



Historic Town of Hyde Park

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

“Working with you for a better Hyde Park”

DRAFT MINUTES OF THE SEPTEMBER 1, 2021, 6:00 PM PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
CHRISTOPHER OLIVER
BRENT PICKETT
STEPHANIE WASSER
ANN WEISER

OTHERS PRESENT: PATRICK LOGAN, RCP, PB CONSULTING ATTORNEY
ANDY LEARN, CPL, PB CONSULTING ENGINEER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY

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PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

Chairman Dupree: Good evening everyone and welcome to the September 1st meeting of the Hyde Park Planning Board.

SEIER, THOMAS GROUND MOUNTED PV PANELS
Site Plan Approval additional GM PV Panels (#2021-38)
Location: 15 Nichris Lane, Staatsburg, NY 12580
Grid#: 6167-01-434937

Stephanie Wasser was recused from this application review

MOTION: Ms. Weiser
SECOND: Mr. Pickett

To open the public hearing for Seier, Thomas Ground Mounted PV Panels.

Aye Ms. Weiser
Recused Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

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

Stephanie Wasser of 11 Nichris Lane expressed her gratitude to the Board, applicant's consultants and the Seier family for amending the proposal.

MOTION: Mr. Pickett
SECOND: Ms. Weiser

To close the public hearing for Seier, Thomas Ground Mounted PV Panels.

Aye Ms. Weiser
Recused Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

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

RESOLUTION GRANTING SITE PLAN APPROVAL

Seier Ground Mounted Solar Collectors

Date: September 1, 2021

Moved By: Ms. Weiser

Resolution: # 2021-38A

Seconded By: Mr. Pickett

WHEREAS, the applicants, Thomas and Cassandra Seier, have submitted an application for site plan approval for the installation of a 23.76kW residential ground mounted solar array located at 15 Nichris Lane, Hyde Park, tax no. 6167-01-434937 (the "Site"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Site Plan Thomas Seier Ground Mounted Solar System," prepared by Kasselmann Solar LLC, dated July 27, 2021, revised July 30, 2021, last revised August 31, 2021, two sheets, and three sheets prepared by Solar Foundations USA, dated April 19, 2021 (the "Site Plan Set"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to site plan approval; and

WHEREAS, on August 18, 2021, the Planning Board determined that the Project is a Type II action under the State Environmental Quality Review Act and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, pursuant to Section 130-6E of the Town Code, ground mounted solar collectors shall be screened as much as possible and practicable from adjoining lots without interfering with the normal operation of the solar collectors; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development, which responded on August 31, 2021 that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing for the Project was held on September 1, 2021, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby waives the submission requirements of Section 108-9.4 of the Zoning Law as adequate information has been submitted on the plan set and the information is not needed for the processing of this application.

BE IT FURTHER RESOLVED, that the Planning Board hereby approves the Site Plan and authorizes the Chair or his authorized designee to sign the Site Plan Set after compliance with the following condition:

- 1. Payment of all fees and escrow.**

Aye	Mr. Dupree
Aye	Ms. Dexter
Aye	Ms. DiNapoli
Aye	Mr. Oliver

Aye Mr. Pickett
Recused Ms. Wasser
Aye Ms. Weiser

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

RIVERVIEW RE-SD LOT-LINE ALTERATION LOTS 1& 2
Minor Subdivision Lot-Line Alteration Approval (#2021-41)
Location: 6 Dock Street & 4 Dock Street
Grid #: 6065-04-548172, -566197

In Attendance: Peter Andros

Stephanie Wasser joins the Board at the dais

MOTION: Ms. DiNapoli
SECOND: Mr. Oliver

To open the public hearing for Riverview Re-Subdivision Lot-Line Alteration Lots 1 & 2.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

There was no public comment.

