



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 June 7, 2023, 6:00 PM  
PUBLIC HEARING/WORKSHOP/REGULAR MEETING  
OF THE HYDE PARK PLANNING BOARD**

- MEMBERS PRESENT:** ANNE DEXTER - VICE CHAIR  
CHRISTOPHER OLIVER – VICE CHAIR  
JOHN GUERCIO, JR  
DON VEITH, JR  
ROBERT WATERS
- MEMBERS ABSENT:** MICHAEL DUPREE – CHAIRMAN  
STEPHANIE WASSER
- OTHERS PRESENT:** VICTORIA POLIDORO, PB ATTORNEY  
PETE SETARO, PB ENGINEER  
BONNIE FRANSON, PB PLANNER  
KATHLEEN MOSS, HP ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY  
BILL JOHNSON, RF ENGINEER-via ZOOM

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*In the Chairman's absence, Vice-Chair Dexter conducted the meeting.*

**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**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

*In Attendance:*

*Louis Kaufman, One Key LLC*

**MOTION: Mr. Waters**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Carriage Trails, a.k.a. Crofton Mews or Towne Center.**

|               |                          |
|---------------|--------------------------|
| <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>Absent</b> | <b>Chairman Dupree</b>   |

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

*There were no public comments.*

**MOTION: Vice-Chair Oliver**

**SECOND: Mr. Waters**

**To adjourn the public hearing for Carriage Trails, a.k.a. Crofton Mew or Towne Center to July 19, 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>Absent</b> | <b>Chairman Dupree</b>   |

**VOICE VOTE      Aye-5   Absent-2   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 Oliver**

**SECOND: Mr. Waters**

**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**  
**Absent**       **Chairman Dupree**

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

*There were no public comments.*

**MOTION: Mr. Veith**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield PUD Phase II Subdivision to July 19, 2023.**

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

**VOICE VOTE      Aye-5   Absent-2   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:*

*Michael Berta, Berta Architecture*

*Kelly Libolt, KARC*

*Joe Berger, Berger Engineering*

**MOTION: Mr. Veith**

**SECOND: Vice-Chair Oliver**

**To re-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>Absent</b> | <b>Chairman Dupree</b>   |

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

**MOTION: Vice-Chair Oliver**

**SECOND: Mr. Veith**

**To send a courtesy referral of the Hyde Park Town Center North- Ready Coffee application to the Dutchess County Department of Behavioral and Community Health.**

|               |                          |
|---------------|--------------------------|
| <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>Absent</b> | <b>Chairman Dupree</b>   |

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

*There was no public comment.*

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

**To adjourn the public hearing for Hyde Park Town Center North-Ready Coffee to June 21, 2023.**

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

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

**RENAISSANCE REHABILITATION & NURSING HOME CENTER**

Site Plan Approval Exterior Modification (#2023-18)  
Location: 4975 Albany Post Road, Staatsburg, NY 12580  
Grid #: 6066-02-856792

*In Attendance: Chris Henry, Optimus Architecture*

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

**To re-open the public hearing for Renaissance Rehabilitation & Nursing Home.**

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

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

*There were no public comments.*

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

**To close the public hearing for Renaissance Rehabilitation & Nursing Home.**

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

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

**RESOLUTION TO GRANT SITE PLAN APPROVAL**

**RENAISSANCE REHABILITATION & NURSING HOME CENTER  
(Exterior Modification)**

**Date: June 7, 2023**

**Moved By: Vice-Chair Oliver**

**Resolution: #2023-18A**

**Seconded By: Mr. Guercio**

WHEREAS, the applicant, Optimus Architecture on behalf of R&B Renaissance Realty LLC, has submitted an application for site plan approval to make exterior improvements to an existing structure containing a residential care facility on property located at 4975 Albany Post Road, tax parcel no. 6066-02-856792 in the Waterfront Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "New Exterior Renovations for Renaissance Rehab and Nursing Center" prepared by Optimus Architecture, dated January 3, 2023, last revised May 17, 2023 for Sheets T100 and C100, and last revised May 30, 2023 for Sheets C200, C210, C300, C301 and C400 (the "Site Plan Set"); and

