



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"*

**August 16, 2023, 6:00 PM**  
**PUBLIC HEARING/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 HEARINGS:**

**RIVER RIDGE (F/K/A MAPLE RIDGE)**

Extension of site plan approval to complete construction for the townhouses (#57-02)  
Location: Hudson View Terrace  
Grid #s: Available upon request

**CONTINUED PUBLIC HEARING:**

**CARRIAGE TRAILS (a.k.a. Crofton Mews)**

Extension of Site Plan Deadlines for Construction (#16-96)  
Location: 1269 Route 9G, Hyde Park, NY 12538  
Grid #: 6165-01-340743

**OTHER BUSINESS:**

**FITZPATRICK & OBRIEN**

Site Plan Waiver HVAC Heat Pumps (#2023-48)  
Location: 40 Mansion Drive, Hyde Park, NY 12538  
Grid # : 6064-02-734958

**KELLEHER, ELIZABETH**

Site Plan Waiver AC Condenser (#2023-49)  
Location: 6 West Elm Avenue, Staatsburg, Hyde Park, NY 12580  
Grid # : 6167-03-009441

**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](http://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**

**RESOLUTION TO EXTEND SITE PLAN APPROVAL**

**River Ridge at Hyde Park (f/k/a Maple Ridge)**

**Date: August 16, 2023**

**Moved By:**

**Resolution: #57-02W**

**Seconded By:**

WHEREAS, on October 1, 2014, by Resolution #57-02K, the Planning Board granted the applicant, River Ridge Associates, LLC, amended site plan approval to make minor modifications to the remaining unbuilt dwelling units including updated facades and minor changes in footprints at the River Ridge development project (the "Project"), located at 45 Rolling Ridge Road, Hyde Park on the west side of US Route 9; 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, the Chair signed the approved amended site plan on September 25, 2015; and

WHEREAS, the Planning Board may, in its discretion, grant an extension of the time to complete improvements permitted by an approved site plan; and

WHEREAS, on August 16, 2017, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2019; and

WHEREAS, on October 2, 2019, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2021; and

WHEREAS, August 4, 2021, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2023; and

WHEREAS, by letter dated July 11, 2023, the applicant requested an additional two-year extension of the time to complete the Project.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a two-year extension of the time to complete construction of**

the Project, as shown on the site plan approved by Resolution #57-02K, up to and including September 25, 2025, subject to the following conditions.

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1. Payment of all fees and escrow.
2. It shall be an ongoing condition of this extension that evidence of the annual renewal of the performance bond of \$760,000.00, which is currently set to expire on November 15, 2023, be provided to the Planning Board Secretary and Town Clerk. Any lapse in the performance bond will automatically void this extension.

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

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Michael Dupree, Planning Board Chairperson

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

**TOWN OF HYDE PARK PLANNING BOARD**

**Patricia Fitzpatrick and Madeleine O'Brien**

6064-02-734958

**40 Mansion Drive**

**SITE PLAN Waiver**

*Town Code Section 108-9.4 C 2*

**DRAFT COPY**

Date: August 16, 2023

Resolution #: 2023-48

Moved By:

Seconded By:

***Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Patricia Fitzpatrick and Madeleine O'Brien, for installation of four ductless mini split heat pump systems 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 heat pump systems, and*

*Whereas, the proposed addition meets the zoning code setback requirements, and*

*Whereas, the property was previously a part of the Archibald Rogers Estate and the proposed utility 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 July 7, 2023, and per the request to the planning board dated July 21, 2023.***

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Mr. Dupree, Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied

**TOWN OF HYDE PARK PLANNING BOARD**

**Elizabeth Kelleher**  
6167-03-009441  
6 West Elm Avenue  
**SITE PLAN Waiver**  
*Town Code Section 108-9.4 C 2*

**DRAFT COPY**

**Date: August 16, 2023**  
**Resolution #: 2023-49**

**Motion By:**  
**Seconded By:**

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Elizabeth Kelleher to install a HVAC unit in the rear of the existing single-family home, and,**

*Whereas, the proposed change is declared a Type II action under SEQRA, and*

*Whereas, the application is to install a HVAC unit on an existing single-family home, and*

*Whereas, the Planning Board has reviewed the request for this addition in the Historic Overlay District, and*

*Whereas, the change is not significant in nature and is in character with the neighborhood, and*

*Whereas, the addition 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.*

**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 request for a waiver of site plan received by the Planning Department on August 9, 2023 and in the building permit application dated July 3, 2023.**

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Michael Dupree  
Planning Board, Chairman

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

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