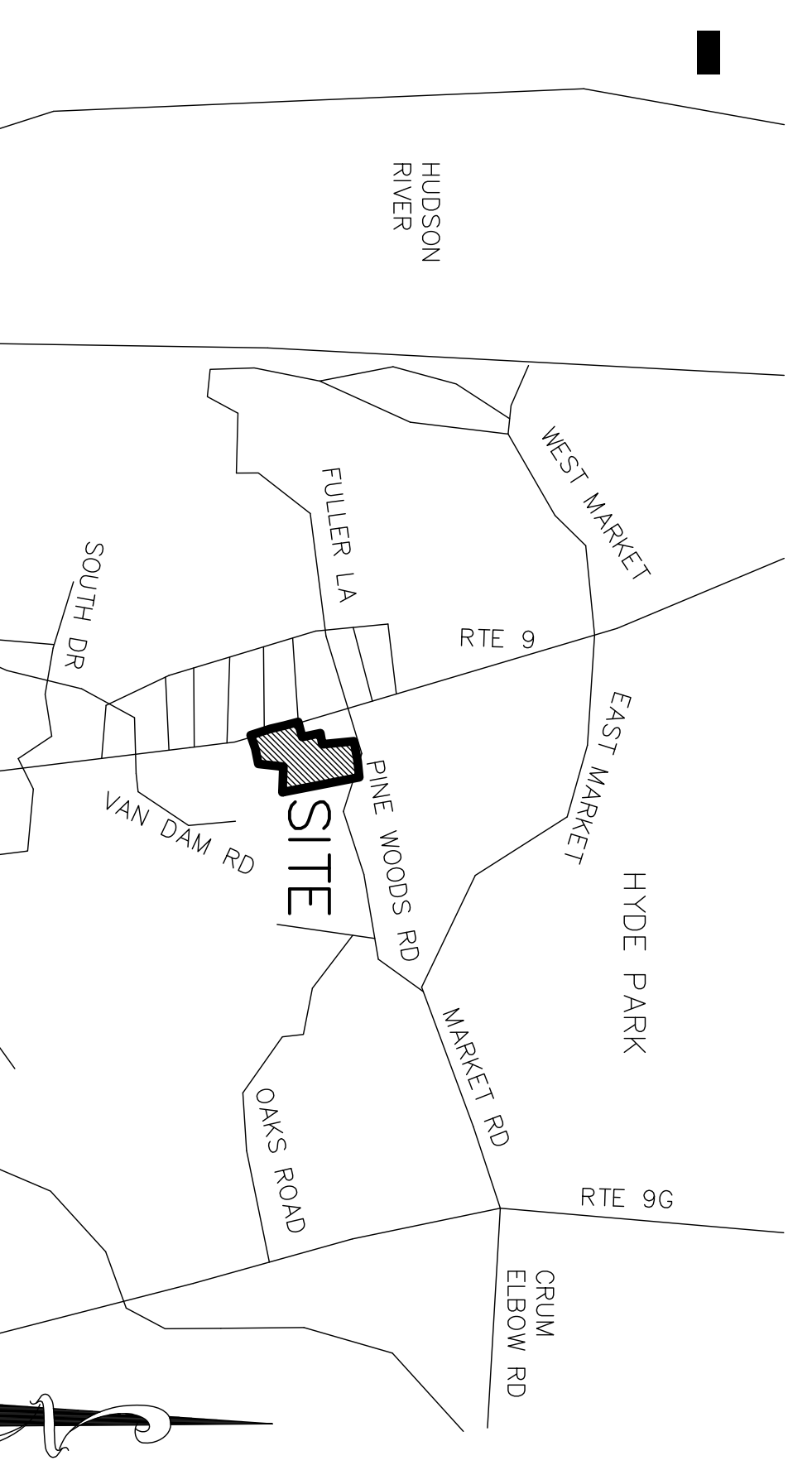
