



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"*

**February 15, 2023, 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:**

**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

**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

**WORKSHOP:**

**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

**OTHER BUSINESS:**

**PHANTOM FIREWORKS**

Site Plan Waiver Approval (#2023-03)  
Location: 3969 Albany Post Road  
Grid#: 6064-04-967195

**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

RESOLUTION TO ACCEPT FOR SKETCH

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**Maskell Lot Line Alteration**

**Date: February 13, 2023**

**Moved By:**

**Resolution #: 2022-58**

**Seconded By:**

WHEREAS, the applicant, Joshua K. Maskell, has submitted an application to alter the lot lines between a 6.3 acre lot (6167-03-093172), a 12.4 acre lot (6167-03-182180) and an unbuilt portion of Hillcrest Terrace to create a new 8.528 acre parcel and a new 9.605 acre parcel located at 5146 Albany Post Road and 6 North Cross Road, the ("Property"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Preliminary Lot Line Adjustment Map" prepared by the Patrick J. Miglio, last revised 02/09/2023 (the "Sketch Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated October 18, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in accordance with SEQRA, said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.2(al), all actions not identified as a Type I or Type II action are Unlisted actions; 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 Project as an Unlisted Action and declares its intent to serve as Lead Agency in a coordinated review of the Project.**
- 2. Directs its Secretary to circulate notice of its intent to serve as Lead Agency to all involved and interested agencies.**

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3. **Classifies the Project as a Minor Subdivision pursuant to Section 96-4 of the Subdivision Law.**
4. **Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law, and requests that the following information be added to the final plat:**
  - i. **Revision of the Zoning Table to include existing and proposed road frontages.**
  - ii. **Revision of the Plat to include a signature line for the Town of Hyde Park as owner of Hillcrest Terrace.**
5. **Directs its Secretary to refer the application to the Highway Superintendent for a determination as to whether the street is in compliance with Appendix Chapter A111, Road Standards and Subdivision Law 96-6(C)(6).**

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

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**Chris Oliver, Planning Board Vice-Chairperson**

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

**Involved and Interested Agencies**

**Town of Hyde Park Town Board**  
**Town of Hyde Park Highway Superintendent**  
**NYS Department of Transportation (pursuant to § 96-13E)**  
**Dutchess County Department of Public Works (pursuant to § 96-13E)**  
**Roosevelt Fire District**

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**TOWN OF HYDE PARK PLANNING BOARD**

**Phantom Fireworks Eastern Region / Gardner Van Valkenberg  
6064-04-967195  
3969 Albany Post Road  
SITE PLAN Waiver  
Town Code Section 108-9.4 C 1 & 2**

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February 15, 2023  
Resolution #: 2023-03

Moved By:  
Seconded By:

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Vincent Szabo, Phantom Fireworks Eastern Region, LLC on February 3, 2023, for approvals as required to establish a temporary sales venue for Sparkling Devices, and**

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

*Whereas, the applicant has leased a location previously approved and developed under site plan for Park Discount Beverage, and*

*Whereas, the proposed changes are minor and temporary in nature, and*

Whereas, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, 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 temporary change as submitted on January 26, 2023, and on drawings for as submitted and that such request is to be incorporated into the record.**

\_\_\_\_\_  
Michael Dupree, Planning Board Chairman

**Absent**      **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**