 10<sup>th</sup> from 6-8 pm at the Millbrook Farm and Home Center. Third, we will roll out a tool kit this year, for our local governments to help guide them through developing a LEDES, if they choose to do so. Fourth, the Committee plans to advocate for funding, once again, under the Partnership for Manageable Growth. This is something that we expanded several years ago, specifically for infrastructure grants again for 2024. And lastly, we'll consider conditional approvals for incentives through the Industrial Development Agency, one of our public authorities, for uses on space you choose based on job creation, and investment thresholds, that you set. So in summary, I will be doing this outreach with your Town Board as well. You'll each get an invitation to the training program on May 10<sup>th</sup>. Beyond that, I'll ask for your awareness of the recommendation to develop a LEDES and your participation if the Town chooses to go down that path. I know you have a long agenda and I'm happy to take any questions.

**WORKSHOP:**

**JOSEPH'S STEAKHOUSE**

Site Plan Amendment Approval Exterior Modification (#2023-01)

Location: 728 Violet Avenue, Poughkeepsie, NY 12601

Grid#: 6164-04-640211

**Chairman Dupree:** The next item on the agenda is a workshop for Joseph's Steakhouse. I don't believe the applicants are here tonight. If everyone's had a chance to drive by, there was a slight mix-up, I will call it politely, in the building department and if you've seen, Mr. Wilson, the owner of Joseph's Steakhouse has enclosed the pavilion area so it could be used during the winter, because it's quite popular. Somehow, he got a building permit, but to get a CO, he needs to go through us. We are going to Type the action tonight. Mr. Wilson will be back at the next meeting. He's in Florida, I believe right now. Anybody have any questions? Again, this is already done, we're trying to give forgiveness rather than permission to start.

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE PLAN SET TO  
DUTCHESS COUNTY PLANNING AND ECONOMIC DEVELOPMENT**

**Joseph's Steakhouse  
728 Violet Avenue/580 Creek Road  
#133200-6164-05-640211**

**Date: February 1, 2023**

**Moved By: Ms. Weiser**

**Resolution#: 2023-01**

**Seconded By: Mr. Waters**

WHEREAS, on November 21, 2017, the applicant, Joseph's Steakhouse submitted an application for site plan approval for the alteration of an existing structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and 580 Creek Road, Hyde Park, tax grid # 133200-6164-04-657220, in the Greenbelt District (the "project"); and

WHEREAS, the project was depicted on a site plan set prepared by Lockwood Architecture, PLLC, dated February 2, 2018 and received by the Planning Board on March 15, 2017 and a photometric plan prepared by Photometric Toolbox, undated (the "Site Plan"); and

WHEREAS, on March 21, 2018, by Resolution #2017-53A, the Planning Board granted conditional approval to the project; and

WHEREAS, on January 24, 2023, the applicant, Joseph's Steakhouse, submitted an application for site plan amendment approval for an additional exterior alteration of a

structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and associated parking located at 580 Creek Road, Hyde Park, in the Greenbelt District (the “project”); and

WHEREAS, the project is depicted on site plan sheet A1.6 prepared by Lockwood Architecture, PLLC, dated January 27, 2023 and received by the Planning Board on January 30, 2023 (the “Site Plan”); and

WHEREAS, the applicant submitted a Short Environmental Assessment Form (“EAF”) on January 24, 2023, pursuant to the State Environmental Quality Review Act (“SEQRA”) and requirements of the Town’s zoning; 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)(9), the construction or expansion of a non-residential structure or facility involving less than 4,000 square feet of gross floor area is a Type-II action; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

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

1. **Classifies the Project as a Type II action under SEQRA.** [*reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part;*] **The Project has been determined by NYS to have no impact on the environment and a DEIS will not be prepared.**
2. **Directs its Secretary to refer the application materials to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**
3. **And sets a public hearing on the application to commence on March 1, 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>

Aye            Mr. Waters  
Absent        Ms. Wasser  
Aye            Ms. Weiser

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

**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:*

*Kelly Libolt, KARC*

*Michael Berta, Michael Berta Architecture*

**Chairman Dupree:** The next item on the agenda is something that has been in discussion for a while. We had some traffic and internal circulation issues and they're now back. Ms. Libolt, welcome. This is for Ready Coffee, applying to go into Hyde Park Town Center North. This would basically be in front of the old Grand Union, which is now the Dutchess County Board of Elections extension office.

*The applicants gave a brief presentation of the revised circulation, architecture and parking for the proposed Ready Coffee. The Planning Board, their consultants, including the traffic engineer, Brendan Fitzgerald, highlighted concerns and made some suggestions for minor alterations.*

**BRANDL, CHRISTINE**

Site Plan Waiver Garage Replacement (#2022-70)

Location: 10 Crumwold Place, Hyde Park, NY 12538

Grid#: 6064-08-876974

**Chairman Dupree:** The next item on the agenda is a recommendation for a site plan waiver. This is for a garage replacement located at 10 Crumwold Place. This is in the Statewide Area of Scenic Significance. This is not visible from either one of the Historic Sites or from the river directly. We had a recommendation from Ms. Moss. Does anyone have any questions? Then this is Mr. Oliver's resolution.

**TOWN OF HYDE PARK PLANNING BOARD**

**Christine Brandl**

**6064-08-876974**

**10 Crumwold Place**

**SITE PLAN Waiver**

*Town Code Section 108-9.4 C 2*

Date: February 1, 2023

Moved By: Vice-Chair Oliver

Resolution #: 2022-70

Seconded By: Mr. Guercio, Jr.

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Christine Brandl to replace a 21' x 33' garage on the same footprint associated with a single-family home requiring a building permit. A variance was granted January 25, 2023 by Resolution #22-23Z, to change the minimum side yard setback from 10' to 3' to demolish and rebuild existing garage within the same footprint, and,**

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

*Whereas, the applicant is proposing to construct a 21' x 33' garage on the side of the home, and*

*Whereas, the accessory structure was granted a variance for the side yard setback requirements, and*

*Whereas, the proposed changes are minor in nature, and*

*Whereas, Section 108-9.4 C2, 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, and*

*Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, 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 building permit received by the Building Department December 5, 2022, and per the request to the Planning Board dated December 20, 2022.***

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

**VOICE VOTE**

**Aye-6 Absent-1 Nay-0**

**Motion Carried**

**SMOKES 4 LESS SIGNAGE**

Sign Permit Approval Free-standing & Wall Sign Bldg. #4 (#2023-02)

Location: 4272-4288 Albany Post Road, Hyde Park, NY 12538

Grid#: 6065-04-933017

*In Attendance:*

*Tim Grignon, Smokes 4 Less*

**Chairman Dupree:** The next item on the agenda...and he gentleman’s been waiting very patiently back there, is a recommendation to issue a sign permit. This is for Smokes 4 Less, which is relocating further back with different landlords in a different part of the plaza. Come on up, tell us about the business.

**Mr. Grignon:** I’m just happy. I just wanted to be here to show respect. You guys take time out to do your due diligence and I just wanted to come. Cynthia said I didn’t have to be here, by I said I want to be here. Tad did her job; I want to do my job.

**Chairman Dupree:** Does anyone have any questions for Mr. Grignon?

*No questions were heard?*

**Chairman Dupree:** Are you expanding your business? Is the footprint the same size?

**Mr. Grignon:** No. it is bigger than the location we’re in. It’s definitely a lot better. The customers are really enjoying it.

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Town Center North Building 4 – Smokes for Less Sign  
4272-4288 Albany Post Road  
Parcel 6065-04-933017**

**Date:** February 1, 2023

**Moved By:** Vice-Chair Dexter

**Resolution #:** 2023-02

**Seconded By:** Ms. Weiser

**WHEREAS,** Tim Grignon and GNS Group Signs, on January 26, 2023, submitted sign permit applications for the Smokes for Less wall sign located in Building 4 and two tenant panels in Town Center North, Grid No. 6065-04-933017, in the Town Center Historic District; and





**MOTION: Vice-Chair Oliver**  
**SECOND: Mr. Waters**

**To waive the public hearing for Key Construction Office/Storage Units Site Plan Amendment.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</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>Ms. Kane</b>

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

**MOTION: Vice-Chair Oliver**  
**SECOND: Ms. Weiser**

**To refer the Key Construction Office/Storage Units Site Plan Amendment to Dutchess County Planning under 239m once revised scale corrections are received.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</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>Ms. Kane</b>

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

**ADJOURNMENT :**

**MOTION: Vice-Chair Oliver**  
**SECOND: Ms. Weiser**

**To adjourn.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>

**Aye**  
**Absent**

**Vice-Chair Dexter**  
**Chairman Dupree**

**VOICE VOTE      Aye-5   Absent-2   Nay- 0      Motion Carried**

**DRAFT**