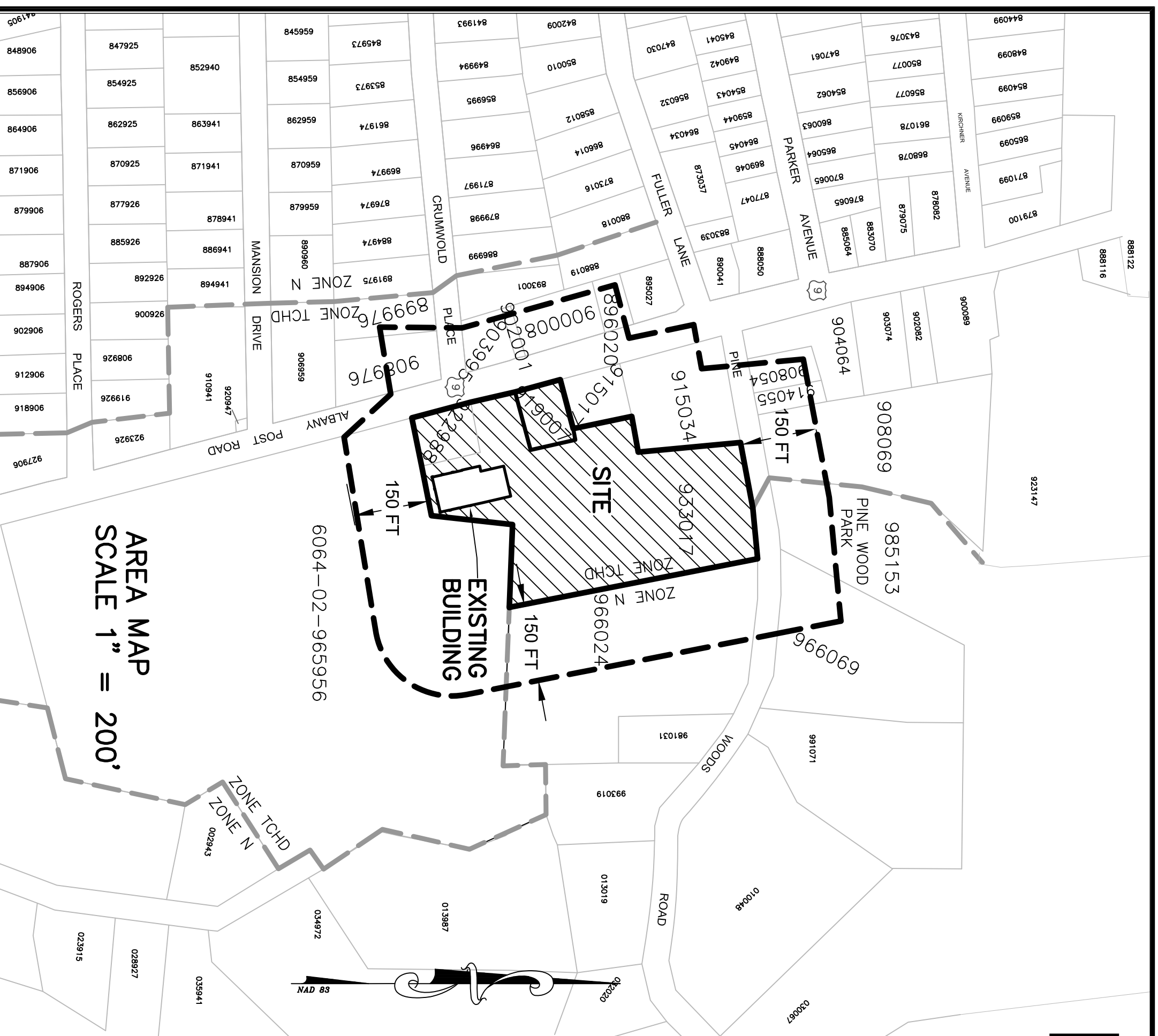