MOTION: Mr. Oliver
SECOND: Ms. DiNapoli

To close the public hearing for Riverview Re-Subdivision Lot-Line Alteration Lots 1 & 2.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

RESOLUTION TO APPROVE LOT LINE ALTERATION

Riverview Lot Line Alteration

Date: September 1, 2021

Moved By: Ms. DiNapoli

Resolution: #2021-41A

Seconded By: Mr. Oliver

WHEREAS, the applicants, Peter Andros and Hyde Park Landing, Ltd., have submitted an application for subdivision approval to adjust the lot line of parcels located at 4 and 6 Dock Street (the "Project"), identified as tax parcel nos. 6065-04-566197 and -548172 in the Landing Zoning District (the "Property"); and

WHEREAS, the Project is depicted on a sketch plan entitled "Final Plat Minor Subdivision – Lot Line Alteration Plan – Resubdivision of Lot 1 of F.M. 4647B & Lot 2 of F.M. 4647A Riverview Subdivision," prepared by Peter J. Andros, P.E., and Mark R. Graminski, L.S., dated August 25, 2021 (the "Subdivision Plat"); and

WHEREAS, the Project proposes the readjustment of the lot line between two parcels, which does not involve any new streets or the extension of Town facilities, which will not result in any new lots, and for which no new uses are proposed; and

WHEREAS, on August 18, 2021, pursuant to Section 96-12 of the Subdivision Law, the Planning Board accepted the sketch plan and classified the Project as a Minor Subdivision; and

WHEREAS, on August 18, 2021, the Planning Board classified the Project as a Type II action under the State Environmental Quality Review Act and determined that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, on August 26, 2021, the applicant submitted an application for final subdivision approval for the Project along with requested waivers of information required by Section 96-18 of the Subdivision Law (the "Requested Waivers"); and

WHEREAS, a duly noticed public hearing for the Project was held on September 1, 2021, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the Requested Waivers.

BE IT FURTHER RESOLVED, that the Planning Board hereby conditionally approves the Subdivision Plat and authorizes the Chairperson or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:

- 1. Payment of all fees and escrow.**
- 2. Permission to file from the Dutchess County Department of Behavioral and Community Health.**

3. Approval of deed from Hyde Park Landing, Ltd to Peter J. Andros conveying Parcel A by the Planning Board Attorney. If the deed is to be recorded after the filing of the Plat, an undertaking to record the deed in the Office of the Dutchess County Clerk shall be provided by the applicants' attorney.
4. Approval of the Declaration of Utility Easement across proposed Lot 2A in form and substance by the Planning Board Attorney. If the Declaration is to be recorded after the filing of the Plat, an undertaking to record the Declaration in the Office of the Dutchess County Clerk shall be provided by the applicants' attorney.

Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

CONTINUED PUBLIC HEARING:

64 FALLKILL ROAD 2 LOT SUBDIVISION & SITE PLAN

Site Plan Approval 2 Single Family Dwellings (#2021-08)

Location: 64 Fallkill Road

Grid #: 6266-03-17645

MOTION: Vice-Chair Dexter

SECOND: Ms. Wasser

To re-open the public hearing for 64 Fallkill Road/Highbury Site Plan.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

There was no public comment.

MOTION: Ms. Wasser

SECOND: Vice-Chair Dexter

To close the public hearing for 64 Fallkill Road/Highbury Site Plan.

Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

WORKSHOP:

CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH

Site Plan & Special Use Permit Approvals (#2018-66)

Location: 277 Crum Elbow Road

Grid#: 6265-04-630350

BELLEFIELD AT HYDE PARK AMENDED CONCEPT PLAN FOR SAINT ANDREWS PUD

Planned Unit Development Amended Concept Plan Approval (#2020-29)

Location: 3780 & 3834 Albany Post Road and 15 W. Dorsey Lane

Grid#s: 6163-01-010622, -000897, -131849

RESOLUTION TO CIRCULATE LEAD AGENCY NOTICE AND RELATED APPLICATION/SEQR MATERIALS TO ALL INVOLVED AND INTERESTED AGENCIES RELATING TO THE FOLLOWING PROJECT:

**BELLEFIELD AT HISTORIC HYDE PARK
(f/k/a ST. ANDREW'S AT HISTORIC HYDE PARK)**

Date: September 1, 2021

Moved By: Chairman Dupree

Resolution: #2020-29

Seconded By: Vice-Chair Dexter

WHEREAS, the applicant, T-Rex Hyde Park Owner LLC, has submitted an application to amend the Comprehensive Development Plan/Concept Plan for the St. Andrew's Planned Unit Development ("St. Andrew's PUD") seeking to amend approvals issued by the Hyde Park Town Board on August 29, 2007 under the name "St. Andrew's at Historic Hyde Park Development in the Bellefield Planned Development District" (the "2007 approved Project") located on 339.62 acres on the east side of US Route 9, bounded by St. Andrew's Road to the North and West Dorsey Lane to the South ([tax lots 6163-01-131849 (335.55 ac.), 6163-01-010622 (3.49 ac.) and 6163-01-000897 (0.58 ac.)] (the "Property"); and

WHEREAS, the Town Board served as lead agency in a coordinated SEQRA review of the St. Andrew's PUD, which included preparation of Draft and Final Environmental Impact Statements as a predicate to the Town Board's adoption of the PUD legislative zoning designation for the site and approval of the Concept Plan/Comprehensive Development Plan for the Property; and

WHEREAS, on August 29, 2007, after accepting the Final Environmental Impact Statement for the St. Andrew's PUD as complete, the Town Board adopted a SEQRA Findings Statement and approved the Comprehensive Development Plan/Concept Plan for the St. Andrew's PUD; and

WHEREAS, due to changes in project circumstances, the Town Board reevaluated the proposed SEQRA mitigation relating to sewer issues and adopted an amended SEQRA Findings Statement on June 13, 2017; and

WHEREAS, on September 6, 2017, the Planning Board, noting the Town Board's consent that lead agency be reestablished and that the Planning Board serve as lead agency for the ongoing review of the project, declared its intent to serve as lead agency for the project, including ongoing final development plan approvals for the PUD development, to which no other agency objected; and

WHEREAS, the Planning Board has continued to act as lead agency with respect to reviews of various aspects of the project, including final development plan reviews relating to aspects of the project, and

WHEREAS, on June 28, 2021, the Town Board and Planning Board of the Town of Hyde Park held a public pre-application conference pursuant to Section 108-7.3 A of the Zoning Law to discuss the applicant's proposal to modify the 2007 approved Project; and

WHEREAS, on June 28, 2021, the Town Board adopted a resolution referring the Project to the Planning Board and consenting to the Planning Board serving as lead agency in the SEQRA review of the Project.

WHEREAS, the applicant has now filed a formal submission to amend the PUD Concept Plan previously approved in 2007, which application has been determined by the Town Zoning Administrator to be complete for the purposes of commencing review under the provisions of section 108-7.3 B of the Zoning Law; and

WHEREAS, the applicant has also submitted a Full Environmental Assessment Form (the "EAF") for the Project dated June 14, 2021 and a SEQRA Comparison Technical Report describing the differences and similarities between the approved and proposed amended Comprehensive Development Plans/Concept Plans; and

WHEREAS, the Planning Board deems it appropriate that it continue in the role of Lead Agency with respect to the amended Project, and also wishes to advise all involved and interested agencies of the proposed amendments to the previously approved Project to allow such agencies to comment on the proposal and on issues of concern to be addressed during the SEQR review of the amended Project; and

WHEREAS, such circulation is consistent with the provisions of the Zoning Law relating to Lead Agency review (108-7.3 C); and

WHEREAS, the Planning Board has reviewed the application for the amended Project and determined that the project meets the thresholds of a Type I action under SEQRA by reason of proposing more than 10 acres of land disturbance within the commercial aspects of the project and by reason of proposing more than 200 residential units to be connected to public or community water and sewer, and

WHEREAS, this determination is consistent with the provisions of the Town Zoning Law with respect to classification and coordinated review of PUD applications (108-7.3 C).

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

- 1. Classifies the Project as a Type I action.**
- 2. Declares its intent to serve as lead agency in a coordinated review of the amended Project.**
- 3. Directs its Secretary to provide all involved and interested agencies with notice of its intent to serve as lead agency along with a copy of the EAF and SEQRA Comparison Technical Report.**
- 4. Directs that the lead agency notice contain a link to the filed project plans, which link shall also be posted on the Town website.**

Aye	Mr. Dupree
Aye	Ms. Dexter
Aye	Ms. DiNapoli
Aye	Mr. Oliver
Aye	Mr. Pickett
Aye	Ms. Wasser
Aye	Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Involved and Interested Agencies

New York State Department of Transportation
New York State Department of Health
New York State Department of Environmental Conservation
New York State Office of Parks, Recreation and Historic Preservation
Dutchess County Department of Behavioral and Community Health
Dutchess County Industrial Development Agency
Dutchess County Water and Wastewater Authority
Dutchess County Department of Public Works
Dutchess County Department of Planning and Development
Town of Hyde Park Town Board
Town of Hyde Park Zoning Board of Appeals
Town of Hyde Park Conservation Advisory Council