WHEREAS, residential care facilities are permitted in the Waterfront Zoning District with site plan and special use permit approval; and

WHEREAS, the residential care facility use is existing and the proposed exterior alterations do not trigger the need for a change or alteration in use; and

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

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("SEAF") dated March 30, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on April 19, 2023, the Planning Board classified the Project as a Type II SEQRA action 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, and 6 NYCRR § 617.5(c)(18), reuse of a residential or commercial structure, where the residential or commercial use is a permitted use in the district; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development (“DCDPD”), which responded on May, 16 2023 that it was a matter of local concern (with comments); and

WHEREAS, the Site Plan Set was amended to address DCDPD’s comments; and

WHEREAS, a duly noticed public hearing was opened on May 17, 2023, and closed on June 7, 2023 during which all who wish to speak were heard; and

WHEREAS, by letter dated May 12, 2023, the applicant has requested waivers from requirements of Section 108-9.6 of the Zoning Law.

**NOW THEREFORE BE IT RESOLVED, Board has considered the request for waivers and has determined that such information is not necessary for the review of this Project.**

**BE IT FURTHER 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. **Revisions of Sheet C301 diagram 34 to include a note that the light base will be painted black.**
3. **Revisions of Sheet C200 to include a notation that the four proposed light poles in the eastern parking lot will replace the existing light poles and the existing light pole in between the eastern side of the building and the parking lot will be removed.**
4. **Provision of spec sheets for replacement light fixtures with shielding as approved by the zoning administrator.**
5. **Revision of Sheet C200 to amend notation to add the word “temporary” to construction vehicle parking area.**

|               |                          |
|---------------|--------------------------|
| <b>Absent</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-5   Absent-2   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  
Ralf Mayer, MDIM Architecture

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

**To re-open the public hearing for the Marcoz/Chalk Residence.**

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

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

*There were no public comments.*

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

**To close the public hearing for the Marcoz/Chalk Residence.**

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

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



**RESOLUTION TO GRANT SITE PLAN APPROVAL  
Marcoz & Chalk Residence**

**Date: June 7, 2023**

**Moved By: Mr. Veith**

**Resolution: #2023-16A**

**Seconded By: Mr. Waters**

WHEREAS, the applicants, Nadja Marcoz and Adrian Chalk, have submitted an application for site plan approval to replace a single-family dwelling at property located at 16 Poppinga Lane, tax parcel no. 6065-02-602972 in the Waterfront Zoning District and the Estates District Scenic Area of Statewide Significance (the "Project"); and

WHEREAS, the Project is depicted on a site plan set prepared by Peter J. Andros, P.E., as follows:

- Dwg. S-1, Sheet 1 of 5, Existing Conditions Plan, revision date 4-17-23,
- Dwg. S-2, Sheet 2 of 5, Proposed Conditions Plan revision date 5-06-23,
- Dwg. ESC-1, Sheet 3 of 5, Grading and ESC Plan, revision date 4-17-23,
- Dwg. FP-1, Sheet 4 of 5, Flood Plain Development Plan, dated 3-24-23,
- Dwg V-1, Sheet 5 of 5, Variance Plan, dated 3-24-23, and

Architectural Plans prepared by MDIM dated April 17, 2023, Sheets A1.0, A1.1, A1.2, A1.3, A1.4, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2 and A3.3 (the "Site Plan Set"); and

WHEREAS, on April 19, 2023, the Planning Board classified the Project as a Type II SEQRA action pursuant to 6 NYCRR § 617.5(c)(11), the construction of a single-family home on an approved lot; and

WHEREAS, on May 24, 2023, the Hyde Park Zoning Board of Appeals granted the applicants an area variance #23-04Z, from Section 108-4.3 G (2) of the code to allow for the encroachment of the building into the stream corridor; and

WHEREAS, by revised application checklist dated April 4, 2024, the applicants requested waivers from the requirements of Sections 108-4.5 and 9.4 of the Zoning Law; and

WHEREAS, a duly noticed public hearing was opened on May 5, 2023, and closed on June 7, 2023 during which all who wish to speak were heard.

