



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"

FEBRUARY 2, 2022, 6:00 PM
WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

The Hyde Park Planning Board Meeting is scheduled to be conducted **remotely via Zoom** as authorized by New York State Legislation Bill A8591, amending the Open Meetings Law. If this authority is repealed prior to the meeting, then **the alternative** would be to meet in person at the Town Hall at 4383 Albany Post Road, Hyde Park, NY 12538. Please check the Planning Board agenda on the Town's Website at <https://www.hydeparkny.us/AgendaCenter>, 24 hours prior to the meeting time to determine the final meeting location.

To participate in any scheduled public hearing or attend the meeting by videoconference via Zoom; Please click on the following link:

<https://us02web.zoom.us/j/89497881986?pwd=bWhKKzJ4cnVnRFpXcHZueDFjOTN0QT09>

Meeting ID: 894 9788 1986
Passcode: 893334
One tap mobile
+19292056099,,89497881986#,,,,*893334# US (New York)

Dial by your location
+1 929 205 6099 US (New York)
Meeting ID: 894 9788 1986
Passcode: 893334
Find your local number: <https://us02web.zoom.us/j/89497881986?pwd=bWhKKzJ4cnVnRFpXcHZueDFjOTN0QT09>

PLEDGE OF ALLEGIANCE

WORKSHOP:

OTHER BUSINESS:

DISABLED VETERANS' BEE FARM

Site Plan Approval Animal Husbandry (#2021-58)
Location: 47 Morris Drive
Grid #: 6165-02-690640

64 FALLKILL ROAD SITE PLAN

Subdivision and Site Plan 2 Single Family Dwellings (#2021-08)
Location: 64 Fallkill Road
Grid #: 6266-03-17645

RHINEVAULT, CARNEY & TATIANA

Site Plan Waiver Approval (#2022-02)

Location: 6 Main Street

Grid #: 6065-20-812236

RITE AID SIGNAGE

Sign Permit recommendation and request for relaxation of letter heights (#2021-36)

Location: 1 Crum Elbow Road

Grid #: 6165-03-429214

GULF SIGNAGE

Sign Permit recommendation free-standing and wall-mounted signs (#2021-32)

Location: 4152 Albany Post Road

Grid #: 6165-03-429214

INN AT BELLEFIELD

Site Plan Waiver building material alterations (#2017-04)

Location: 3780 Albany Post Road

Grid#: 6163-01-010622

ADJOURNMENT:

DRAFT

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Planning Board Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us

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

RESOLUTION GRANTING SITE PLAN APPROVAL

DISABLED VETERANS' BEE FARM

Date: February 2, 2022

Moved By:

Resolution: # 2021-58A

Seconded By:

WHEREAS, the applicant, Chris Pellettiere, has submitted an application for site plan approval, received on December 6, 2021, to establish an apiary and horse corral (the "Project") on property identified as 47 Morris Drive, Tax Grid Number 6165-02-690640 (the "Property"), in the Greenbelt District; and

WHEREAS, the Project is depicted on a site plan dated November 24, 2021, which is a portion of a survey dated December 13, 1983, along with additional aerial photos (the "Site Plan Set") received December 6, 2021; and

WHEREAS, the application is for the raising and keeping of honey-producing bees and non-boarding equine use; and

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

WHEREAS, the State of New York has adopted an Agriculture and Markets Law (ADL), recognizing the benefits of farming statewide, protecting agricultural activity from unreasonable restrictions by local governments, per Chapter 69, Article 25AA, §305-a, and

WHEREAS, the Property is approximately 113.68 acres; and

WHEREAS, pursuant to Hyde Park Zoning Law Section 108-4.3B(5), animal husbandry uses must be at least 250 feet from all neighboring residences and any manure from an animal husbandry use must be at least 200 feet from all neighboring residences and at least 200 feet from all wells; and

WHEREAS, the Project is not within 250 feet of any residences on adjoining lots as depicted on a sheet dated 11/24/2021, which is a portion of a survey dated December 13, 1983, and was reviewed by the Zoning Administrator; and