HYDE PARK TOWN CENTER NORTH - AMENDED SITE PLAN APPROVAL

TOWN OF HYDE PARK DUTCHESS COUNTY, NEW YORK

SITE PLAN SET



ZONING REGULATIONS TCHD ZONE PER 2015 BULK REGULATIONS
LOT TAX ID: 6065-04-433017 & 22288

REQUIRED	EXISTING	PROPOSED - ENTIRE SITE	PROPOSED
LOT AREA (SQ FT) (COMBINED)	N/A	183,047	183,047
LOT AREA (SQ FT) (INDIVIDUAL)	N/A	4,202	4,202
MAX VARIANCE (%)	N/A	146,741	146,741
MAX IMPERVIOUS COVERAGE (%)	85	80%	N/A
SCALE (GSF) BY ZONE *	66,000	EXISTING	EXISTING
FRONT SETBACK (FT)	40	EXISTING	18
REAR SETBACK (FT)	5	7	7
SIDE SETBACK (FT)	5	7	7
REAR SETBACK (FT) *	20	20	20
FRONTAGE (FT)	N/A	185/233	N/A
BUILDING VOLUME (GFT) (TALL) (3)	1	60,000	185/233
EXISTING NON-CONFORMING	100%	100%	20.5
FRONT ASSIGNMENT TO PROPERTY LINE - ALONG ALBANY POST RD.			

PARKING AND SCALE TABLE

BUILDING	USE	EXTERIOR FLOOR AREA SF	RECORD PARKING SPACES	RECORD PARKING SPACES	AREA OF PARKING SPACES SF	SCALE SF	PROD. PARKING SPACES	AREA OF PARKING SPACES SF	AREA OF BUILDING HEIGHT FT
1	COMMERCIAL / MOTOR VEHICLES / RETAIL	7322	12	18	2,873	10,205	18	1,620	28.88
2		24,316	0	61	13,585	37,609	63	10,208	26.7
3	RETAIL	4,331	3	18	2,835	7,286	17	2,794	18
4	RETAIL	5,098	5	23	3,068	9,315	38	5,670	18
5	medical	4,000	4	6	972	4,972	3	488	18
TOTAL		45,133	24	148	23,534	68,367	131	22,250	

- ADJOINING OWNERS WITHIN 150 FT
JUNE 12, 2017
- | | | |
|---|--|---|
| Avon Grove Properties LLC
100 Albany Post Rd
Poughkeepsie, NY 12569 | Throckmold K. Vanhels
100 Albany Post Rd
Hyde Park, NY 12538 | Riverviews Road Realty LLC
100 Albany Post Rd
Hyde Park, NY 12538 |
| 14 Pine Woods Rd
Hyde Park, NY 12538 | Osterhout Electric Inc
100 Albany Post Rd
Hyde Park, NY 12538 | |
| Rubens Interiors
14 Pine Woods Rd
Hyde Park, NY 12538 | T E G Federal Credit Union
Camden St
Poughkeepsie, NY 12603 | |
| 1089 Little Britain Rd
New Windsor, NY 12553 | JP Morgan Chase Bank NA
150 Albany Post Rd
Hyde Park, NY 12538 | |
| JP Morgan Chase Bank NA
150 Albany Post Rd
Hyde Park, NY 12538 | JP Morgan Chase Bank NA
150 Albany Post Rd
Hyde Park, NY 12538 | |
| Wachovia Bank, TX 76307 | Edward L. Princiannullo
12 Pine Woods Rd
Hyde Park, NY 12538 | |
| Hyde Park Professional LLC
300 Broadway
Poughkeepsie, NY 12601 | Chai Chung
12 Pine Woods Rd
Hyde Park, NY 12538 | |
| 300 Broadway
Poughkeepsie, NY 12601 | | |
| Town Of Hyde Park
183 Albany Post Rd
Hyde Park, NY 12538 | | |
| 12 Pine Woods Rd
Hyde Park, NY 12538 | | |

PROJECT DEVELOPMENT TEAM

ENGINEER & SURVEYOR:
BERGER ENGINEERING & SURVEYING PLLC
100 FULTON AVENUE
POUGHKEEPSIE, NY 12603
PHONE: (845) 471-7383
FAX: (845) 471-3448;

