



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

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“Working with you for a better Hyde Park”

December 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:

KOCHEM ANIMAL HUSBANDRY

Site Plan Approval Animal Husbandry Chicken Coop (#2022-59)
Location: 26 Bellas Way, Poughkeepsie, NY 12601
Grid #: 6164-02-901912

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

BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN

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

OTHER BUSINESS:

BELLEFIELD PHASE II SUBDIVISION

Major Subdivision of Planned Unit Development (#2022-28)
Location: 3834 Albany Post Road & 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

TENBROCK, SHARON

Site Plan Waiver Approval In-Ground Pool & Garage (#2022-64)

Location: 50 White Street, Staatsburg, NY 12580
Grid #: 6167-03-038323

CLARKE, WILLIAM

Site Plan Waiver Approval In-Ground Pool Replacement Fence (#2022-66)
Location: 22 Valley View Road, Hyde Park, NY 12538
Grid #: 6064-12-820617

J.P. MORGAN CHASE BANK

Sign Permit Recommendation Wall Sign (#2022-65)
Location: 4277 Albany Post Road, Hyde Park, NY 12538
Grid #: 6064-08-903995

RELEASE OF ESCROW

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

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4383 Albany Post Road
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RESOLUTION GRANTING SITE PLAN APPROVAL

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Kochem Animal Husbandry
Tax grid no. 6164-02-901912

Date: December 7, 2022

Moved By:

Resolution: # 2022-59A

Seconded By:

WHEREAS, the applicant, John Kochem, has submitted an application for site plan approval for an existing chicken coop and associated enclosed run to raise a maximum of 13 hens (the "Project") at an existing single-family residence on 1.02 acres at property located at 26 Bellas Way, tax parcel no. 6164-02-901912, in the Greenbelt District (the "Property"); and

WHEREAS, the project is depicted on a site plan received November 2, 2022, including a signature sheet, plot plan, expanded plot plan, detail sheet and Photos (the "Site Plan"); and

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

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") received November 2, 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 primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area is a Type II action under SEQRA; 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 proposed Project is located as close as 135 feet to neighboring residences and the manure storage for the proposed Project is located as close as 201 feet to neighboring residences and 160 feet to wells; and

WHEREAS, on June 22, 2022, by Resolution No. 22-07Z, the Hyde Park Zoning Board of Appeals granted the applicant area variances from Section 108-4.3B(5) of the Hyde Park Zoning Law to permit the proposed location of the Project and associated manure storage, relative to setback requirements from neighboring residences and wells; and

WHEREAS, a duly noticed public hearing for the Project was held on December 7, 2022, during which all who wished to speak were heard; and

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.**
- 2. Revision of the Site Plan Set to organize as a bound document, signed, titled and numbered to the Zoning Administrator's satisfaction and including the Animal Husbandry Setback Table.**

**Chairman Dupree
Vice-Chair Dexter
Mr. Guercio, Jr.
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
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**RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION**

Camp Victory Lake Master Plan and Phase 1 Religious Sanctuary

Date: December 7, 2022

Moved By: _____

Resolution: # 2018-66A

Seconded By: _____

WHEREAS, the applicant, Northeastern Conference Corporation, has submitted an application for approval of a Master Plan for the redevelopment of an existing recreational facility, camp and conference center on six parcels of land located at 277 Crum Elbow Road identified as 6265-04-630350, -672479, -681487, -712479, -721505, and -539445 and a Phase 1 Site Plan and special use permit application for the construction of a new 47,130 sq. ft. sanctuary with associated site improvements in the Greenbelt (GB) District (the "Project"); and

WHEREAS, camps and religious uses are permitted in the GB District with site plan and special use permit approval by the Planning Board; and

WHEREAS, the Master Plan is shown on a plan entitled, "Camp Victory Lake Master Plan" prepared by Rennia Engineering Design PLLC, dated May 21, 2019, last revised February 2, 2022, Sheets 1-4 (the "Master Plan Set") and the proposed Phase 1 site plan is shown on a plan entitled, "Camp Victory Lake, Phase 1 Site Plan" prepared by Rennia Engineering Design PLLC, dated May 23, 2019, last revised February 2, 2022, Sheets 1-19 (the "Site Plan Set"); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated February 2, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on October 20, 2021, pursuant to 6 NYCRR 617.5(b)(6)(i), the Planning Board classified the Project as a Type I action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency has objected; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the EAF and all available information concerning the potential impacts of the Project and found that the

Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that, the Planning Board hereby determines that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

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

Michael Dupree, Planning Board Chairperson

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

TOWN OF HYDE PARK PLANNING BOARD

Sharon Tenbrock
50 White Street, Staatsburg, NY 12580

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6167-03-038323

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: December 7, 2022
Resolution: #2022-64

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 Sharon Tenbrock for property located at 50 White Street, Staatsburg, NY 12580.

Whereas, the application is for an existing permitted garage and an in-ground pool and fence which was installed without a building permit in the rear of the single-family home which is in an historic overlay district, and

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

Whereas, the change has 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 Tenbrock, regarding the specific request received September 20, 2022, and as identified in the building permit application dated August 22, 2022.

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

Michael Dupree, Planning Board Chairman

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

TOWN OF HYDE PARK PLANNING BOARD

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William Clarke
22 Valley View Road
6064-12-820617
SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: December 7, 2022
Resolution #: 2022-66

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by William Clarke for installation of a chained link fence around his existing in-ground pool on the property associated with a single-family home requiring a building permit; 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.

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 Application dated November 14, 2022 and the request for a waiver of site plan received by the Planning Department on November 28, 2022.

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

Michael Dupree, Planning Board Chairperson

VOICE VOTE

Aye-

Absent-

Nay-

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)**

**JPMorgan Chase Bank NA, 4277 Route 9, Hyde Park
Addition of ATM on the wall sign
Parcel 6064-08-903995**

**Date: December 7, 2022
Resolution: #2022-65**

**Moved By:
Seconded By:**

WHEREAS, Lori Burgardt, of Xcelerate Permits LLC, on November 10, 2022, submitted an application for the addition of 'ATM' to the Chase wall sign; and

WHEREAS, the proposed sign letter height and overall sign area are code complaint; and

WHEREAS the sign elements do not require a relaxation of the standard letter/symbol dimensions; and

WHEREAS the sign is visible from Route 9 and requires a recommendation from the Planning Board for issuance of the sign permit.

NOW THEREFORE BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the ATM portion of the wall sign on the Chase building as submitted by Lori Burgardt of Xcelerate Permits LLC, on November 10, 2022 as shown on sheet 5 prepared by Stratus dated 2/9/22 and last revised on 2/10/22.

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

Michael Dupree, Planning Board Chair

Voice Vote

Aye- Nay- Absent-

Motion Carried/Denied