



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 17, 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
CHRISTOPHER OLIVER
ROBERT WATERS
STEPHANIE WASSER
ANN WEISER**

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

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The Chairman opened the meeting and noted that the meeting was conducted as authorized Per the New York State Emergency Legislation amending the Open Meetings Law and allowing for public meetings to be held virtually.

The Chairman confirmed that each Board Member was alone:

Ms. Weiser: I'm alone.

Mr. Waters: I'm alone.

Ms. Wasser: I am alone.

Mr. Oliver: I am alone.

Ms. DiNapoli: I'm alone.

Vice-Chair Dexter: I'm alone.

The Chairman lead the Pledge.

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

RIVER RIDGE (F/K/A MAPLE RIDGE)

Minor Subdivision Amend Plat to relocate sewer easement (#57-02)

Location: Hudson View Terrace

Grid #s: 6066-04-668174, -668241, -670212, -670208, -670206, -671180, -671204, -671205, -671199, -673193, -673190, -672188, -672185, -672183

In attendance via Zoom: Paul Schneier, River Ridge Associates Property Manager

MOTION: Vice-Chair Dexter

SECOND: Ms. Wasser

To open the public hearing for River Ridge Subdivision plat amendment for sewer easement relocation.

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

There was no public comment.

MOTION: Ms. Wasser

SECOND: Vice-Chair Dexter

To close the public hearing for River Ridge Subdivision plat amendment for sewer easement relocation, with the exception of 7 days of written comments.

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

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

In attendance via Zoom:

Larry Boudreau, Bellefield at Hyde Park

Tom Mulroy, T-Rex Capital Group

Jennifer Van Tuyl, Cuddy and Feder

Larry Pelletier, T-Rex Capital Group

Nicole Emmons, Hart Howerton

Anne Farrell, Head of Agriculture-Bellefield

MOTION: Mr. Oliver

SECOND: Mr. Waters

To open the public hearing for Bellefield at Hyde Park Amended Concept Plan for Saint Andrews PUD.

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

Public comments were given by Kate Hinz-Shaffer, Mike Oates and Chris McCracken.

MOTION: Mr. Waters

SECOND: Mr. Oliver

To close the public hearing for Bellefield at Hyde Park Amended Concept Plan for Saint Andrews PUD, with the exception of 7 days written comments.

- 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:

MASTROENI, JENIFFER

Site Plan Approval Animal Husbandry (#2021-52)
Location: 9 Gary Drive
Grid #: 6163-02-512792

In attendance via Zoom: Jennifer Mastroeni, owner/applicant

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO
DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

Mastroeni Chicken Coop

Date: November 17, 2021

Moved By: Ms. Weiser

Resolution: #2021-52

Seconded By: Ms. DiNapoli

WHEREAS, the applicant, Jennifer Mastroeni, has submitted an application for site plan approval for an existing chicken coop and run (the "Project") at property located at 9 Gary Drive, tax parcel no. 6163-02-512792, in the Neighborhood District (the "Property"); and

WHEREAS, the project is depicted on a site plan received October 20, 2021 (the "Site Plan"); and

WHEREAS, animal husbandry uses are permitted in the Neighborhood District subject to site plan approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) received October 20, 2021, 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 primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area is a Type II action under SEQRA; and

WHEREAS, the Project is located within 500 feet of New York State Route 9G, also known as Violet Avenue; 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; and**
- 2. 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.**

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

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

**MOTION: Ms. DiNapoli
SECOND: Ms. Weiser**

To set a public hearing for Mastroeni Chicken Coop site plan for December 15, 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

OTHER BUSINESS:

PELEGRINO HEALING CENTER SIGN

Sign Permit Recommendation Frees-standing Sign (#2020-16)

Location: 4307 Albany Post Road

Grid #: 6065-20-879075

In attendance via Zoom:

Susan Spellman, Pellegrino Healing Center

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)
4307 Albany Post Road - Parcel 6065-20-879075
Replace Free Standing Sign**

Date: November 17, 2021

Moved By: Ms. Wasser

Resolution: #2020-16

Seconded By: Vice-Chair Dexter

WHEREAS, Christine Pellegrino and Timely Signs, on August 10, 2020, submitted and on September 14, 2021, completed the application for replacement of the free-standing signage for Pellegrino Healing Center located at 4307 Albany Post Road, Grid Number 6065-20-879075, in the Town Core sub area 1 District; and

WHEREAS, the applicant has provided replacement signage that 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.

NOW THEREFORE BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Pellegrino Healing Center replacement free-standing sign based on the sign permit application revised drawings dated September 14, 2021.

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

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

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

BELLEFIELD WWTF LOT-LINE ALTERATION

Extension of time to meet Conditions of Lot-line Alteration Approval (#2021-05)
Location: 3834 Albany Post Road and 15 West Dorsey Lane
Grid #s: 6163-01-000897, -131849

In attendance via Zoom: *Tom Mulroy, T-Rex Capital Group*
Jennifer Van Tuyl, Cuddy and Feder
Larry Pelletier, T-Rex Capital Group

RESOLUTION TO GRANT EXTENSION OF TIME TO SATISFY CONDITIONS OF APPROVAL

Bellefield WWTF

Date: November 17, 2021

Moved By: Vice-Chair Dexter

Resolution: #2021-05B

Seconded By: Ms. Wasser

WHEREAS, on June 2, 2021, by resolution #2021-05/221-07A (the "Resolution"), the Planning Board granted T-Rex Hyde Park Owner LLC and TR Sewage-Works Corp., among other things, conditional final subdivision approval to adjust lot lines to accommodate a proposed Wastewater Treatment Facility ("WWTF") on property located at 3834 Albany Post Road and 15 W Dorsey Lane, identified as tax parcel nos. 6163-01-000897 and -131849, in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, the subdivision approval was conditioned on the satisfaction of 7 conditions of approval; and

WHEREAS, pursuant to § 96-13H of the Town of Hyde Park Subdivision Law, conditional approval of a minor subdivision 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 are not met, the above-referenced subdivision approval for the Project would expire on November 29, 2021; 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 subdivision approval; and

WHEREAS, by letter dated October 29, 2021, the applicant requested an extension of time to satisfy the conditions of approval; and

WHEREAS, the Planning Board has considered this request and the particular circumstances of this Project which warrant the 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 to satisfy the conditions of subdivision approval to and including May 31 2022.

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

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

BELLEFIELD WWTF EXPANSION

Extension of time to meet Conditions of Site Plan Amendment Approval (#2021-07)
Location: 3834 Albany Post Road and 15 West Dorsey Lane
Grid #s: 6163-01-000897, -131849

In attendance via Zoom:

*Tom Mulroy, T-Rex Capital Group
Jennifer Van Tuyl, Cuddy and Feder
Larry Pelletier, T-Rex Capital Group*

RESOLUTION TO GRANT EXTENSION OF TIME TO SATISFY CONDITIONS OF APPROVAL

WWTF Expansion

Date: November 17, 2021

Moved By: Ms. Oliver

Resolution: #2021-07B

Seconded By: Mr. Waters

RESOLUTION TO GRANT EXTENSION OF TIME TO SATISFY CONDITIONS OF SITE PLAN APPROVAL

WHEREAS, on June 2, 2021, by resolution #2021-05/221-07A (the "Resolution"), the Planning Board granted T-Rex Hyde Park Owner LLC and TR Sewage-Works Corp., among other things, conditional amended site plan approval for sub-phase 1A of the project formerly known as St. Andrew's PUD to construct all phases of a proposed Wastewater Treatment Facility on property located at 3834 Albany Post Road and 15 W Dorsey Lane, identified as tax parcel nos. 6163-01-000897 and -131849, in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, the amended site plan approval was conditioned on the satisfaction of 5 conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Town of Hyde Park 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 are not met, the above-referenced amended site plan approval for the Project would expire on November 29, 2021; 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 October 29, 2021, the applicant requested an extension of time to satisfy the conditions of the amended site plan approval; and

WHEREAS, the Planning Board has considered this request and the particular circumstances of this Project which warrant the 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 to satisfy the conditions of site plan approval to and including May 31, 2022.

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

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

INN AT BELLEFIELD

Extension of Site Plan Approval to Complete Construction (#2017-04)
Location: 3780 & 3834 Albany Post Road and 15 West Dorsey Lane
Grid #s: 6163-01-010622, -000897, -131849

In attendance via Zoom:

*Tom Mulroy, T-Rex Capital Group
Jennifer Van Tuyl, Cuddy and Feder
Larry Pelletier, T-Rex Capital Group*

**MOTION: Mr. Waters
SECOND: Mr. Oliver**

To set a public hearing for site plan extension for the Inn at Bellefield for 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

ROZAN, DAVID

Site Plan Waiver residential addition (#2021-53)
Location: 42 Old Post Road, Staatsburg, NY 12580
Grid #s: 6167-03-018325

TOWN OF HYDE PARK PLANNING BOARD

David Rozan
42 Old Post Road, Staatsburg, NY 12580
Interior Renovations and Addition
6167-03-018325

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

November 17, 2021

Moved By: Ms. DiNapoli

Resolution: #2021-53

Seconded By: Ms. Weiser

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Mr. Rozan, on November 2, 2021 for property located at 42 Old Post Road in the Town of Hyde Park, and

Whereas, the application is to have interior renovations and a 14' x 11'6" addition to the house, and

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

Whereas, the change will have minimal impact to the character of the neighborhood, and

Whereas, the proposed development 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 October 21, 2021, and per the request to the Planning Board dated November 2, 2021.

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

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

JEFFREY GROVES ESTATES RE-FILE of BLAIR ROAD
Major Subdivision re-filing 38 lots (#2021-54)
Location: North Cross Road, Staatsburg, NY 12580
Grid #: 6167-18-306215

In attendance via Zoom: *Louis Kaufman, One Key LLC*
 Brian Watts, Day/Stoksa Engineering

RESOLUTION REAFFIRMING PRIOR SEQRA DETERMINATION OF SIGNIFICANCE AND ACCEPTING THE SKETCH PLAN

Jeffrey Groves Estates

Date: November 17, 2021

Moved By: Chairman Dupree

Resolution: #2021-54

Seconded By: Vice-Chair Dexter

WHEREAS, on May 16, 2007, the Planning Board granted the applicant site plan and subdivision approval for a forty-seven-lot townhouse development known as Jeffrey Groves Estates located on property at North Cross Road, as depicted on Filed Map No. 12164 (the “2007 Project”); and

WHEREAS, on November 20, 2019, the Planning Board granted the applicant amended site plan and subdivision approval for an amendment to the Jeffrey Groves Estates development in order to re-subdivide nine of the previously approved individual residential

lots and two open space lots into twelve residential townhouse lots and two open space lots, as depicted on Filed Map No. 12164A (the “2019 Project”); and

WHEREAS, the applicant thereafter inadvertently caused a portion of Filed Map. No. 12164, comprising Blair Road and the thirty-eight lots surrounding Blair Road, to be abandoned by the County Clerk, causing all lot lines to be eliminated, while the site plan for the townhouses remains in effect; and

WHEREAS, the applicant, North Cross, LLC, has submitted an application for subdivision approval to recreate the thirty-eight residential lots and Blair Road in order to re-establish the abandoned portion of the previously approved fifty-three-lot subdivision (the “Project”); and

WHEREAS, the Project is depicted on a subdivision plat entitled, “Jeffrey Groves Estates Re-File of Blair Road,” prepared by Day Stokosa Engineering P.C., dated October 5, 2021, last revised November 16, 2021 (the “Subdivision Plat”); and

WHEREAS, pursuant to Hyde Park Subdivision Law § 96-12(B)(2), the Planning Board is required to classify the Project as either a minor or major subdivision; and

WHEREAS, major subdivisions include any subdivision of more than five lots or any subdivision requiring any new street or extension of municipal facilities; and

WHEREAS, pursuant to Subdivision Law § 95-12(C), the Planning Board is to determine whether the applicant’s submissions meet the requirements of Chapters 98 and 108 of the Hyde Park Code, and are adequate for further review by the Planning Board; and

WHEREAS, on November 2, 2005, the Planning Board, serving as lead agency in a coordinated review of the 2007 Project under the State Environmental Quality Review Act (“SEQRA”), adopted a determination of significance, a negative declaration, finding that the 2007 Project as proposed would not result in any adverse impacts and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, on April 18, 2018, the Planning Board, during its review of the 2019 Project, upon consideration of the proposed changes to the subdivision and site plan and their potential to affect the environment, reaffirmed its prior SEQRA determination of significance; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated November 3, 2021, for the Project; and

WHEREAS, no changes from the 2007 Project or 2019 Project are proposed; and

WHEREAS, there is no new data regarding the proposed development, changes to the Project site, or other developments in the area that would alter the Planning Board’s previous determinations regarding the potential for the Project to have significant environmental impacts.

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

1. Classifies the Project as a Major Subdivision under the Hyde Park Subdivision Law.
2. Accepts the Sketch Plan in accordance with the provisions of Section 96-12C of the Code.
3. Reaffirms its prior SEQRA determination of significance, a negative declaration, finding that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.
4. Refers the application to the Roosevelt Fire District for its review and comment.

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

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

MOTION: Ms. Weiser
SECOND: Ms. DiNapoli

To set a public hearing for the subdivision Jeffrey Groves Estates re-filing of Blair Road for December 15, 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

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

DRAFT