WHEREAS, the applicant submitted an agricultural data statement on December 17, 2021; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated November 23, 2021; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act (“SEQRA”), said Board is required to determine the classification of the Project;

WHEREAS, on January 5, 2022, the Planning Board classified the action as a Type II action under SEQR; and

WHEREAS, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, and

WHEREAS, the Planning Board has determines and finds that sufficient information has been presented for approval of such use; and

WHEREAS, a duly noticed public hearing was held on January 19, 2022, during which all those who wished to speak were heard and a written public comment period was left open for an additional seven days; and

WHEREAS, a said public hearing was held remotely in accordance with New York State Legislation Bill A8591 of 2022.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Site Plan and authorizes the Chairperson or his authorized designee to sign the Site Plan after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Revision of the Site Plan Set to add a Site Plan note that restricts the maximum number of horses to 15 at any one time.**
- 3. Revision of the Site Plan Set to organize as a bound document or a single sheet with a space for the Planning Board stamp and owner’s stamp.**

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

Michael Dupree, Planning Board Chair

VOICE VOTE Aye- Absent- Nay- Motion Carried/Denied

**RESOLUTION TO AMEND THE CONDITIONS OF FINAL SUBDIVISION APPROVAL
64 Fallkill Road 2-Lot Subdivision**

Date: February 2, 2022

Moved By:

Resolution: #2021-08C

Seconded By:

WHEREAS, on August 18, 2021, by Resolution #2021-08 (the "Resolution"), the Planning Board granted the applicant, Paul Beligni, approval of an average density subdivision to subdivide an existing 28.5 acre lot located at 64 Fallkill Road (the "Property") into a 8.66 acre lot and a 19.88 acre lot and for site plan approval for proposed Lot 1B to construct two one-family dwellings and associated site improvements as shown on a subdivision plat entitled "Easement Map for Minor Subdivision of Lands of Paul R. Beligni," Spencer S. Hall, Land Surveyor, dated June 20, 2021, and plans prepared by P.W. Scott Engineering & Architecture P.C., dated March 30, 2021, last revised July 20, 2021 Sheets SY3, SY4, SY5 and SY6A (the "Subdivision Plat") and on plans prepared by P.W. Scott Engineering & Architecture P.C., dated March 30, 2021, last revised July 20, 2021, Sheets SY2, SY3B, SY4B, SY4C, SY5B, SY6A, SY6B, SY6C, D1, D2, D3 and VS1 (the "Site Plan Set") (together, the "Project"); and

WHEREAS, approval of the Subdivision Plat was conditioned on satisfaction of seven conditions of approval, as set forth in the Resolution; and

WHEREAS, the applicant has requested that the Planning Board modify conditions 6f and 6k to avoid duplication with the approved Site Plan Set; and

WHEREAS, condition 6f requires that the Subdivision Plat be amended to: Include a key indicating the symbols for the "monuments to be set" delineating the conservation area and property corners and a detail of the proposed monument; and

WHEREAS, condition 6k requires that the Subdivision Plat requires: Revision of Sheet SY6B to change the driveway width to 14 feet and to revise the grading for approval by the Town Engineer. The width of the driveway easement shown on the Hall Plans shall be amended to accommodate this increased width; and

WHEREAS, the Zoning Administrator has reviewed the requested changes and, for the reasons set forth in the attached annotated reference resolution, has recommended that the Planning Board amend the conditions of approval as set forth in the Resolution.

NOW THEREFORE BE IT RESOLVED, that Condition 6f of the Resolution is hereby amended to read as follows:

f. Include a key indicating the symbols for the "monuments to be set" delineating the conservation area and property corners.

BE IT FURTHER RESOLVED, that Condition 6k of the Resolution is hereby deleted.

