



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"

September 7, 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

NEW PUBLIC HEARING:

HYDE PARK TOWN CENTER NORTH BUILDING 3, 4 & 5

Extension of all deadlines of Site Plan Approval (#16-15)
Location: 4272-4288 Albany Post Road, Hyde Park, NY 12538
Grid#: 6065-04-933017

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

WORKSHOP:

POYSER GROUND MOUNTED PV PANELS

Site Plan Approval Ground Mount PV Panels (#2022-41)
Location: 14 Hill and Hollow Road, Hyde Park, NY 12538
Grid#: 6265-03-045219

SALT POINT SOLAR AMENDMENT

Site Plan Amendment Approval shed container (#2022-42)
Location: 525 Salt Point Turnpike, Poughkeepsie, NY 12601
Grid#: 6263-03-305465

OTHER BUSINESS:

ACCESS SUPPORTS FOR LIVING SIGN

Sign Permit Recommendation Free-Standing Tenant Panel (#2021-34)
Location: 4240-4260 Albany Post Road, Hyde Park, NY 12538
Grid#: 6064-02-965956

NUVANCE HEALTH MEDICAL OFFICES

Sign Permit Recommendation Wall sign & Free-Standing Tenant Panel (#2022-39)
Location: 4068 Albany Post Road, Hyde Park, NY 12538
Grid#: 6164-03-006457

MARCOZ & CHALK

Site Plan Waiver Approval inground pool (#2022-40)
Location: 16 Poppinga Lane, Hyde Park, NY 12538
Grid#: 6065-02-602972

AMKRAUT, BRIAN

Site Plan Waiver Approval generator (#2022-43)
Location: 16 Cove Road, Rhinebeck, NY 12572
Grid#: 6168-03-214242

Discuss Town Board Referral of Local Law C of 2022 to Amend Zoning Chapter 108, Article 23: Residential Care Facilities

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
(845) 229-5111 Ext. 2
(845) 229-0349 Fax

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**RESOLUTION TO EXTEND THE TIME TO COMPLETE SUBSTANTIAL
CONSTRUCTION OF A SITE PLAN**

Hyde Park Town Center North – Buildings 3, 4, 5

Date: September 7, 2022

Moved By:

Resolution: #16-15K

Seconded By:

WHEREAS, on June 20, 2018, by Resolution #16-15G, the Planning Board granted conditional site plan approval for exterior alterations to three existing structures in an existing shopping center and other related site plan improvements located at 4272 and 4274 Albany Post Road, tax parcel nos. 6064-02-922988 and 6065-04-933017 in the Town Center Historic District (the "Project"), as depicted on a site plan entitled, "Hyde Park Town Center North – Amended Site Plan," prepared by Berger Engineering and Surveying, dated October 6, 2017, last revised June 14, 2018, sheets T-1, EX-1, SP-1, SP-2, SP-3, SP-4, SP-5, a lighting plan prepared by Selux dated June 13, 2018, landscaping plans prepared by the Michael Boice Collaboration entitled "Hyde Park Town Center North Amended Site Plan" dated April 9, 2016, last revised June 13, 2018 (6 sheets), and undated building elevations prepared by DeGraw and DeHaan Architects entitled "Hyde Park Town Plaza" submitted on June 14, 2018 (the "Site Plan"); and

WHEREAS, the Chair signed the approved Site Plan on August 24, 2018; and

WHEREAS, on April 3, 2019, by Resolution #16-15I, the Planning Board granted the Applicant amended site plan approval for exterior alterations and site improvements, as depicted on a site plan entitled, "Hyde Park Town Center – North – Phase II Site Plan Amendment," sheets SP-1 Revised, prepared by Berger Engineering and Surveying, dated March 12, 2019, an elevation entitled "Emergency One (Sign Location)" prepared by DeGraw and DeHann Architects, submitted March 13, 2019, and a sign plan entitled "Emergency One – Hyde Park," sheets 1, 2, 3, and 4, prepared by Timely Signs of Kingston, Inc., dated February 20, 2019 (collectively, the "Amended Site Plan"); and

WHEREAS, pursuant to Section 108-9.6A of the Zoning Law, an approved site plan shall be void if the entire project or approved phase is not completed within two years of the date the plans were signed by the Chair; and

WHEREAS, pursuant to Section 108-9.6B of the Zoning Law, the Planning Board may, in its discretion, and after conducting a public hearing, grant an extension to an approved site plan if the applicant submits a written request 30 days prior to the expiration of the site plan; and

WHEREAS, by letter dated July 16, 2020, the Applicant timely requested an extension of time to complete substantial construction of the Project; and

WHEREAS, on November 4, 2020, by Resolution #16-15J, the Planning Board granted the Applicant a two-year extension of time to complete substantial construction of the Project, as shown on the Site Plan, to and including August 24, 2022; and

WHEREAS, by letter dated August 2, 2022, the Applicant has timely requested a second extension of time to complete substantial construction of the Project; and

WHEREAS, the Planning Board held a duly noticed public hearing on September 7, 2022 during which all those who wished to speak were heard; and

WHEREAS, the Planning Board has considered this request and the particular circumstances of this Project which warrant the extension of time.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby extends the time to complete substantial construction of the Project, as shown on the Amended Site Plan, by two years, to and including August 24, 2024.

