



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

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

MEMBERS ABSENT: VICTORIA KANE - ALTERNATE

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

TABLE OF CONTENTS	PAGE
CARRIAGE TRAILS a.k.a. CROFTON MEWS	2
BELLEFIELD PUD PHASE II SUBDIVISION	2-3
HYDE PARK QUICK STOP	3-5
JEFFREY GROVES ESTATES	5
BELLEFIELD PUD PHASE 2A	5-8
TUROW, KENNETH	8-9
WILCHA, STEVE	9-10
KEY CONSTRUCTION OFFICE/STORAGE UNITS	10-11

PLEDGE OF ALLEGIANCE

CONTINUED 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: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for Carriage Trails, a.k.a. Crofton Mews.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

There was no public comment.

MOTION: Mr. Veith

SECOND: Ms. Wasser

To adjourn the public hearing for Carriage Trails, a.k.a. Crofton Mews to October 4, 2023.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

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

In Attendance:

*Larry Boudreau, T-Rex Capital Group
Tom Mulroy, T-Rex Owner*

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

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

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

There was no public comment.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for the Bellefield PUD Phase II Subdivision to September 20, 2023.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

WORKSHOP:

HYDE PARK QUICK STOP

Special Use Permit & Site Plan Amendment Approvals (#2022-10)

Location: 4912 Albany Post Road, Staatsburg, NY 12580

Grid #: 6066-02-879622

In Attendance:

Brandon Petrella, RA Mauri Architects

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To waive the public hearing for Hyde Park Quick Stop Site Plan Amendment as recommended by the Zoning Administrator.

Aye Mr. Waters

Aye Ms. Wasser

Aye Mr. Veith

Aye Vice-Chair Oliver

Aye Mr. Guercio

Aye Vice-Chair Dexter

Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0

Motion Carried

Town of Hyde Park Planning Board

**RESOLUTION REAFFIRMING SEQRA DECLARATION OF SIGNIFICANCE AND
REFERRING THE APPLICATION TO THE DUTCHESS COUNTY DEPARTMENT OF
PLANNING AND DEVELOPMENT**

**Hyde Park Quick Stop
Site Plan Amendment**

Date: September 6, 2023

Moved By: Mr. Guercio

Resolution: #2022-10D

Seconded By: Ms. Wasser

WHEREAS, on August 17, 2022, the Planning Board granted the Applicant, Jatt Boys Properties LLC, a special use permit and site plan approval to demolish an existing gas station and construct a new 3,150 square foot gas station and convenience store, along with related site improvements, at property located at 4912 Albany Post Road, tax parcel no. 6066-02-879622, in the Neighborhood Business District (the "Project"); and

WHEREAS, gas station uses are permitted in the Neighborhood Business District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated August 7, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 16, 2022, pursuant to Town of Hyde Park Environmental Quality Review Law § 54-6A (16), by Resolution #2022-10, the Planning Board classified the original iteration of the Project as a Type I action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency objected; and

WHEREAS, on June 15, 2022, by Resolution #2022-10A, in accordance with SEQRA, the Planning Board determined that the original iteration of the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement (EIS) will not be prepared; and

WHEREAS, on June 22, 2022, by Resolution #22-03Z, the Zoning Board of Appeals granted the Applicant three area variances to permit increased lot coverage of 81.1% where 70% is permitted, to permit a decreased front yard setback of 5 feet 7 inches where 20 feet is required and to permit a scale of 9,071 sq. ft. where 7,500 sq. ft. is allowed, which variances appeared to have lapsed; and

WHEREAS, pursuant to Section 108-8.5D of the Zoning Law, a special use permit shall expire if a certificate of occupancy is not issued within two years of the date of approval of such special use permit, in this case by August 17, 2024; and

WHEREAS, prior to the expiration of site plan approval, the Applicant submitted an application for approval of an amended site plan; and

WHEREAS, the amended Project is depicted on a site plan entitled "Hyde Park Quick Stop" prepared by Mauri Architects PC, dated June 22, 2021, last revised August 1, 2023, Sheets PB-1, PB-2, PB-3, PB-4, PB-5, PB-6, DOT-1, SP-1, SP-2, SD-1, SD-2, and SA-1 (the "Amended Site Plan Set"); and

WHEREAS, the Planning Board has reviewed the Amended Site Plan Set for consistency with its prior determination of significance.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby reaffirms its prior SEQRA determination of significance issued on June 15, 2022.

