



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”*

**DRAFT MINUTES OF THE MARCH 1, 2023, 6:00 PM  
PUBLIC HEARING/REGULAR MEETING  
OF THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: MICHAEL DUPREE – CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
CHRISTOPHER OLIVER – VICE CHAIR  
JOHN GUERCIO, JR  
ROBERT WATERS  
ANN WEISER**

**MEMBERS ABSENT: STEPHANIE WASSER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY  
PETER SETARO, PB ENGINEER  
BONNIE FRANSON, PB PLANNER  
KATHLEEN MOSS, HP ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY**

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<b>IN APPRECIATION OF BOARD MEMBER ANN WEISER</b>	<b>-</b>

**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**JOSEPH'S STEAKHOUSE**

Site Plan Amendment Approval Exterior Modification (#2023-01)

Location: 728 Violet Avenue, Poughkeepsie, NY 12601

Grid#: 6164-04-640211

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Joseph's Steakhouse Site Plan Amendment.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

*There was no public comment.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To close the public hearing for Joseph's Steakhouse Site Plan Amendment.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

## RESOLUTION GRANTING SITE PLAN AMENDMENT APPROVAL

**Joseph's Steakhouse  
728 Violet Avenue/580 Creek Road  
#133200-6164-05-640211**

**Date: March 1, 2023**

**Moved By: Ms. Weiser**

**Resolution#: 2023-01A**

**Seconded By: Vice-Chair Oliver**

WHEREAS, on November 21, 2017, the applicant, Joseph's Steakhouse submitted an application for site plan approval for the alteration of an existing structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and 580 Creek Road, Hyde Park, tax grid # 133200-6164-04-657220, in the Greenbelt District (the "project"); and

WHEREAS, the project was depicted on a site plan set prepared by Lockwood Architecture, PLLC, dated February 2, 2018 and received by the Planning Board on March 15, 2017 and a photometric plan prepared by Photometric Toolbox, undated (the "Site Plan"); and

WHEREAS, on March 21, 2018, by Resolution #2017-53A, the Planning Board granted conditional approval to the project; and

WHEREAS, on January 24, 2023, the applicant, Joseph's Steakhouse, submitted an application for site plan amendment approval for an additional exterior alteration of a structure located at 728 Violet Avenue, Hyde Park, tax grid # 133200-6164-04-640211 in the Neighborhood Business District, and associated parking located at 580 Creek Road, Hyde Park, in the Greenbelt District (the "project"); and

WHEREAS, the project is depicted on site plan sheet A1.6 prepared by Lockwood Architecture, PLLC, dated January 27, 2023 and received by the Planning Board on January 30, 2023 (the "Site Plan"); and

WHEREAS, the applicant submitted a Short Environmental Assessment Form ("EAF") on January 24, 2023, pursuant to the State Environmental Quality Review Act ("SEQRA") and requirements of the Town's zoning; 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; and

WHEREAS, on February 1, 2023 by Resolution #2023-01, the Planning Board classified the Project as a Type II action under the State Environmental Quality Review Act; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon.

WHEREAS, on February 1, 2023 by Resolution # 2023-01, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to Section 239-m of the General Municipal Law, which responded February 22, 2023 that the Project was a matter of local concern; and

WHEREAS, a duly noticed public hearing was held on March 1, 2023, during which all those who wished to speak were heard.

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

1. Payment of all fees and escrow.

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

**VOICE VOTE      Aye-6   Absent-1   Nay-0      Motion Carried**

**MASKELL LOT-LINE ALTERATION**

Minor Subdivision Approval 2 lots (#2022-58)

Location: 6 N. Cross Rd. & 5146 Albany Post Rd., Staatsburg, NY 12580

Grid #s: 6167-03-182180, -093172

*In Attendance:*

*Josh Maskell, Owner/Applicant*

*Katie Dolan*

*Patrick Miglio, Surveyor*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Maskell Lot-Line Alteration.**