Town of Hyde Park Police Department
Town of Hyde Park Highway Department
Fairview Fire District
Roosevelt Fire District
Hyde Park Fire District
Hyde Park Central School District
Hyde Park Chamber of Commerce
Scenic Hudson

BELLEFIELD RESOLUTION to HIRE Financial Consultant

RESOLUTION TO APPOINT CGR TEAM AS ECONOMIC CONSULTANT TO REVIEW DOCUMENTS ASSOCIATED WITH BELLEFIELD PUD REVISED CONCEPT DEVELOPMENT PLAN

Date: September 1, 2021
Resolution: #21-C

Moved By: Vice-Chair Dexter
Seconded By: Ms. Weiser

WHEREAS, the Planning Board wishes to engage CGR to conduct a peer review of the Fiscal Impacts report and Market Analysis submitted for a revised Concept Development Plan for Bellefield PUD as part of its SEQRA review on the project; and

WHEREAS, the Planning Board conducted interviews with firms specializing in such analyses, and Dr. Kent Gardner, an economist who heads this division of CGR, indicated CGR's interest in providing these services to the Planning Board, and has prepared a contract which details the fees for and scope of such services; and

WHEREAS, the contract was finalized on August 25, 2021, setting the initial escrow to be collected at \$5,000.00;

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby authorizes the Chairperson to sign said contract to engage CGR for the application known as Bellefield – Amended PUD Concept Development Plan Approval.

Aye Mr. Dupree
Aye Ms. Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

OTHER BUSINESS:

ULSTER SAVINGS SIGNAGE

Sign Permit Recommendations (#2021-40)
Location: 4240 Albany Post Road at HPTC-Park Plaza
Grid#: 6064-02-965956

Consider **RESOLUTIONS #2021-40, #2021-40A, #2021-40B and #2021-40C**, granting Sign permit recommendations for the tenant panel, 3 directional signs and relaxation of standards for the 2 wall mounted signs, one of which is going before the ZBA for an area variance

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

**Ulster Savings
4240-4260 Albany Post Road
Parcel 6064-02-965956
Replace Safety/Directional Signage**

Date: September1, 2021

Moved By: Ms. DiNapoli

Resolution#: 2021-40

Seconded By: Ms. Weiser

WHEREAS, Paul Beichert of Timely Signs, on July 18, 2021, submitted and on August 4, 2021, completed application for replacement signage from TD Bank to Ulster Savings at 4240-4260 Albany Post Road in the Cosimo Town Center-Park Plaza, Grid Number 6064-02-965956, in the Town Core Subarea PW-2, and

WHEREAS, the applicant has provided sign permits for three directional/safety signs that are code compliant and needs no relaxation of the standard letter height, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permits for the safety directional signage associated with the drive through for Ulster Savings, based on the sign permit application submitted by Paul Beichert for Ulster Savings and Cosimo Town Center, LLC.

**Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser**

VOICE VOTE

Aye-7 Absent-0

Nay-0

Motion Carried

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

**Ulster Savings
4240-4260 Albany Post Road**

**North Elevation Wall Sign
Parcel 6064-02-965956**

Date: September 1, 2021

Moved By: Ms. Weiser

Resolution#: 2021-40A

Seconded By: Ms. DiNapoli

WHEREAS, Paul Beichert of Timely Signs, on July 18, 2021, submitted and on August 4, 2021, completed application for replacement signage from TD Bank to Ulster Savings at 4240-4260 Albany Post Road in the Cosimo Town Center-Park Plaza, Grid Number 6064-02-965956, in the Town Core Subarea PW-2, and

WHEREAS, the applicant has provided sign permits for replacement wall signage on the north elevation wall over the main entry, and

WHEREAS, the wall sign over the main entrance is 180 feet from the access point on Albany Post Road, and

WHEREAS, the applicant has requested and the code allows the Planning Board the ability to relax the standard letter height and symbol size one inch for every 20 feet a wall sign is set back from the access point, and

WHEREAS, the applicant has requested a relaxation of the standard to less than what is permitted based on distance for a letter height to 12 inches and a symbol size of 17 inches, now therefore

BE IT RESOLVED, the Board hereby grants a relaxation of the standard letter height of 10 inches to 12 inches based on the distance (180 feet) of the wall sign from the access point, and

BE IT FURTHER RESOLVED, the Board hereby grants a relaxation of the standard symbol size of 10 inches to 17 inches based on the distance (180 feet) the wall sign is set back from the access point, and

BE IT FURTHER RESOLVED, the Board recommends the Zoning Administrator issue the sign permit for the wall sign over the entrance (on the north wall) for Ulster Savings, based on the sign permit application submitted by Paul Beichert for Ulster Savings and Cosimo Town Center, LLC, dated 7/18/21 and drawing by Paul Beichert of Timely Signs titled 'Proposed Sign Size based on overall building frontage – NORTH ELEVATION dated June 14, 2021.

**Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser**

VOICE VOTE

Aye-7 Absent-0

Nay-0

Motion Carried

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

**Ulster Savings
4240-4260 Albany Post Road
West Elevation Wall Sign
Parcel 6064-02-965956**

Date: September 1, 2021

Moved By: Ms. DiNapoli

Resolution#: 2021-40B

Seconded By: Ms. Weiser

WHEREAS, Paul Beichert of Timely Signs, on July 18, 2021, submitted and on August 4, 2021, completed application for replacement signage from TD Bank to Ulster Savings at 4240-4260 Albany Post Road in the Cosimo Town Center-Park Plaza, Grid Number 6064-02-965956, in the Town Core Subarea PW-2, and

WHEREAS, the applicant has provided a sign permit for replacement wall signage on the west elevation wall over the bank of front windows, and

WHEREAS, the wall sign over the windows facing Albany Post Road main access point is 164 feet from the access point on Albany Post Road, and

WHEREAS, the applicant has requested and the code allows the Planning Board the ability to relax the standard letter height and symbol size one inch for every 20 feet a wall sign is set back from the access point, and

WHEREAS, the applicant has requested a relaxation of the standard letter height to less than what is permitted based on distance for a letter height to 17 inches, and

WHEREAS; the applicant has presented a symbol whose overall dimension is 24 inches and has requested a relaxation of the maximum symbol dimension to 18 inches, knowing a variance will be required for the remainder of the dimension, now therefore

BE IT RESOLVED, the Board hereby grants a relaxation of the standard letter height of 10 inches to 17 inches based on the distance (180 feet) of the wall sign from the access point, and

BE IT FURTHER RESOLVED, the Board hereby grants a relaxation of the standard symbol size of 10 inches to 18 inches based on the distance (164 feet) the wall sign is set back from the access point, and

BE IT FURTHER RESOLVED, the Board recommends the Zoning Administrator issue the sign permit for the west wall sign over the windows for Ulster Savings upon receipt of a variance from the Zoning Board of Appeals, based on the sign permit application submitted by Paul Beichert for Ulster Savings and Cosimo Town Center, LLC, dated 7/18/21 and drawing by Paul Beichert of

Timely Signs titled ‘Proposed Sign Size based on overall building frontage – WEST ELEVATION dated June 14, 2021.

Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

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

**Ulster Savings
4240-4260 Albany Post Road
Parcel 6064-02-965956
Tenant Panel Main Directory Sign**

Date: September 1, 2021

Moved By: Ms. Weiser

Resolution: #2021-40C

Seconded By: Ms. DiNapoli

WHEREAS, Paul Beichert of Timely Signs, on August 19, 2021, submitted a complete application for a tenant panel sign on the main plaza directory sign for Ulster savings at 4240-4260 Albany Post Road in the Cosimo Town Center-Park Plaza, Grid Number 6064-02-965956, in the Town Core Subarea PW-2, and

WHEREAS, the sign panel is code compliant and needs no relaxation of the standard letter height/symbol size, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the tenant panel Ulster Savings, based on the sign permit application submitted by Paul Beichert for Ulster Savings and Cosimo Town Center, LLC.

Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

STOP & SHOP SIGNAGE

Sign Permit Recommendations (#2021-31)

Location: 3999 Albany Post Road at Hyde Park Mall

Grid#: 6064-04-94267

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

**Stop & Shop
3999 Albany Post Road
Parcel 6064-04-948267
Replace Safety/Directional Signage**

Date: September1, 2021

Moved By: Vice-Chair Dexter

Resolution#: 2021-31

Seconded By: Mr. Oliver

WHEREAS, Christine Moreau of Agnoli Sign Company, Inc., on June 22, 2021, submitted a completed application for replacement signage associated with Stop & Shop’s new logo at 3999 Albany Post Road in the Hyde Park Mall, Grid Number 6064-04-948267, in the Corridor Business zoning district, and

WHEREAS, the applicant has provided sign permits for replacement panels on the two free standing signs and one informational wall sign on the grocery store building that are code compliant and needs no relaxation of the standard letter height or symbol size.