BE IT FURTHER RESOLVED that the Planning Board hereby directs the secretary to the Planning Board to refer the Amended Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

JEFFREY GROVES ESTATES

Site Plan Amendment Exterior Modification (#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

The Board and their consultants discussed the site plan amendment and offered their comments on the plan and questions about easement locations and drainage.

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

In Attendance:

Larry Boudreau, T-Rex Capital Group

Tom Mulroy, T-Rex Owner

Michael Abuladze, ARGO Development Corporation

Matthew Tether, AIA Liscum, McCormack VanVoorhis

Michael McCormack, AIA Liscum, McCormack VanVoorhis

**Town of Hyde Park Planning Board
RESOLUTION TO REFER THE APPLICATION TO THE DUTCHESS COUNTY
DEPARTMENT OF PLANNING AND DEVELOPMENT AND ROOSEVELT AND FAIRVIEW
FIRE DISTRICTS**

Bellefield Final Development Plan Phase 2

Site Plan Phase 2A

Date: September 6, 2023

Moved By: Ms. Wasser

Resolution #: 2022-44

Seconded By: Mr. Waters

WHEREAS, the applicant, ARGO Development and Construction, has submitted an application for site plan approval for Phase 2A of the approved final development plan for Phase 2 of the project formerly known as St. Andrew's PUD, now known as Bellefield, which consists of the development of 12 townhouses, the entry barn, and associated improvements, on the property identified as tax parcel no. 6163-01-131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, Phase 2A 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

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, on March 15, 2023, pursuant to Resolution 2023-27B, the Planning Board conditionally approved the Final Development Plan for Phase 2 of the Bellefield Project; and

WHEREAS, pursuant to Resolution 2023-27B, each construction phase of the Final Development Plan shall return to the Planning Board for individual site plan approval in accordance with Article IX of the Town of Hyde Park Zoning Law; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects within 500 feet of a state highway are required to be referred to the Dutchess County Department of Planning and Development for its review and recommendation.

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

- 1. Directs its Secretary to refer the Project to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law; and**
- 2. Directs its Secretary to refer the Project to the Roosevelt and Fairview Fire Districts.**

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

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

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

To set a public hearing for the Bellefield FDP Phase 2A Townhouses for October 4, 2023.

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

VOICE VOTE Aye-7 Absent-0 Nay-0

Motion Carried

OTHER BUSINESS:

TUROW, KENNETH

Site Plan Waiver Approval Roof-Mounted Photovoltaic Panels (#2023-50)

Location: 1 Ravine Road, Hyde Park, NY 12538

Grid #: 6064-08-910777

TOWN OF HYDE PARK PLANNING BOARD

Kenneth Turow

1 Ravine Road

6064-08-910777

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: September 6, 2023

Moved By: Mr. Waters

Resolution #: 2023-50

Seconded By: Vice-Chair Oliver

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Kenneth Turow to install roof mounted photo voltaic panels 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 roof mounted solar panels on an existing single family home; and**

***Whereas*, the panels are mounted at the same angle as the roof; and**

***Whereas*, the change is not significant in nature and is in character with the neighborhood; 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 August 25, 2023 and in the building permit application dated August 17, 2023.**

Aye Chairman Dupree
Aye Vice Chair Dexter
Aye Mr. Guercio
Aye Vice Chair Oliver
Aye Mr. Veith

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 11, 2023; 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 August 18, 2023, 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 10, 2024.

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

VOICE VOTE Aye-5 Absent-1 Abstain-1 Nay-0 Motion Carried

ADJOURNMENT :

MOTION: Ms. Wasser
SECOND: Vice-Chair Oliver

To adjourn.

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

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