



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"

August 3, 2022, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

Meeting To be held in the Hyde Park Town Hall, 4383 Albany Post Road

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

SMALL-O'MALLEY SUBDIVISION

Minor Subdivision Plat Approval 5 lots (#2021-55)
Location: 148 Cream Street, Poughkeepsie 12601
Grid #: 6264-01-210630

OTHER BUSINESS:

KEY CONSTRUCTION OFFICE/STORAGE UNITS

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

WORKSHOP:

HYDE PARK TOWN CENTER NORTH-READY COFFEE

Site Plan Amendment Approval (#2021-15)
Location: 4272-4288 Albany Post Road, Hyde Park, NY 12538
Grid #: 6065-04-933017

OTHER BUSINESS CONTINUED:

DOLLAR GENERAL 1 EAST DORSEY

Site Plan Approval for Extension to meet conditions (#2019-04)
Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601
Grid#: 6163-02-504633

JALIL, VALENCIA

Site Plan Waiver Approval for Roof Mounted PV Panels (#2022-30)
Location: 10 Maple Lane, Hyde Park, NY 12538
Grid#: 6064-02-613979

HUMBAUGH, ERIN & MATTHEW

Site Plan Waiver Approval for In-Ground Pool (#2022-31)
Location: 24 Cove Road, Rhinebeck, NY 12572
Grid#: 6168-03-120269

KANCELER, ANTHONY

Site Plan Waiver Approval for Roof mounted PV Panels (#2022-32)
Location: 11 Caywood Place, Hyde Park, NY 12538
Grid#: 6064-08-90059

COHANE, MICHAEL

Site Plan Waiver Approval for Roof mounted PV Panels (#2022-33)
Location: 39 Horseshoe Drive, Hyde Park, NY 12538
Grid#: 6064-12-840705

ALLT, MONICA

Site Plan Waiver Approval for Siding, replacement windows & Doors (#2022-34)
Location: 31 Parker Avenue, Hyde Park, NY 12538
Grid#: 6065-20-810055

Respond to DCWWA SEQRA Lead Agency Notice

ADJOURNMENT :

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

DRAFT COPY

**RESOLUTION GRANTING TWO 90-DAY EXTENSIONS OF TIME TO SATISFY
CONDITIONS OF APPROVAL**

KEY CONSTRUCTION OFFICE/STORAGE UNITS

Date: August 3, 2022

Moved By:

Resolution: #2020-30C

Seconded By:

WHEREAS, on March 16, 2022, by Resolution # 2020-30B, the Planning Board granted site plan approval to JASA Properties, LLC (the "Applicant"), to construct office space, accessory warehouse space, and self-storage units on an existing 17.277-acre lot located at 1234 Route 9G (the "Property"). Associated improvements include but are not limited to stormwater facilities, on-site parking, individual well, septic system, landscaping, and lighting (the "Project"); and

WHEREAS, the Property is further identified on the Dutchess County Real Property tax maps as Tax Grid No. 133200-6165-04-524481-0000, which property is located in the East Park Business Zoning District ("EPBD") as per the Town of Hyde Park zoning chapter; and

WHEREAS, site plan approval was conditioned on satisfaction of 8 conditions of approval; and

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 12, 2022; 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 July 21, 2022, 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 11, 2023.

**Vice-Chair Dexter
Mr. Guercio, Jr.
Ms. Kane
Vice-Chair Oliver
Ms. Wasser
Mr. Waters
Ms. Weiser**

Anne Dexter, Planning Board Vice Chairperson

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

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

DRAFT COPY

RESOLUTION CLASSIFYING THE ACTION

Ready Coffee

Date: August 3, 2022

Moved By:

Resolution: # 2021-15

Seconded By:

WHEREAS, the applicant, N&N Hyde Park LLC, has submitted an application for amended site plan approval to construct a new 512 sq. ft. single-story, drive-thru retail facility at property located at 4272-4288 Albany Post Road, tax parcel no. 6065-04-933017, in the Town Core District, Pine Woods Priority Redevelopment Subarea 1 ("PW-1) (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Hyde Park Town Center North – Amended Site Plan – Ready Coffee" prepared by Berger Engineering and Surveying, dated June 11, 2022, last revised July 5, 2022, Sheets No. T-1, EX-1, SP-1, SP-2, SP-3, ASP-4, ASP-5, ASP-6, ASP-7, ASP-8, ASP-9, ASP-10, L-1, and L-2 (the "Site Plan Set"); and

WHEREAS, a one-story shopfront is permitted in PW-1 subject to Planning Board approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("SEAF") dated January 4, 2022, 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 non-residential structure or facility involving less than 4,000 square feet of gross floor area is a Type-II action.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Project as a Type II action under SEQRA.

