



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 AUGUST 3, 2022, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

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

MEMBERS ABSENT: **STEPHANIE WASSER**

OTHERS PRESENT: **VICTORIA POLIDORO, PB CONSULTING ATTORNEY**
 PETER SETARO, PB CONSULTING ENGINEER
 ADRIANA BELTRANI, PB CONSULTING PLANNER
 KATHLEEN MOSS, ZONING ADMINISTRATOR
 CYNTHIA WITMAN, PB SECRETARY

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Chairman Dupree: Good evening, everyone and welcome to the August 3rd meeting of the Hyde Park Planning Board. Please take note of the exits around the room. And now join me as we salute the American Flag.

The Chairman led the pledge.

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

SMALL-O'MALLEY SUBDIVISION

Minor Subdivision Plat Approval 5 lots (#2021-55)
Location: 148 Cream Street, Poughkeepsie 12601
Grid #: 6264-01-210630

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for Small O'Malley subdivision approval.

Aye	Ms. Weiser
Aye	Mr. Waters
Absent	Ms. Wasser
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 Small O'Malley subdivision approval to September 7th, 2022.

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

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

OTHER BUSINESS:

KEY CONSTRUCTION OFFICE/STORAGE UNITS

Site Plan Approval Extension to meet conditions (#2020-30)

Location: 1234 Route 9G

Grid #: 6165-04-524481

In attendance:

Kelly Libolt, KARC

Chairman Dupree and Consulting Attorney, Victoria Polidoro, were recused from this application review.

Ms. Libolt updated the Board Members about the NYS DEC requirements for Blandings Turtle mitigation measures at this site. These included a turtle tunnel, curbing, underground fencing and a mating habitat. Once approved by the DEC, they will submit a new sheet detailing these changes, which are anticipated to be inconsequential to the site plan, with the exception of narrowing the drive in one section.

There were no additional comments or questions from the Board. Mr. Setaro requested that the mitigation measures be added as a sheet to the final plan set. Ms. Libolt indicated that the turtle area will be preserved and a note will indicate that on the plans.

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

**RESOLUTION GRANTING TWO 90-DAY EXTENSIONS OF TIME TO SATISFY
CONDITIONS OF APPROVAL**

Date: August 3, 2022

Moved By: Vice-Chair Oliver

Resolution: #2020-30C

Seconded By: Mr. Guercio Jr.

WHEREAS, on March 16, 2022, by Resolution # 2020-30B, the Planning Board granted site plan approval to JASA Properties, LLC (the "Applicant"), to construct office space, accessory warehouse space, and self-storage units on an existing 17.277-acre lot located at 1234 Route 9G (the "Property"). Associated improvements include but are not limited to stormwater facilities, on-site parking, individual well, septic system, landscaping, and lighting (the "Project"); and

WHEREAS, the Property is further identified on the Dutchess County Real Property tax maps as Tax Grid No. 133200-6165-04-524481-0000, which property is located in the East Park Business Zoning District (“EPBD”) as per the Town of Hyde Park zoning chapter; and

WHEREAS, site plan approval was conditioned on satisfaction of 8 conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, if the conditions of approval were not met, site plan approval for the Project would expire on September 12, 2022; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan approval; and

WHEREAS, by letter dated July 21, 2022, the applicant’s representative, requested 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 extension of time to satisfy the conditions of site plan approval to and including March 11, 2023.

Aye	Vice-Chair Dexter
Aye	Mr. Guercio, Jr.
Absent	Ms. Kane
Aye	Vice-Chair Oliver
Absent	Ms. Wasser
Aye	Mr. Waters
Aye	Ms. Weiser

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

WORKSHOP:

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

Ms. Libolt handed out a PowerPoint presentation packet to the Board Members and Consultants.

RESOLUTION CLASSIFYING THE ACTION

Ready Coffee

Date: August 3, 2022

Moved By: Mr. Guercio Jr.

Resolution: # 2021-15

Seconded By: Ms. Weiser

WHEREAS, the applicant, N&N Hyde Park LLC, has submitted an application for amended site plan approval to construct a new 512 sq. ft. single-story, drive-thru retail facility at property located at 4272-4288 Albany Post Road, tax parcel no. 6065-04-933017, in the Town Core District, Pine Woods Priority Redevelopment Subarea 1 (“PW-1”) (the “Project”); and

WHEREAS, the Project is depicted on a site plan entitled “Hyde Park Town Center North – Amended Site Plan – Ready Coffee” prepared by Berger Engineering and Surveying, dated June 11, 2022, last revised July 5, 2022, Sheets No. T-1, EX-1, SP-1, SP-2, SP-3, ASP-4, ASP-5, ASP-6, ASP-7, ASP-8, ASP-9, ASP-10, L-1, and L-2 (the “Site Plan Set”); and

WHEREAS, a one-story shopfront is permitted in PW-1 subject to Planning Board approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“SEAF”) dated January 4, 2022, 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)(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.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Project as a Type II action under SEQRA.