NOW THEREFORE BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permits for the two free standing sign panels and the one informational wall sign associated with the change to the Stop and Shop logo, based on the sign permit application submitted by Christine Moreau of Agnoli Sign Company and Stop and Shop.

- Aye Chairman Dupree**
- Aye Vice-Chair Dexter**
- Aye Ms. DiNapoli**
- Aye Mr. Oliver**
- Aye Mr. Pickett**
- Aye Ms. Wasser**
- Aye Ms. Weiser**

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

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

**Stop & Shop
3999 Albany Post Road**

**Parcel 6064-04-948267
Replace Safety/Directional Signage**

Date: September 1, 2021

Moved By: Mr. Oliver

Resolution#: 2021-31A

Seconded By: Vice-Chair Dexter

WHEREAS, Christine Moreau of Agnoli Sign Company, Inc., on June 22, 2021, submitted a completed application for replacement signage associated with Stop & Shop's new logo at 3999 Albany Post Road in the Hyde Park Mall, Grid Number 6064-04-948267, in the Corridor Business zoning district, and

WHEREAS, the applicant has provided a sign permit application for replacement wall signage on the east elevation wall, replacing the fruit basket and purple letters of Stop & Shop, and

WHEREAS, the code allows the Planning Board the ability to relax the standard letter height and symbol size one inch for every 20 feet a wall sign is set back from the access point to a maximum of 24 inches, and

WHEREAS, the wall sign is 450 feet from the access point on Albany Post Road, and

WHEREAS, the applicant has requested that the standard letter height of 10 inches be relaxed to 21 inches for the letters STOP & SHOP based on the 450-foot distance of the sign from the access point of the shopping center; and

WHEREAS, the applicant has also requested that the standard 10-inch symbol size in any dimension be relaxed to 19 inches for each of the two circles in the logo based on the 450-foot distance for the sign from the access point of the shopping center.

NOW THEREFORE BE IT RESOLVED, the Board hereby grants a relaxation of the standard letter height of 10 inches to 21 inches based on the distance (450 feet) of the wall sign from the access point, and

BE IT FURTHER RESOLVED, the Board hereby grants a relaxation of the standard symbol size of 10 inches to 19 inches based on the distance (450 feet) the wall sign is set back from the access point, and

BE IT FURTHER RESOLVED, the Board recommends the Zoning Administrator issue the sign permit for the wall sign on the grocery store wall for Stop & Shop, based on the sign permit application by Christine Moreau of Agnoli Sign Company, Inc., on June 22, 2021.

Aye Chairman Dupree
Aye Vice-Chair Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE

Aye-7 Absent-0 Nay-0

Motion Carried

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

**Stop & Shop
3999 Albany Post Road
Parcel 6064-04-948267
Replace Safety/Directional Signage**

Date: September 1, 2021

Moved By: Vice-Chair Dexter

Resolution#: 2021-31B

Seconded By: Mr. Oliver

WHEREAS, Christine Moreau of Agnoli Sign Company, Inc., on June 22, 2021, submitted a completed application for replacement signage associated with Stop & Shop's new logo at 3999 Albany Post Road in the Hyde Park Mall, Grid Number 6064-04-948267, in the Corridor Business zoning district, and

WHEREAS, the applicant has provided a sign permit for replacement wall signage on the gable end wall of the structure over the fueling area, and

WHEREAS, the wall sign is approximately 700 feet from the access point on Albany Post Road, and

WHEREAS, the applicant has requested and the code allows the Planning Board the ability to relax the standard letter height and symbol size one inch for every 20 feet a wall sign is set back from the access point, and,

WHEREAS, the applicant has requested a relaxation of the standard letter height to less than what is permitted based on distance for a letter height to 18 inches, and

WHEREAS; the applicant has requested a relaxation of the standard symbol overall dimension of 24 inches.

NOW THEREFORE BE IT RESOLVED, the Board hereby grants a relaxation of the standard letter height of 10 inches to 18 inches based on the distance (700 feet) of the wall sign from the access point, and

BE IT FURTHER RESOLVED, the Board hereby grants a relaxation of the standard symbol size of 10 inches to 24 inches based on the distance (700 feet) the wall sign is set back from the access point, and

BE IT FURTHER RESOLVED, the Board recommends the Zoning Administrator issue the sign permit for the gable end wall at the fueling station for Stop & Shop based on the sign permit application by Christine Moreau of Agnoli Sign Company, Inc., on June 22, 2021.