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

**VOICE VOTE Aye-6 Absent-1 Nay- 0 Motion Carried**

*Keith and Krista Waldron of 2 Prospect Street inquired about the application and any potential impact to their property. There was no other public comment offered.*

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Maskell Lot-Line Alteration to March 15, 2023.**

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

**VOICE VOTE Aye-6 Absent-1 Nay- 0 Motion Carried**

**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

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Camp Victory Lake Master Plan & Phase 1 Church.**

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

**VOICE VOTE** Aye-6 Absent-1 Nay- 0 Motion Carried

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

*There was no public comment.*

**To adjourn the public hearing for Camp Victory Lake Master Plan & Phase 1 Church to April 19<sup>th</sup>, 2023.**

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

**VOICE VOTE** Aye-6 Absent-1 Nay- 0 Motion Carried

**OTHER BUSINESS:**

**WOODPECKER GENERAL STORE SIGN**

Sign Permit Recommendation

Location: 5230 Albany Post Road, Staatsburg, NY 12580

Grid#: 6167-03-242330

*In Attendance:*

*Chef Gerard Viverito, Owner*

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

**Woodpecker General Store  
5230 Albany Post Road, Staatsburg, NY 12580  
Free Standing Sign  
Parcel 6167-03-242330**

**Date: March 1, 2023**

**Moved By: Ms. Weiser**

**Resolution: #2023-06**

**Seconded By: Mr. Guercio, Jr.**

**WHEREAS**, a sign permit application for Woodpecker General Store was submitted to the Town of Hyde Park Zoning Administrator on February 21, 2023, revised February 27, 2023, for a replacement 27.9 square foot free standing spot lit sign, a copy of which is attached hereto,

**WHEREAS**, the Zoning Administrator has reviewed the request for the free-standing sign and has determined that the proposal is in conformance with Article 24 of the code, and

**WHEREAS**, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation;

**NOW THEREFORE, BE IT RESOLVED** that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for the Woodpecker General Store replacement free standing sign as shown.

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice Chair Dexter</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice Chair Oliver</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Weiser</b>

<b>Voice Vote</b>	<b>Aye-6</b>	<b>Nay-0</b>	<b>Absent-1</b>	<b>Motion Carried</b>
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**ALLIN1 BEAUTY SUPPLY**

Sign Permit Recommendation Wall Sign & Tenant Panel (#2023-10)  
 Location: 3999 Albany Post Road, Hyde Park, NY 12538  
 Grid#: 6064-04-948267

**RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT**

**Allin1 Beauty Supply – Wall Sign**  
**3999 Albany Post Road**  
**Grid# 6064-04-948267**

**Date: March 1, 2023**  
**Resolution #: 2023-10**

**Moved By: Vice-Chair Oliver**  
**Seconded By: Vice-Chair Dexter**

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on December 7, 2022, and revised January 12, 2023, for one backlit wall sign for Allin 1 Beauty Supply, Hyde Park Mall, at 3999 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, the applicant is seeking an increase in letter height from ten inches to 17.22 inches on the wall sign, and

WHEREAS, the Board finds that the requested increase in size is reasonable because the sign is set back approximately four hundred feet from Route 9 and the request is within the parameters of the Boards jurisdiction under 108-24.2 F (2) (b), and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation; and

WHEREAS, the Zoning Administrator has reviewed the request for the wall sign and has determined that with the granting of the relaxation of the standard ten inch letter height, the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

**NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board, relaxes the standard letter height of ten inches to 17.22 inches, and**

**BE IT FURTHER RESOLVED that the Planning Board recommends approval of the sign permit for the Allin 1 Beauty Supply wall sign.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice Chair Dexter</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice Chair Oliver</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Weiser</b>

**Voice Vote                    Aye-6   Absent-1   Nay-0                    Motion Carried**

**RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT**

**Allin1 Beauty Supply – Monument Sign  
3999 Albany Post Road  
Grid# 6064-04-948267**

**Date: March 1, 2023**

**Moved By: Vice-Chair Oliver**

**Resolution #: 2023-10A**

**Seconded By: Vice-Chair Dexter**

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on December 7, 2022, for monument sign for Allin 1 Beauty Supply, Hyde Park Mall, at 3999 Albany Post Road, a copy of which is attached hereto, and