LANDSCAPE ARCHITECT:
THE MICHAEL BOICE COLLABORATION
WAPPINGER FALLS, NY
PHONE: (845) 702-1004
www.tbhc.design

OWNER:
N&N HYDE PARK LLC
1089 LITTLE BRITAIN RD
NEW WINDSOR NY 12533
PHONE: (845) 564-5571
FAX: (845) 564-5571

PLANNER:
KARC PLANNING CONSULTANTS
PO BOX 924
POUGHKEEPSIE, NY 12602
PHONE: (845) 594-1055

ARCHITECT:
DEGRAW AND DEHAAN ARCHITECTS
55 NORTH STREET, SUITE 101
MIDDLETOWN, NY 10940
PHONE: 845-343-8510
www.degrawanddehaan.com

ATTORNEY:
CUDDY & FEDER LLP
NELL ALEXANDER, ESQ
445 HAMILTON AVE, 14TH FL
WHITE PLAINS, NY 10601
PHONE: 914-761-1300

SHEET INDEX

T 1 : TITLE SHEET
EX 1 : EXISTING SURVEY
SP 1 : SITE PLAN SIMPLIFIED

BELS *
BELS *

SITE INFORMATION:
PARCEL TAX MAP NUMBER: 6065-04-433017 & 60644022288
ADDRESS: 4274 ALBANY POST RD & 4272 ALBANY POST ROAD
LOT AREA: 3.95 +/- ACRES & 0.282 +/- ACRE
ROAD FRONTAGE: EAST SIDE OF ROUTE 9 - 281 +/- FT
SOUTH SIDE OF PINE WOODS DRIVE - 233 +/- FT
TOD-TOWN CENTER HISTORIC DISTRICT
ZONING DISTRICT: TOD-TOWN CENTER HISTORIC DISTRICT
USE PROPOSED: RETAIL
SCHOOL DISTRICT: HYDE PARK CENTRAL
FIRE DISTRICT: HYDE PARK FIRE
LIGHTING DISTRICT: HYDE PARK CONSOLIDATED LIGHT L49
WATER DISTRICT: DUTCHESS COUNTY WATER & WASTE WATER AUTHORITY

**TOWN OF HYDE PARK
PLANNING BOARD APPROVAL**

THE UNDERSIGNED APPLICANT OF THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY HEREBY STATE THAT THE CONTENTS OF THIS SITE PLAN APPROVAL, INCLUDING THE CONDITIONS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATE HEREBON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED BY THE BOARD. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO'S ISSUED BY THE TOWN BUILDING DEPARTMENT.

OWNER: _____ DATE: _____
APPLICANT: _____ DATE: _____

THIS PLAN APPROVED BY RESOLUTION THESE OF THE PLANNING BOARD OF THE TOWN OF HYDE PARK, NEW YORK, ON _____ DAY OF _____, 2017, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION; ANY CHANGE, RESUBMIT, MODIFICATION OR REVISION OF THIS SITE PLAN ANY APPROVED SHALL VOID THIS APPROVAL.

THIS APPROVAL SHALL BE VALID FOR A PERIOD OF ONE YEAR. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED BY THE BOARD. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO'S ISSUED BY THE TOWN BUILDING DEPARTMENT.

SIGNED THIS _____ DAY OF _____, 2017

CHAIR, HYDE PARK PLANNING BOARD

DIG SAFETY NEW YORK IS TO BE CALLED (877) OR ONLINE LOCATION REQUEST (www.digsafelynewyork.com) IS TO BE CONTACTED AT LEAST 2 DAYS PRIOR TO ANY GROUND DISTURBANCE.

Date	11/10/17
Sheet	T1

TITLE PAGE

HYDE PARK TOWN CENTER - NORTH
4274 & 4280 Albany Post Rd (NYS Rte 9)
Town of Hyde Park
County of Dutchess
State of New York

OWNER/APPLICANT
N&N HYDE PARK LLC
1089 LITTLE BRITAIN RD
NEW WINDSOR NY



BERGER ENGINEERING AND SURVEYING
100 FULTON AVE.
POUGHKEEPSIE N.Y. 12603
(845) 471 - 7383
bergerengineering@bvc-ny.com