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

Michael Dupree, Planning Board Chairman

VOICE VOTE	Aye-	Absent-	Nay-	Motion Carried/Denied
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Town of Hyde Park Planning Board
4383 Albany Post Road
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**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Nuvance Health
A Single Tenant Panel
4068 Albany Post Road
Parcel 6164-03-006457**

**Date: September 7, 2022
Resolution#: 2022-39A**

**Moved By:
Seconded By:**

WHEREAS, on July 18, 2022, Amber Smith of Expedite, representing the property owner Springwood View LLC, and Nuvance Health submitted an application for a tenant panel replacement sign that is consistent with design unity of dark letters on light background; and

WHEREAS, the sign is designed to be code compliant; now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the tenant panel sign permit for Nuvance Health submitted by Amber Smith, on July 18, 2022.

Michael Dupree, Planning Board Chair

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

Voice Vote Aye- Nay- Absent- Motion Carried/Denied

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**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Nuvance Health
Replacement Wall Sign
4068 Albany Post Road
Parcel 6164-03-006457**

**Date: September 7, 2022
Resolution#: 2022-39**

**Moved By:
Seconded By:**

WHEREAS, on July 18, 2022, Amber Smith of Expedite, representing the property owner Springwood View LLC, and Nuvance Health submitted an application for a replacement wall sign that is consistent with design unity of dark letters on light background; and

WHEREAS, the sign is designed to be code compliant; now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the wall sign permit for Nuvance Health submitted by Amber Smith, on July 18, 2022.

Michael Dupree, Planning Board Chair

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

Voice Vote Aye- Nay- Absent- Motion Carried/Denied

Town of Hyde Park Planning Board
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**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Access Supports for Living
Tenant Panel
4240-4260 Albany Post Road
Parcel 6064-02-965956**

**Date: September 7, 2022
Resolution#: 2021-34**

**Moved By:
Seconded By:**

WHEREAS, on July 1, 2021, Grace Ruseskas, representing Cosimo Town Center LLC and Access Supports for Living; a tenant, submitted an application for a tenant panel sign and on July 26, 2022 the application was revised to be consistent with design unity of dark letters on white background; and

WHEREAS, the sign is designed to be code compliant; and

WHEREAS, the sign demonstrates shopping center design unity with dark letters on a light background, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the tenant panel sign permit for Access Supports for Living submitted by Grace Ruseskas, on July 26, 2022.

Michael Dupree, Planning Board Chair

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

Voice Vote

Aye- Nay- Absent-

Motion Carried/Denied

Town of Hyde Park Planning Board
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**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Access Supports for Living
Tenant Panel
4240-4260 Albany Post Road
Parcel 6064-02-965956**

**Date: September 7, 2022
Resolution#: 2021-34**

**Moved By:
Seconded By:**

WHEREAS, on July 1, 2021, Grace Ruseskas, representing Cosimo Town Center LLC and Access Supports for Living; a tenant, submitted an application for a tenant panel sign and on July 26, 2022 the application was revised to be consistent with design unity of dark letters on white background; and

WHEREAS, the sign is designed to be code compliant; and

WHEREAS, the sign demonstrates shopping center design unity with dark letters on a light background, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the tenant panel sign permit for Access Supports for Living submitted by Grace Ruseskas, on July 26, 2022.

Michael Dupree, Planning Board Chair

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

Voice Vote

Aye- Nay- Absent-

Motion Carried/Denied

Nadja Marcoz and Adrian Chalk
6065-02-502972
16 Poppinga Lane
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: September 7, 2022
Resolution #: 2022-40

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Nadja Marcoz and Adrian Chalk for construction of a 36' x 12' inground lap 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 construct a 36' x 12' inground lap pool, and

Whereas, the proposed addition was granted an area variance on August 24, 2022, Resolution #22-15Z, 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 May 31, 2022, and per the request to the planning board dated August 26, 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

Brian Amkraut
6168-03-214242
16 Cove Road, Rhinebeck, NY 12572
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: September 7, 2022
Resolution #: 2022-43

Moved By:
Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Brian Amkraut, for installation of a standby generator 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 a standby generator, 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 August 9, 2022, and per the request to the Planning Board dated August 30, 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