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

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

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

To hire Hudson Valley Engineering Associates as traffic consultant to review the HPTCN Ready Coffee submittal with an initial escrow amount of \$2,000.00.

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

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

OTHER BUSINESS CONTINUED:

DOLLAR GENERAL 1 EAST DORSEY

Site Plan Approval for Extension to meet conditions (#2019-04)
Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601
Grid#: 6163-02-504633

RESOLUTION TO GRANT EXTENSION OF SITE PLAN APPROVAL

**Dollar General
1 East Dorsey Lane**

Date: August 3, 2022

Moved By: Mr. Waters

Resolution: # 2019-04J

Seconded By: Mr. Guercio Jr.

WHEREAS, on October 20, 2021, by Resolution # 2019-04H, the Planning Board granted conditional site plan approval to HSC Hyde Park, LLC to demolish an existing building and construct a new 7,500 sq. ft. retail building along with new access, parking, landscaping, lighting, utilities, and stormwater management at property located at 1 East Dorsey Lane, tax parcel no. 6163-02-504633, in the Neighborhood Business District (the "Project"); and

WHEREAS, site plan approval was conditioned on satisfaction of 2 conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, site plan approval for the Project would have expired on April 18, 2022; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan approval; and

WHEREAS, by letter dated February 24, 2022, the applicant requested an extension of time to satisfy the conditions of approval for the Project; and

WHEREAS, by Resolution #2019-04I dated March 16, 2022, the Planning Board granted the applicant a 90-day extension of time to satisfy the conditions of approval to July 18, 2022; and

WHEREAS, by letter dated June 22, 2022, the applicant requested a second extension of time to satisfy the conditions of approval for the Project; and

WHEREAS, the Planning Board has considered the applicant's request and the circumstances warranting the grant of an extension of conditional site plan approval for the Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a final 90-day extension of time to satisfy the conditions of site plan approval to and including October 17, 2022.

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

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

JALIL, VALENCIA

Site Plan Waiver Approval for Roof Mounted PV Panels (#2022-30)

Location: 10 Maple Lane, Hyde Park, NY 12538

Grid#: 6064-02-613979

TOWN OF HYDE PARK PLANNING BOARD

Valencia Jalil

10 Maple Lane

6064-02-613979

SITE PLAN Waiver

Town Code Section 108-9.4 C(2)

Date: August 3, 2022

Resolution #: 2022-30

Moved By: Ms. Weiser

Seconded By: Vice-Chair Oliver

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Valencia Jalil for the installation of rooftop solar panels on the property associated with a single-family home which requires a building permit, and,

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

Whereas, the applicant is proposing to install rooftop solar panels 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 building permit received by the Building Department June 18, 2022, and per the waiver request to the Planning Board dated July 19, 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

HUMBAUGH, ERIN & MATTHEW

Site Plan Waiver Approval for In-Ground Pool (#2022-31)

Location: 24 Cove Road, Rhinebeck, NY 12572

Grid#: 6168-03-120269

TOWN OF HYDE PARK PLANNING BOARD

Matthew and Erin Humbaugh

6168-03-120269

24 Cove Road, Rhinebeck, NY 12572

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: August 3, 2022

Resolution #: 2022-31

Moved By: Vice-Chair Oliver

Seconded By: Vice-Chair Dexter

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Matthew and Erin Humbaugh, for installation of a 16' x 38' in-ground pool 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 an in-ground pool 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 addition as described in the building permit received by the Building Department July 2, 2022, and per the request to the Planning Board dated July 19, 2022.

Aye Chairman Dupree

Aye Vice Chair Dexter

Aye Mr. Guercio

Aye Vice Chair Oliver

Absent Ms. Wasser

Aye Vice Chair Oliver
Absent Ms. Wasser
Aye Mr. Waters
Aye Ms. Weiser

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

ALLT, MONICA

Site Plan Waiver Approval for Siding, replacement windows & Doors (#2022-34)
Location: 31 Parker Avenue, Hyde Park, NY 12538
Grid#: 6065-20-810055

TOWN OF HYDE PARK PLANNING BOARD

Monica Allt
31 Parker Avenue
6065-20-810055
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: August 3, 2022
Resolution #: 2022-34

Moved By: Vice-Chair Oliver
Seconded By: Vice-Chair Dexter

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Monica Allt to replace twenty-six windows, three doors and vinyl siding on the existing single-family home with more energy efficient windows and doors, and,

Whereas, the replacements are the same size, 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 building permit dated July 27, 2022 and the request for a waiver of site plan received by the Planning Department on August 2, 2022.

Aye Chairman Dupree
Aye Vice Chair Dexter