WHEREAS, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation; and



WHEREAS, the Zoning Administrator has reviewed the request for the monument sign and has determined that the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

**BE IT FURTHER RESOLVED that the Planning Board recommends approval of the sign permit for the Allin 1 Beauty Supply monument sign.**

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

**Voice Vote Aye-6 Absent-1 Nay-0 Motion Carried**

**CONTINUED PUBLIC HEARING:**

**BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN**

Final Development Plan Approval (#2022-27)

Location: 15 West Dorsey Lane, Hyde Park, NY 12538

Grid#: 6163-01-131849

*In Attendance:*

*Larry Boudreau, T-Rex Capital Group*  
*Kelly Libolt, KARC*  
*Jennifer Van Tuyl, Cuddy and Feder*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Bellefield PUD Phase II Final Development Plan.**

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

**VOICE VOTE Aye-6 Absent-1 Nay- 0 Motion Carried**

*There were no public comments.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield PUD Phase II Final Development Plan to March 15, 2023.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

**BELLEFIELD PUD PHASE II SUBDIVISION**

Major Subdivision Approval 8 lots (#2022-28)

Location: 15 West Dorsey Lane, Hyde Park, NY 12538

Grid#: 6163-01-131849

*In Attendance:*

*Larry Boudreau, T-Rex Capital Group*

*Kelly Libolt, KARC*

*Jennifer Van Tuyl, Cuddy and Feder*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Bellefield Phase II Subdivision.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

*There were no public comments.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield Phase II Subdivision to March 15, 2023.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay- 0      Motion Carried**

**MOTION: Mr. Waters**

**SECOND: Ms. Weiser**

**To enter into an Attorney Client meeting.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay-0      Motion Carried**

**MOTION: Vice-Chair Oliver**

**SECOND: Vice-Chair Dexter**

**To exit the Attorney Client meeting and return to the regular Planning Board Meeting.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6   Absent-1   Nay-0      Motion Carried**

The Chairman noted that no decisions were made during the attorney client meeting.

**OTHER BUSINESS:**

**RESOLUTION: #23-B  
Date: March 1, 2023**

**MOTION: Chairman Dupree  
SECOND: Vice-Chair Dexter**

*Planning Board, Town of Hyde Park*

***RESOLUTION OF APPRECIATION***

*Ann Weiser*

WHEREAS, Ann Weiser has served six (6) years as a member of the Planning Board of the Town of Hyde Park, and

WHEREAS, during her tenure on the Board, Ms. Weiser served with distinction as a valued member of the Planning Board, and

WHEREAS, Ms. Weiser was always well-informed about, and involved in, Board deliberations and consistently provided sage counsel, and

WHEREAS, Ms. Weiser was integrally involved in reviews conducted by the Planning Board and made herself available to numerous non-quorum meetings with applicants, and

WHEREAS, the Planning Board of the Town of Hyde Park wishes to express its appreciation to Ms. Weiser for her unwavering and devoted service to residents, business and property owners of Hyde Park,

**NOW THEREFORE BE IT RESOLVED, that the Board hereby extends its appreciation to Ann Weiser for her distinguished service to the town and her commitment to improving the operations of its Planning Board.**

\* \* \* \* \*

*Resolution #23-B Unanimously adopted by the  
Planning Board, Town of Hyde Park  
March 1, 2023*

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

**VOICE VOTE      Aye-6    Absent-1    Nay-0                      Motion Carried**

**ADJOURNMENT :**

**MOTION: Vice-Chair Dexter  
SECOND: Vice-Chair Oliver**

**To adjourn.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Absent</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Aye</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Chairman Dupree</b>

**VOICE VOTE      Aye-6    Absent-1    Nay- 0                      Motion Carried**