



Historic Town of Hyde Park

Planning Board
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2, (845) 229-0349 Fax

"Working with you for a better Hyde Park"

November 3, 2021, 6:00 PM
**PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE PLANNING BOARD**

MEMBERS PRESENT VIA LIVE STREAMED MEETING:

**MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
VICTORIA KANE
CHRISTOPHER OLIVER
STEPHANIE WASSER
ROBERT WATERS
ANN WEISER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
BONNIE FRANSON, PB CONSULTING PLANNER
ADRIANA BELTRANI, PB CONSULTING PLANNER
PETER SETARO, PB CONSULTING ENGINEER
CYNTHIA WITMAN, PB SECRETARY
KATHLEEN MOSS, ZONING ADMINISTRATOR
COUNCILMAN KRUPNICK, TOWN WEBMASTER**

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Chairman Dupree:

- Ms. Weiser: I am alone.**
- Mr. Waters: Yes.**
- Ms. Wasser: I am alone.**
- Mr. Oliver: I am alone.**
- Ms. DiNapoli: I am alone.**
- Vice-Chair Dexter: I'm alone.**
- Ms. Kane: I'm alone.**

PLEDGE OF ALLEGIANCE
The Chairman led the Pledge.

NEW PUBLIC HEARING:

KEY CONSTRUCTION OFFICE/STORAGE UNITS

Site Plan Approval (#2020-30)
Location: 1234 Route 9G
Grid #: 6165-04-524481

Chairman Dupree is recused and went into the waiting area. Victoria Kane joined the Board for this review. Vice-Chair Dexter assumed leadership of the meeting.

In attendance via Zoom:

*Kelly Libolt, KARC Planning Consultants, Inc
Amy Argyrakis, KARC Planning Consultants, Inc*

MOTION: Ms. Kane
SECOND: Ms. DiNapoli

To open the public hearing for Key Construction Office/Storage Units.

- Aye Ms. Weiser**
- Aye Mr. Waters**
- Aye Ms. Wasser**
- Aye Mr. Oliver**
- Aye Ms. Kane**
- Aye Ms. DiNapoli**
- Aye Vice-Chair Dexter**

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

MOTION: Ms. DiNapoli

SECOND: Ms. Kane

To adjourn the public hearing for Key Construction Office/Storage Units to 2021, December 1, 2021.

**Aye Ms. Weiser
Aye Mr. Waters
Aye Ms. Wasser
Aye Mr. Oliver
Aye Ms. Kane
Aye Ms. DiNapoli
Aye Vice-Chair Dexter**

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

Chairman Dupree returned to the meeting and Ms. Kane exited.

CONTINUED PUBLIC HEARING:

ANDOVER 15 NESHEIWAT ACCESSORY APARTMENT

Special Use Permit Approval Accessory Apartment (#2021-39)

Location: 15 Andover Lane, Poughkeepsie, NY 12601

Grid#: 6264-03-484420

In attendance via Zoom:

Tayel Nesheiwat, Owner & Applicant

MOTION: Mr. Waters

SECOND: Ms. DiNapoli

To re-open the public hearing for Andover 15 Nesheiwat Accessory Apartment.

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

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

MOTION: Ms. DiNapoli

SECOND: Mr. Waters

To adjourn the public hearing for Andover 15 Nesheiwat Accessory Apartment to December 1, 2021.

**Aye Ms. Weiser
Aye Mr. Waters
Aye Ms. Wasser**

Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

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

WORKSHOP:

BELLEFIELD AT HYDE PARK AMENDED CONCEPT PLAN FOR SAINT ANDREWS PUD

Planned Unit Development Amended Concept Plan Approval (#2020-29)

Location: 3780 & 3834 Albany Post Road and 15 West Dorsey Lane

Grid #: 6163-01-010622, -000897, -131849

In attendance via Zoom:

*Larry Boudreau, Bellefield at Hyde Park
Tom Mulroy, Bellefield at Hyde Park
Larry Pelletier, Bellefield at Hyde Park
Mike Oates, Bellefield at Hyde Park
Jennifer Van Tuyl, Cuddy and Feder*

MOTION: Mr. Oliver

SECOND: Vice-Chair Dexter

To set a public hearing for Bellefield at Hyde Park Amended Concept Plan for Saint Andrews PUD for November 17, 2021.

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

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

SPEEDWAY SIGNAGE

Sign Permit Recommendation Free-standing sign panel (#2021-42)

Location: 3694 Albany Post Road

Grid#: 6063-04-992465

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)
Speedway, LLC Free-standing
3694 Albany Post Road - Parcel 6063-04-992465
Replace Free Standing**

Date: November 3, 2021

Moved By: Ms. Wasser

Resolution: #2021-42

Seconded By: Ms. DiNapoli

WHEREAS, Michael Rivette of SES and Philadelphia Sign, on July 21, 2021, submitted and on October 1, completed the application for replacement of the free-standing signage for Speedway located at 3694 Albany Post Road, Grid Number 6063-04-992465, in the Neighborhood Business District; and

WHEREAS, the applicant has provided replacement signage with a slightly smaller running ‘S’ than the original that had been granted a variance, and that therefore is code compliant and needs no relaxation of the standard letter height and symbol size; and

WHEREAS, the replacement sign face will be in compliance with the sign area, height, location and aesthetic standards, and the sign structure is not changing, now therefore,

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Speedway replacement face of the free-standing sign based on the sign permit application revised drawings dated September 28, 2021.

Aye Chairman. Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye M. Wasser
Aye Mr. Waters
Aye Ms. Weiser

Voice Vote **Aye-7** **Absent-0** **Nay-0** **Motion Carried**

OTHER BUSINESS:

RITE AID SIGNAGE

Sign Permit recommendation and request for relaxation of letter heights (#2021-36)
Location: 1 Crum Elbow Rd.
Grid #: 6165-03-429214

**RESOLUTION GRANTING DISCRETIONARY BONUS TO
INCREASE MAXIMUM SIZE OF LETTER, SYMBOL OR GRAPHIC
PURSUANT TO TOWN CODE SECTION 108-24.2.F(2)**

**Rite Aid Pharmacy
1 Crum Elbow Road
Hyde Park, NY 12538
Grid # 6165-03-429214**

Date: November 3, 2021
Resolution: # 2021-36

Moved By: Chairman Dupree
Seconded By: Ms. Wasser

WHEREAS, the applicant, East Park Development LLC/Rite Aid Corporation, has submitted an application for new signage dated May 25, 2021, for its retail business located at 1 Crum Elbow Road, in the East Park Business District; and

WHEREAS, the proposal is detailed on sample illustrations for wall, directional, and monument signs originally submitted to the Zoning Administrator on October 21, 2021 by GNS Group, where many of the letters and graphic symbols exceed the permitted maximum size of 10 inches in any direction, and exceed the maximum sizes for directional signs, and exceed the maximum cumulative sign area of 100 square feet by an additional 139.375 square feet, copies of which are attached; and

WHEREAS, the Zoning Board of Appeals must, by law, grant the minimum variances necessary to an applicant, and the Planning Board can exercise its authority under Section 108-24.2F(2) of the Town Code to grant discretionary bonuses to increase the maximum permitted letter and symbol sizes for two proposed wall signs, one located approximately 135 feet from Route G, a primary access roadway, and a second located approximately 125 feet from Crum Elbow Road, a second primary access roadway; and

WHEREAS, pursuant to Section 108-24.2F(2)(a), the Planning Board may grant an increase in the maximum size of any symbol or graphic by 1 inch for every 20 feet a wall sign for a business or structure is set back from its primary access roadway to a maximum of 24 inches, if it finds that 1) the additional size is necessary or appropriate due to the sign's distance from the road, the design speed of the road or the size of the building on which the sign is placed; or 2) the symbol or graphic is of special aesthetic merit; and

WHEREAS, pursuant to Section 108-24.2F(2)(b), the Planning Board may grant an increase in the maximum height of any letter by 1 inch for every 20 feet a wall sign for a business or structure is set back from its primary access roadway to a maximum of 24 inches, if it finds that the additional size is necessary or appropriate due to the sign's distance from the road, the design speed of the road or the size of the building on which the sign is placed;

NOW THEREFORE BE IT RESOLVED, that the Board makes the following findings to permit a maximum letter size of 16.25 inches in height, and a maximum of symbol size in any direction from 10 inches to 16.25 inches and an increase of 1 (one) inch for the word "Pharmacy" for the proposed wall sign facing the intersection of 9G and Crum Elbow Road based on an approximate distance of 125 feet from the entry located on Crum Elbow Road; and

BE IT FURTHER RESOLVED, that that the Board makes the following findings to permit a maximum letter size of 16.75 inches in height, and a maximum of symbol size in any direction from 10 inches to 16.75 inches and for the proposed wall sign facing Route 9G based on an approximate distance of 135 feet:

- 1. The additional size of the symbols is appropriate given their relationship to the size of the building and a corresponding aesthetic merit.**
- 2. The increase in size for the letter height is appropriate due to the size of the building upon which the wall signs are being placed.**

BE IT FURTHER RESOLVED, that the Board hereby grants the applicant the requested sign bonuses; and

BE IT FURTHER RESOLVED, that the Planning Board directs its Secretary to contact the Chairperson of the Zoning Board of Appeals to ask that they request Planning Board comments on the applicant's remaining variance requests.

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

Voice Vote Aye-7 Absent-0 Nay-0 Motion Carried

Local Law G of 2021 to Amend Chapter 108, Rural Event Venues

MOTION: Mr. Oliver
SECOND: Ms. DiNapoli

To authorize the Chairman to send comments to the Town Board regarding Local Law G of 2021.

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

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

PLANNING BOARD MEETING DATES FOR 2022:

**HYDE PARK PLANNING BOARD
2022 MEETING DATES AND SUBMISSION DEADLINES**

PLANNING BOARD MEETING DATES	Administratively Complete submission NOON deadlines*	Additional submission NOON deadlines for on-going applications
January 5, 2022	December 21, 2021	December 21, 2021

January 19, 2022	January 4, 2022	January 4, 2022
February 2, 2022	January 18, 2022	January 18, 2022
February 16, 2022	February 1, 2022	February 1, 2022
March 2, 2022	February 15, 2022	February 15, 2022
March 16, 2022	March 1, 2022	March 1, 2022
April 6, 2022	March 22, 2022	March 22, 2022
April 20, 2022	April 5, 2022	April 5, 2022
May 4, 2022	April 19, 2022	April 19, 2022
May 18, 2022	May 3, 2022	May 3, 2022
June 1, 2022	May 17, 2022	May 17, 2022
June 15, 2022	May 31, 2022	May 31, 2022
July 6, 2022	June 21, 2022	June 21, 2022
July 20, 2022	July 5, 2022	July 5, 2022
August 3, 2022	July 19, 2022	July 19, 2022
August 17, 2022	August 2, 2022	August 2, 2022
September 7, 2022	August 23, 2022	August 23, 2022
September 21, 2022	September 6, 2022	September 6, 2022
October 5, 2022	September 20, 2022	September 20, 2022
October 19, 2022	October 4, 2022	October 4, 2022
November 2, 2022	October 18, 2022	October 18, 2022
November 16, 2022	November 1, 2022	November 1, 2022
December 7, 2022	November 22, 2022	November 22, 2022
December 21, 2022	December 6, 2022	December 6, 2022
January 4, 2023	December 20, 2022	December 20, 2022
January 18, 2023	January 3, 2023	January 3, 2023

MOTION: Ms. Wasser
SECOND: Ms. DiNapoli

To approve the Hyde Park Planning Board Meeting Dates for 2022.

Aye Ms. Weiser
Aye Mr. Waters
Aye Ms. Wasser
Aye Mr. Oliver
Aye Ms. DiNapoli

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

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

RELEASE OF ESCROW:

Date: November 3, 2021
Resolution: #21-E

Moved by: Chairman Dupree
Seconded by: Vice-Chair Dexter

APPLICANT	PROJECT #	ATTORNEY	ENGINEER	PLANNER	TOTAL
Al's Garage	2019-52	\$374.00	\$27.36		\$401.36
Bellfield Hotel S/D	2018-11	\$521.48	\$1,523.92		\$2,045.40
Belvedere - New 2016	16-29	\$924.13	\$6,883.60		\$7,807.73
Cardinal Used Auto Parts	2020-20	\$929.00	\$1,454.00		\$2,383.00
DC Boces	2020-12	\$212.50	\$1,000.00		\$1,212.50
Dodic	2021-03	\$359.50		\$615.00	\$974.50
Enclave Solar Farm	2018-30	\$708.50	\$1,044.70		\$1,753.20
HP Town Center Park Plaza	2020-15	\$1,018.50	\$622.00		\$1,640.50
Seier Ground Mounted	2021-38	\$506.50			\$506.50
Small -148 Cream Street	2020-19	\$3,361.50	\$7,500.00		\$10,861.50
Verizon 113 S Quaker	2020-03	\$780.31	\$70.37		\$850.68
Verizon Tower - Anderson	2019-37	\$2,093.36	\$3,288.00		\$5381.36

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

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

ADJOURNMENT:

MOTION: Mr. Oliver
SECOND: Vice-Chair Dexter

To adjourn.

Aye **Ms. Weiser**
Aye **Mr. Waters**

Aye **Ms. Wasser**
Aye **Mr. Oliver**
Aye **Ms. DiNapoli**
Aye **Vice-Chair Dexter**
Aye **Chairman Dupree**

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

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