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

Anne Dexter, Planning Board Vice-Chairperson

VOICE VOTE Aye- Absent- Nay- Motion Carried/Denied

DRAFT

TOWN OF HYDE PARK PLANNING BOARD

Carney and Tatiana Rhinevault

6 Main Street

6065-20-812236

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: February 2, 2022

Resolution#: 2022-02

Motion by:

Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Carney and Tatiana Rhinevault to erect a 16' x 16' carport. The carport will be attached to the detached garage in the rear of their property requiring a building permit, and,

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

Whereas, the proposed change is declared a Type II action under SEQRA, 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, the Zoning Administrator has recommended that for this change it is appropriate to waive the site plan requirements, 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 January 7, 2022 and per the request to the Planning Board dated January 15, 2022.

Mr. Michael Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye- Nay- Absent-

Motion Carried/Denied

RESOLUTION TO WAIVE THE REQUIREMENTS OF SITE PLAN APPROVAL

The Inn at Bellefield – Building Materials Alteration

Date: February 2, 2022

Moved By:

Resolution: #2017-04N

Seconded By:

WHEREAS, on January 3, 2018, by resolution #2017-04D (the “Resolution”), the Planning Board granted T-Rex Hyde Park Owner LLC conditional site plan approval for Sub-Phase 1-A of the approved Concept Plan for the St. Andrew’s Planned Unit Development, consisting of a 5-story, 133 guest room hotel located near the intersection of Albany Post Road and West Dorsey Road, tax parcel no. 6163-01-131849, together with the first phase of a proposed wastewater treatment plant and other infrastructure improvements to serve the hotel (collectively, the “Project”), as depicted on a site plan entitled "Inn at Bellefield" prepared by Chazen Engineering, dated June 30, 2017, last revised December 15, 2017, and architectural elevations prepared by ZHA Architects, dated September 6, 2017 (the “Approved Site Plan”); and

WHEREAS, on January 3, 2018, prior to granting conditional approval to the Approved Site Plan, the Planning Board, serving as lead agency in a coordinated SEQRA review, adopted a negative declaration, determining that the Project would not result in any significant adverse environmental impacts and that a Supplemental Environmental Impact Statement would not be prepared (the “Negative Declaration”); and

WHEREAS, the conditions of approval as set forth in the Resolution were modified by the Planning Board on June 20, 2018, April 17, 2019, and August 7, 2019, and site plan approval was amended on January 15, 2020, and June 2, 2021; and

WHEREAS, by letter dated January 26, 2022, the applicant has indicated that it is proposing revisions to the architectural elements of the approved hotel (the “Amended Architectural Features”) and has requested that the Planning Board waive the requirements of site plan approval for the proposed modifications (the “Waiver Request”); and

WHEREAS, the Amended Architectural Features are set forth on architectural elevations entitled, “Residence Inn, Marriott, Hyde Park, New York,” prepared by ZHA Architects, Sheet A2.1, last revised March 05, 2020, and Sheet A2.2, last revised October 29, 2021 (the “Revised Elevations”); and

WHEREAS, no other changes are proposed to the Approved Site Plan, including but not limited to rooms, egress/ingress access points or energy code compliance; and

WHEREAS, pursuant to Section 108-9.4C of the Zoning Law, upon receipt of a recommendation from the Zoning Administrator that certain site plan review procedures should be waived, the Planning Board may waive such procedures; and

WHEREAS, by letter dated February 1, 2022, the Zoning Administrator has recommended that the Planning Board waive the requirements of site plan amendment approval for the Amended Architectural Features as shown on the Revised Elevations; and

WHEREAS, the Planning Board has considered the circumstances warranting the waiver of all site plan procedures and requirements.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby reaffirms its prior Negative Declaration, determining that the Amended Architectural Features will not result in any significant adverse environmental impacts.

BE IT FURTHER RESOLVED, that upon the recommendation of the Zoning Administrator, the Planning Board hereby determines that the proposed modifications to the Approved Site Plan are minor and grants the Waiver Request pursuant to Section 108-9.4C(2) of the Zoning Law.

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

Anne Dexter, Planning Board Vice-Chairperson

VOICE VOTE Aye- Absent- Nay- Motion Carried/Denied