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

Michael Dupree, Planning Board Chair

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

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

DRAFT COPY

RESOLUTION TO GRANT EXTENSION OF SITE PLAN APPROVAL

**Dollar General
1 East Dorsey Lane**

Date: August 3, 2022

Moved By:

Resolution: # 2019-04J

Seconded By:

WHEREAS, on October 20, 2021, by Resolution # 2019-04H, the Planning Board granted conditional site plan approval to HSC Hyde Park, LLC to demolish an existing building and construct a new 7,500 sq. ft. retail building along with new access, parking, landscaping, lighting, utilities, and stormwater management at property located at 1 East Dorsey Lane, tax parcel no. 6163-02-504633, in the Neighborhood Business District (the "Project"); and

WHEREAS, site plan approval was conditioned on satisfaction of 2 conditions of approval; and

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, site plan approval for the Project would have expired on April 18, 2022; 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 February 24, 2022, the applicant requested an extension of time to satisfy the conditions of approval for the Project; and

WHEREAS, by Resolution #2019-04I dated March 16, 2022, the Planning Board granted the applicant a 90-day extension of time to satisfy the conditions of approval to July 18, 2022; and

WHEREAS, by letter dated June 22, 2022, the applicant requested a second extension of time to satisfy the conditions of approval for the Project; and

WHEREAS, the Planning Board has considered the applicant's request and the circumstances warranting the grant of an extension of conditional site plan approval for the Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a final 90-day extension of time to satisfy the conditions of site plan approval to and including October 17, 2022.

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

Michael Dupree, Planning Board Chair

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

TOWN OF HYDE PARK PLANNING BOARD

Valencia Jalil
10 Maple Lane
6064-02-613979
SITE PLAN Waiver
Town Code Section 108-9.4 C(2)

DRAFT COPY

Date: August 3, 2022
Resolution #: 2022-30

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Valencia Jalil for the installation of rooftop solar panels on the property associated with a single-family home which requires a building permit, and,

Whereas, the proposed change is declared a Type II action under SEQRA, and

Whereas, the applicant is proposing to install rooftop solar panels 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, 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 June 18, 2022, and per the waiver request to the Planning Board dated July 19, 2022.

Mr. Dupree
Planning Board, Chairman

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

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

TOWN OF HYDE PARK PLANNING BOARD

Matthew and Erin Humbaugh
6168-03-120269
24 Cove Road, Rhinebeck, NY 12572
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: August 3, 2022
Resolution #: 2022-31

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Matthew and Erin Humbaugh, for installation of a 16' x 38' in-ground pool on the property associated with a single-family home requiring a building permit, and,

Whereas, the proposed change is declared a Type II action under SEQRA, and

Whereas, the applicant is proposing to install an in-ground pool 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, 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 addition as described in the building permit received by the Building Department July 2, 2022, and per the request to the Planning Board dated July 19, 2022.

Mr. Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye- Absent-

Nay-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Anthony Kanceler
11 Caywood Place
6064-08-900859
SITE PLAN Waiver
Town Code Section 108-9.4 C(2)

DRAFT COPY

Date: August 3, 2022
Resolution #: 2022-32

Moved By:
Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Anthony Kanceler for the installation of rooftop solar panels on the property associated with a single-family home which requires a building permit, and,**

***Whereas*, the proposed change is declared a Type II action under SEQRA, and**

***Whereas*, the applicant is proposing to install rooftop solar panels 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*, 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 July 18, 2022, and per the waiver request to the Planning Board dated July 27, 2022.**

Mr. Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Michael Cohane
39 Horseshoe Drive
6064-12-840705
SITE PLAN Waiver
Town Code Section 108-9.4 C(2)

DRAFT COPY

Date: August 3, 2022
Resolution #: 2022-33

Moved By:
Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Michael Cohane for the installation of rooftop solar panels on the property associated with a single-family home which requires a building permit, and,**

***Whereas*, the proposed change is declared a Type II action under SEQRA, and**

***Whereas*, the applicant is proposing to install rooftop solar panels 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*, 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 July 22, 2022, and per the waiver request to the Planning Board dated August 2, 2022.**

Mr. Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

**Monica Allt
31 Parker Avenue
6065-20-810055**

**SITE PLAN Waiver
Town Code Section 108-9.4 C 2**

DRAFT COPY

**Date: August 3, 2022
Resolution #: 2022-34**

**Moved By:
Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Monica Allt to replace twenty-six windows, three doors and vinyl siding on the existing single-family home with more energy efficient windows and doors, and,**

***Whereas*, the replacements are the same size, and**

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

***Whereas*, the change is not significant in nature and is in character with the neighborhood, and**

***Whereas*, the construction will not be visible from the Hudson River, 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 building permit dated July 27, 2022 and the request for a waiver of site plan received by the Planning Department on August 2, 2022.**

Mr. Michael Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied