



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"

October 19, 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:

NICHOLS OXYGEN SERVICE

Site Plan Approval Extension (#2022-48)
Location: 1564 Route 9G, Hyde Park, NY 12538
Grid #: 6166-04-882279

CONTINUED PUBLIC HEARING:

CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH

Site Plan & Special Use Permit Approvals (#2018-66)
Location: 277 Crum Elbow Road, 232 & 262 Cardinal Road
Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479,
-681487, -712479

WORKSHOP:

BELLEFIELD PHASE II FINAL DEVELOPMENT PLAN/SUBDIVISION

Final Development Plan/Subdivision Approval (#2022-27 & #2022-28)
Location: 3834 Albany Post Road and 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849, & -000897

OTHER BUSINESS:

RAPHAEL, STEPHEN

Site Plan Waiver In-ground pool (#2022-50)
Location: 26 Curry Lane, Hyde Park, NY 12538
Grid #: 6065-04-577087

DALTON, RYAN

Site Plan Waiver Generator (#2022-51)
Location: 10 Cove Road, Rhinebeck, NY 12572
Grid #: 6168-03-325236

SCHIFKO & BENSON

Site Plan Waiver Two-Story Rear Addition (#2022-53)
Location: 10 Cronk Place, Hyde Park, NY 12538
Grid #: 6164-04-531379

KO STORAGE OF STAATSBURG (formerly Hutchins Staatsburg Storage)

Site Plan Approval Extension of all deadlines (#2022-54)
Location: 4920 Albany Post Road, Staatsburg, NY 12580
Grid #: 6066-02-891661

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

DRAFT COPY

**RESOLUTION TO GRANT A ONE-YEAR EXTENSION OF TIME TO COMPLETE
CONSTRUCTION**

Nichols Oxygen Service

Date: October 19, 2022

Moved By:

Resolution: #2022-48

Seconded By:

WHEREAS, by Resolution # 2019-07B, dated October 2, 2019, the Planning Board granted amended site plan and special use permit approval to Nichols Oxygen Service, Inc. to establish used car sales, auto repair, and equipment storage uses and to increase scale by 47% (the "Project") at property located at 1564 Route 9G, tax parcel no. 6166-04-882279, in the Neighborhood Business District (the "Site"); and

WHEREAS, the approved site plan for the Project was signed by the Chairperson on March 6, 2020; and

WHEREAS, pursuant to Section 108-9.6(a), "a site plan shall be void and the building permit, if any, shall be revoked if substantial construction is not started within one year and the entire project or phase is not completed within two years of signing of the site plan;" and

WHEREAS, on March 7, 2020, by Executive Order 202, the Governor of the State of New York State declared the outbreak of the novel coronavirus, COVID-19, an emergency in the State; and

WHEREAS, by a series of Executive Orders up to and including Order 202.67, the time limit for the filing of any process or proceeding as prescribed by any statute, local law, ordinance, order, rule, or regulation, or part thereof, was tolled until November 3, 2020; and

WHEREAS, by Resolution # 2019-07D, dated March 2, 2022, the Planning Board documented the tolling period and applied it to the Project such that substantial construction needed to be completed by October 21, 2022; and

WHEREAS, the Zoning Administrator has determined that substantial construction has begun but the Project will not be completed by October 21, 2022; and

WHEREAS, the Site has been sold to a new owner named Steve Relyea, on behalf of Relyea Properties LLC (the "Applicant"); and

WHEREAS, by email dated September 23, 2022, the Applicant requested an extension of time to complete substantial construction of the Project; and

WHEREAS, pursuant to Section 108-9.6(b) "the Planning Board may, at its discretion, after conducting a public hearing, grant an extension to an approved site plan;" and

WHEREAS, a duly noticed public hearing was held on October 19, 2022, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that pursuant to Section 108-9.6(b) of the Town Code, the Planning Board hereby grants the applicant a one-year extension of time in which to complete substantial construction of the Project to and including October 21, 2023.

Absent **Chairman Dupree**
 Vice-Chair Dexter
 Mr. Guercio
 Mr. Kane
 Vice-Chair Oliver
 Mr. Waters
 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

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RESOLUTION TO ACCEPT FOR SKETCH

BELLEFIELD – Phase 2

Date: October 19, 2022

Moved By:

Resolution #: 2022-27 & 2022-28

Seconded By:

WHEREAS, the applicant, T-Rex Owner Hyde Park LLC, has submitted an application for subdivision and final development plan approval for Phase 2 of the project formerly known as St. Andrew's PUD, now known as Bellefield, to construct a mixed-use residential community including 24 buildings consisting of 12 townhomes, 18 buildings consisting of 224 multifamily units over commercial space, 120 loft apartments over commercial space, a clubhouse over commercial space, a sales office, a multi-tenant commercial building, a two-story parking garage, and associated site improvements including maintenance buildings and parking on property located at 15 W Dorsey Lane, identified as tax parcel no. 6163-01-131849 (the "Property"), in the Bellefield Planned Development Zoning District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Site Development Plans for Bellefield Phase 2" Sheets G001, G001A, G002, G003, G004, G005, G006, C120, C121, C130, C131, C140, C141, C150, C151, C160, C161, C170, C171, C180, C181, C530, C540, C550, C560 prepared by the Passero Associates, dated September 27, 2022, and 27-49 of 49 prepared by Liscum McCormack Van Voorhis, dated September 27, 2022 (the "Site Plan Set") including a subdivision sketch plan entitled, "Subdivision Sketch Plan, Bellefield Phase II" prepared by Passero Associates, dated September 27, 2022 Sheet G001A (the "Sketch Plat"); and

WHEREAS, on August 29, 2007, the Town Board adopted a concept plan for the St. Andrew's PUD ("Concept Plan") after accepting a Final Environmental Impact Statement for the Concept Plan as complete, and adopted a Findings Statement under the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on January 3, 2018, the Planning Board, having considered the previous Environmental Impact Statements as well as supplemental information provided by the applicant, determined that the environmental record before it was sufficient to assess the potential impacts of the project as proposed in the site plan application and determining that a Supplemental Environmental Impact Statement would not be required, granted the applicant Final Development Plan approval for the first sub-phase of the St.

Andrews PUD Project, now called Bellefield, (Sub-Phase 1-A) in accordance with Section 108-7.3.E and 108-7.4.B of the Zoning Law; and

WHEREAS, subsequent to the approval of Sub-Phase 1-A, the applicant proposed an amended Concept Plan to include an “Agrihood Concept” (the “Amended Concept Plan”); and

WHEREAS, the Planning Board reviewed and recommended adoption of the Amended Concept Plan and adopted an Amended SEQRA Findings Statement on December 8, 2021; and

WHEREAS, on December 20, 2021, the Town Board approved an Amended Concept Plan, after first adopting an Amended SEQRA Findings Statement which adopted the Planning Board’s amended Findings Statement as those of the Town Board; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated July 5, 2022, last revised September 27, 2022, pursuant to the State Environmental Quality Review Act (“SEQRA”) to evaluate the changes in Phase 2 of the Bellefield Project; and

WHEREAS, pursuant to Section 96-12C of the Subdivision Law, the Planning Board is required to determine whether the sketch plan may be accepted as adequate for further review by the Planning Board and, where necessary, to make specific recommendations to be incorporated into future submissions.

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

- 1. Classifies the Subdivision Plan as a Major Subdivision pursuant to Section 96-5 of the Subdivision Law.**
- 2. Accepts the Subdivision Plan for Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**
- 3. Directs its Secretary to provide a courtesy notice of the application to the Dutchess County Water and Wastewater Authority, the Dutchess County Department of Behavioral and Community Health, the Department of Environmental Conservation and the NYS Office of Parks, Recreation and Historic Preservation.**

**Chairman Dupree
Vice-Chair Dexter
Mr. Guercio**

**Vice-Chair Oliver
Mr. Waters
Ms. Wasser
Ms. Weiser**

Michael Dupree, Planning Board Chairperson

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

TOWN OF HYDE PARK PLANNING BOARD

Stephen Raphael
26 Curry Lane, Hyde Park, NY
6065-04-577087
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: October 19, 2022
Resolution #: 2022-50

Moved By:
Seconded By:

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Stephen Raphael for property located at 26 Curry Lane, Hyde Park, NY, and

Whereas, the application is to construct an 18' x 36' in-ground pool in the rear of the single-family home which is in an historic overlay district, and

Whereas, the in-ground pool is not visible from the Hudson River, and

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

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled **Raphael**, regarding the specific request received October 3, 2022, and as identified in the building permit application dated September 26, 2022.

Michael Dupree
Planning Board Chairman

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

VOICE VOTE

Aye- Absent- Nay-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Ryan Dalton
6168-03-325236
10 Cove Road, Rhinebeck, NY 12572
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: October 19, 2022
Resolution #:2022-51

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Ryan Dalton, 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 September 14, 2022, and per the request to the Planning Board dated October 3, 2022.

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

TOWN OF HYDE PARK PLANNING BOARD

Travis Schifko and Riston Benson
10 Cronk Place
6164-04-531379
SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

DRAFT COPY

Date: October 19, 2022
Resolution #: 2022-53

Moved By:
Seconded By:

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Travis Schifko and Riston Benson, on October 11, 2022, for property located at 10 Cronk Place, Hyde Park, NY, and

Whereas, the application is to construct a two-story addition to the rear of the single-family home that is located in an historic overlay district, and

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

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, and

Whereas, the applicant is required to return to the Planning Board for all other changes to the property, and

NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Schifko-Benson, regarding the specific request received October 11, 2022, and in the building permit application dated September 20, 2022 for this project.

Michael Dupree,
Planning Board Chairman

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

VOICE VOTE

Aye- Absent- Nay-

Motion Carried/Denied