Aye Mr. Dupree

Aye Ms. Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

GODNICK, HOWARD

Site Plan Waiver Approval Generator (#2021-44)

Location: 41 Curry Lane

Grid#: 6065-04-556017

TOWN OF HYDE PARK PLANNING BOARD

Howard Godnick
41 Curry Lane, Hyde Park, NY
6065-04-556017

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: September 1, 2021
Resolution #: 2021-44

Moved By: Chairman Dupree
Seconded By: Ms. Wasser

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Howard Godnick for property located at 41 Curry Lane, Hyde Park, NY, and

Whereas, the application is to install a stand-by generator. The generator will comply with code requirements, 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–Godnick regarding the specific request as received August 26, 2021, and as identified in the building permit application dated June 9, 2021 for this project.

Aye Mr. Dupree
Aye Ms. Dexter
Aye Ms. DiNapoli
Aye Mr. Oliver
Aye Mr. Pickett

Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

AGRAWAL, JAMES & DEBORAH
Site Plan Waiver Approval Generator (#2021-45)
Location: 84 River Road
Grid#: 6064-02-543854

Consider the ZA recommendation of a Site Plan Waiver for a generator installation at 84 River Road.

Agrawal – Stand-by Generator
84 River Road, Hyde Park, NY
6064-02-543854

SITE PLAN WAIVER
Town Code Section 108-9.4 C 2

Date: September 1, 2021
Resolution #: 2021-45

Moved By: Ms. Wasser
Seconded By: Ms. Weiser

Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by James and Debbie Agrawal for property located at 84 River Road, Hyde Park, NY, and

Whereas, the application is to install a stand-by generator. The generator will comply with code requirements, 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 conditionally waives site plan requirements for the file entitled–Agrawal regarding the specific request as received August 30, 2021, and as identified in the building permit application dated August 20, 2021 for this project, subject to the following condition:

- 1. The applicant plant five to six evergreens such as boxwoods, or other deer-resistant evergreen agreeable to the Zoning Administrator, along the east side of the generator for screening.**

Aye Mr. Dupree
Aye Ms. Dexter
Aye Ms. DiNapoli

Aye Mr. Oliver
Aye Mr. Pickett
Aye Ms. Wasser
Aye Ms. Weiser

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

Approval of PB Meeting Minutes of July 7, 2021 (all in attendance) and July 21, 2021 (Chris Oliver Absent) and August 4, 2021 (Ann Weiser Absent).

*Approve Planning Board Meeting Minutes for July 7, 2021.
All Board members Attended.*

**MOTION: Mr. Oliver
SECOND: Ms. Wasser**

To approve the minutes of the July 7, 2021 Planning Board Meeting.

**Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Aye Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree**

VOICE VOTE Aye-7 Absent-0 Nay-0 Motion Carried

*Approve Planning Board Meeting Minutes for July 21, 2021.
Chris Oliver was absent.*

**MOTION: Ms. DiNapoli
SECOND: Ms. Weiser**

To approve the minutes of the July 21, 2021 Planning Board Meeting.

**Aye Ms. Weiser
Aye Ms. Wasser
Aye Mr. Pickett
Abstain Mr. Oliver
Aye Ms. DiNapoli
Aye Vice-Chair Dexter
Aye Chairman Dupree**

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

Approve Planning Board Meeting Minutes for August 4, 2021.

Ann Weiser was absent.

MOTION: Mr. Pickett
SECOND: Vice-Chair Dexter

To approve the minutes of the August 4, 2021 Planning Board Meeting.

Abstain	Ms. Weiser
Aye	Ms. Wasser
Aye	Mr. Pickett
Aye	Mr. Oliver
Aye	Ms. DiNapoli
Aye	Vice-Chair Dexter
Aye	Chairman Dupree

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

ADJOURNMENT:

MOTION: Mr. Oliver
SECOND: Mr. Pickett

To adjourn.

Aye	Ms. Weiser
Aye	Ms. Wasser
Aye	Mr. Pickett
Aye	Mr. Oliver
Aye	Ms. DiNapoli
Aye	Vice-Chair Dexter
Aye	Chairman Dupree

VOICE VOTE **Aye-7 Absent-0 Nay-0 Motion Carried**