**NOW THEREFORE BE IT RESOLVED, Board has considered the request for waivers and has determined that such information is not necessary for the review of this Project.**

**BE IT FURTHER 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.**

**Absent** 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-5 Absent-2 Nay- 0 Motion Carried**

**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)

*In Attendance: Louis Kaufman, One Key LLC*

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

**To re-open the public hearing for the Jeffrey Groves Estates.**

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

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

*Mr. John Trubisz of 25 Hollow Ridge Road in Staatsburg rescinded his objections to the Board processing the extension, which were made at the previous hearing. He indicated that he has met with the applicants and found a path to resolve the situation. Ms. Polidoro noted that the Town would still need a copy of the recently*

*performed survey to determine whether the applicant has disturbed anything beyond the limits indicated in their approved site plan.*

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

**To adjourn the public hearing for the Jeffrey Groves Estates to July 19, 2023.**

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

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

**WORKSHOP:**

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

*In Attendance:    Scott Olson, Young Sommer LLC*

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

**To set a public hearing for the Verizon Wireless Tower 9G/St Andrews for August 2, 2023.**

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

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

**RESOLUTION CLASSIFYING ACTION UNDER SEQRA AND REFERRING APPLICATION  
TO COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Verizon Cell Tower – St. Andrews**

**Date: June 7, 2023**

**Moved By: Mr. Waters**

**Resolution #: 2022-52**

**Seconded By: Vice-Chair Oliver**

WHEREAS, the applicant Verizon Wireless of the East LP, d/b/a Verizon Wireless, has submitted an application for site plan and special use permit approvals to construct a 154-foot-tall telecommunications tower and 50 foot x 50 foot fenced compound at property located at the intersection of St. Andrews Road and Violet Ave, identified as tax parcel no. 133200-6164-03-494023 (the “Property”), in the Neighborhood District (the “Project”); and

WHEREAS, the Project is depicted on plans entitled, “Zoning Site Plans,” Sheets T-1, AD-1, SB-1, C-1, C-2, C-3, C-4, and R-1, prepared by Tectonic Engineering & Surveying Consultants P.C., last revised May 4, 2023; and

WHEREAS, pursuant to Section 108-5.14 of the Town of Hyde Park Zoning Law, telecommunications towers and facilities are permitted in the Neighborhood Zoning District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated May 4, 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 617.2(a), all actions not identified as a Type I or Type II action constitute unlisted actions under SEQRA; and

WHEREAS, the Property is located within 500 feet of New York State Route 9G, also known as Violet Ave, and St. Andrews Road (Country Road 40A); and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state or county 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 an unlisted 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; and**

3. Directs its secretary to refer the Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

Absent 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-5 Absent-2 Nay- 0 Motion Carried

Involvement and Interested Agencies

NYSDEC  
Town of Hyde Park Town Board  
Dutchess County Legislature  
Dutchess County Department of Public Works  
Roosevelt Fire District

**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

*In Attendance:* John Heidecker, Heidecker Land & Surveying

**RESOLUTION TO CLASSIFY THE ACTION AND ACCEPT FOR SKETCH**

**Winnakee Line Alteration**

**Date: June 7, 2023**

**Moved By: Mr. Guercio**

**Resolution #: 2023-19**

**Seconded By: Mr. Waters**

WHEREAS, the applicant, Winnakee Land Trust, Inc., has submitted an 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 the ("Property"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a sketch plan entitled, "Lot Line Change Map Prepared for Winnakee Land Trust, Inc." prepared by Heidecker Land Surveying, dated May 30, 2023 (the "Sketch Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated March 31, 2023, pursuant to the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, in accordance with SEQRA, said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(16), the granting of individual setback and lot line variances and adjustments is a Type II SEQRA action; 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 Project as a Type II SEQRA Action.**
- 2. Classifies the Project as a Minor Subdivision pursuant to Section 96-4 of the Subdivision Law.**
- 3. Directs its Secretary undertake a courtesy referral to the Town of Clinton and Dutchess County Department of Public Works.**
- 4. Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law and requests the following information be added to the final plat:**
  - i. Corrected Stream Corridor reference**
  - ii. Corrected average density calculation**

**BE IT FURTHER RESOLVED, that prior to submitting a final plat, the applicant shall confer with Dutchess County Department of Public Works regarding the proposed public access to Proposed Parcel B.**

|               |                          |
|---------------|--------------------------|
| <b>Absent</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-5   Absent-2   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  
Kelly Libolt & Amy Argyrakis, KARC  
Grace Ruseskas, GNS Group Ltd.*

*The applicant’s consultants handed out copies of a revised Sign Design Manual received by email that afternoon. They were seeking the Board’s approval of the manual, but were asked to return on June 21, 2023 in order to give the Board and consultants time to thoroughly review the document. The applicants requested a quick turnaround of comments so they will have time to make any necessary corrections.*

**OTHER BUSINESS:**

**SMALL-O’MALLEY SUBDIVISION**

Minor Subdivision Plat Approval 5 lots (#2021-55)

Location: 148 Cream Street, Poughkeepsie 12601

Grid #: 6264-01-210630

*In Attendance:*

*Dan Koehler, Hudson Land Design*

**RESOLUTION TO GRANT 180 DAY EXTENSION OF APPROVAL**

**Small-O’Malley Subdivision**

**Date: June 7, 2023**

**Moved By: Vice-Chair Oliver**

**Resolution: # 2021-55C**

**Seconded By: Mr. Waters**

WHEREAS, on December 22, 2022, by Resolution 2021-55B, the Planning Board granted conditional final plat approval to Tricia O’Malley, to subdivide an existing lot containing a one-family dwelling into a total of 5 lots (the “Project”), on property located at 148 Cream Street, identified as tax parcel no. 6264-01-210630 in the Greenbelt Zoning District (the “Property”); and

WHEREAS, the Project is depicted on a subdivision plat entitled “Small Subdivision, Revision to Lot 2 of Filed Map 12596” prepared by Hudson Land Design Professional Engineering P.C., dated March 1, 2022, last revised December 6, 2022 (the “Subdivision Plat”); and

WHEREAS, approval of the Subdivision Plat was conditioned on satisfying ten conditions prior to the plat being signed by the Planning Board Chair; and

WHEREAS, pursuant to § 96-13(H) of the Town of Hyde Park Subdivision Law, conditional approval of a final plat expires 180 days after approval, unless the Planning Board, in its discretion, has granted an extension of up two periods of 90-days to satisfy the conditions of approval; and

WHEREAS, the applicant’s conditional final plat approval expires unless the conditions thereof are met by June 20, 2023; and

WHEREAS, by letter dated May 19, 2023, the applicant has requested two 90-day extensions of time in which to satisfy the conditions of final plat approval; and

WHEREAS, the Planning Board has considered the circumstances warranting an extension of time to satisfy the conditions of approval.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant two 90-day extensions of time (180 days total) in which to satisfy the conditions of final plat approval to and including December 18, 2023.**

|               |                          |
|---------------|--------------------------|
| <b>Absent</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-5   Absent-2   Nay-0            Motion Carried**

**KEYSTONE FIREWORKS**

Site Plan Waiver temporary retail location (#2023-34)  
Location: 3999 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6064-04-948267

**TOWN OF HYDE PARK PLANNING BOARD**

**Keystone Novelties Distributers LLC  
3999 Albany Post Road  
SITE PLAN Waiver**



*Town Code Section 108-9.4 C 1 & 2*

**Date: June 7, 2023**  
**Resolution #: 2023-34**

**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 the property owner, John Azarian, on April 27, 2023, for approvals as required to establish a temporary sales venue for Sparkling Devices, and**

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

*Whereas*, Keystone Novelties Distributors LLC has leased space at a location previously approved and developed under site plan for Hyde Park Mall, and

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

*Whereas*, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, 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 temporary change as submitted on April 27, 2023, and on site plan drawings dated June 2, 2023.**

|               |                          |
|---------------|--------------------------|
| <b>Absent</b> | <b>Chairman Dupree</b>   |
| <b>Aye</b>    | <b>Vice-Chair Dexter</b> |
| <b>Aye</b>    | <b>Mr. John 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-5    Absent-2    Nay-0                      Motion Carried**

**WOODPECKER GENERAL STORE**

Site Plan Waiver exterior painting (#2023-35)

Location: 5230 Albany Post Road, Staatsburg, NY 12580

Grid #: 6167-03-242330

**TOWN OF HYDE PARK PLANNING BOARD**

**Woodpecker General Store  
5230 Albany Post Road  
6167-03-242330  
SITE PLAN Waiver  
Town Code Section 108-9.4 C 1 & 2**

**Date: June 7, 2023  
Resolution #: 2023-35**

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

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by the property owner, Gerard Viverito and Kelle Winters on June 1, 2023, for approval as required to repaint the building; and**

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

*Whereas, the proposed change is minor in nature; and*

Whereas, Section 108-9.4 C, allows the Planning Board to waive items of required information and to waive site plan procedures for minor changes; 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 change as submitted on June 1, 2023.**

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

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

**SCHRYVER, SUSAN**

Site Plan Waiver replacement windows(#2023-33)  
Location: 48 Fuller Lane, Hyde Park, NY 12538  
Grid #: 6064-02-709989

**TOWN OF HYDE PARK PLANNING BOARD**

**Susan Schryver**  
6064-02-709989  
48 Fuller Lane  
**SITE PLAN Waiver**  
*Town Code Section 108-9.4 C*

**June 7, 2023**  
**Resolution #: 2023-33**

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

***Whereas***, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Susan Schryver, for replacing twelve windows of the same size 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 replace twelve windows of the same size; and

*Whereas*, the proposed changes meet the zoning code setback requirements; and

*Whereas*, the Planning Board has reviewed the request for this change in the Historic Overlay District; and

*Whereas*, the proposed changes are minor in nature and in character with the neighborhood; and

*Whereas*, Section 108-9.4 C, 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 building permit received by the Building Department May 17, 2023, and per the request to the Planning Board dated June 1, 2023.

Absent            Chairman Dupree  
Aye                Vice-Chair Dexter  
Aye                Mr. John Guercio



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

**TOWN OF HYDE PARK PLANNING BOARD**

**RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT**

**Boba Tea – Wall Sign  
3999 Albany Post Road  
Grid# 6064-04-948267**

**Date: June 7, 2023  
Resolution #: 2023-32A**

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

*WHEREAS*, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on April 24, 2023, and revised May 15, 2023, for one backlit wall sign for Boba Tea, Hyde Park Mall, at 3999 Albany Post Road, a copy of which is attached hereto, and

*WHEREAS*, the applicant is seeking an increase in letter height from 10 inches to 16 inches on the wall sign, and

*WHEREAS*, the Board finds that the requested increase in size is reasonable because the sign is set back approximately four hundred feet from Route 9 and the request is within the parameters of the Boards jurisdiction under 108-24.2 F (2) (b), and

*WHEREAS*, the proposed wall sign is in conformance with the plaza design unity, established as red back lit letters, 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 wall sign and has determined that with the granting of the relaxation of the standard ten-inch letter height to sixteen inches, the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

***NOW THEREFORE BE IT RESOLVED* that the Town of Hyde Park Planning Board, relaxes the standard letter height of 10 inches to 16 inches, and**

***BE IT FURTHER RESOLVED* that the Planning Board recommends approval of the sign permit for the Boba Tea wall sign.**

|               |                          |
|---------------|--------------------------|
| <b>Absent</b> | <b>Chairman Dupree</b>   |
| <b>Aye</b>    | <b>Vice-Chair Dexter</b> |
| <b>Aye</b>    | <b>Mr. John 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-5   Absent-2   Nay-0                    Motion Carried**

**ADJOURNMENT :**

**MOTION: Mr. Veith**

**SECOND: Vice-Chair Oliver**

**To adjourn.**

|               |                          |
|---------------|--------------------------|
| <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>Absent</b> | <b>Chairman Dupree</b>   |

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

**Motion Carried**