



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"

May 17, 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:

RENAISSANCE REHABILITATION & NURSING HOME CENTER

Site Plan Approval Exterior Modification (#2023-18)
Location: 4975 Albany Post Road, Staatsburg, NY 12580
Grid #: 6066-02-856792

MARCOZ/CHALK RESIDENCE

Site Plan Approval Replacement Single Family Residence (#2023-16)
Location: 16 Poppinga Lane, Hyde Park, NY 12538
Grid #: 6065-02-602972

JEFFREY GROVES ESTATES

Site Plan approval Extension to Complete Construction (#2018-04 & #68-12)
Location: North Cross Road, Daniels Way and Blair Road, Staatsburg, NY 12580
Grid #: 6167-18-328190, + 52 (available upon request)

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, Hyde Park, NY 12538
Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479,
-681487, -712479

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WORKSHOP:

WINNAKEE LAND TRUST LOT-LINE ALTERATION

Minor Subdivision Approval 2 lots (#2023-19)

Location: 991-995 N. Quaker Lane, Staatsburg, NY 12580

Grid #s: 6267-03-444254, -485178

OTHER BUSINESS:

RING, WALTER

Site Plan Waiver Approval Ac Condenser (#2023-30)

Location: 29 South Drive, Hyde Park, NY 12538

Grid #: 6064-12-839747

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

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 TO GRANT RETROACTIVE 24-MONTH EXTENSION OF ALL
DEADLINES PURSUANT TO SECTION 108-9.6(b) OF THE TOWN CODE**

JEFFREY GROVES ESTATES

Date: May 17, 2023

Resolution: 2018-04N/68-12J

Moved by:

Seconded by:

WHEREAS, on November 20, 2019, by Resolution #2018-4I, the Planning Board granted amended conditional site plan approval to North Cross, LLC, for twelve residential townhouses in connection with its application for subdivision approval to re-subdivide nine existing individual residential lots and two open space lots into twelve residential townhouse lots and two open space lots on North Cross Road (the "Project"), tax grid nos. 133200-6167-18-356197, -361162, -398188, -383173, -380159, 385145, -397167, 403149, -414150, -425174, -328190, in the Neighborhood District (the "Site"), as depicted on a plan set entitled "Jeffrey Grove [sic] Estates Subdivision" prepared by M. A. Day Engineering, PC, dated December 21, 2017, last revised November 20, 2018, sheets GI101, VE101, VE102, CS101, CS102, CS103, CU101, CG101, CS501, CS502, CS503, CS504, CS505, CS506, CS507, CS508, CS509, LL101, LL501, CE101, CE102, and CE501 and architectural elevations prepared by Nabil N. Mijalli, received August 22, 2018, sheets CS, A-1, A-2, A-3, A-4, and A-5 (the "Site Plan Set"); and

WHEREAS, pursuant to Section 108-9.6(a) of the Zoning Law, "An approved site plan shall be void and the building permits, if any, shall be revoked if substantial construction is not started within one year and the entire project or approved phase is not completed within two years of signing of the site plan or site plan amendment by an authorized officer of the Planning Board;" and

WHEREAS, pursuant to Section 108-9.6B of the Zoning Law, the Planning Board may, at its discretion, after conducting a public hearing, grant an extension of the time to commence construction of and complete construction of a project pursuant to an approved site plan; and

WHEREAS, on September 16, 2020, by Resolution #2018-04L, the Planning Board granted the applicant an extension of the time to satisfy the conditions of site plan approval to and including December 20, 2020; and

WHEREAS, the Planning Board Chairman signed the Site Plan Set on November 10, 2020; and

WHEREAS, by letter dated April 25, 2023 the applicant, submitted a written request for a retroactive extension of time to complete construction of the project pursuant to the Site Plan Set which expired on November 10, 2022; and

WHEREAS, a duly noticed public hearing was held on May 17, 2023 during which all those who wished to speak were heard; and

WHEREAS, the Planning Board has considered the circumstances warranting an extension of the time to complete construction of the project pursuant to the Site Plan Set.

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NOW THEREFORE BE IT RESOLVED, that pursuant to Section 108-9.6(b) of the Code, the Planning Board hereby grants a retroactive 24-month extension of the time in which the applicant must complete construction to and including November 10, 2024.

There will be no written or verbal notification from the Planning Board office to the applicant at such time as the extension expires. Any request for an extension of the deadlines set forth herein must be submitted to the Planning Board at least 30 days in advance of said dates.

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

Michael Dupree, Planning Board Chairperson

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

TOWN OF HYDE PARK PLANNING BOARD

Ring

29 South Drive

6064-12-839747

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

DRAFT COPY

Date: May 17, 2023
Resolution #: 2023-30

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Clare and Walter Ring 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 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, the construction is over 1,300 feet from the historic structure with intervening trees on both properties, 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 changes as described in the request for a waiver of site plan received by the Planning Department on May 3, 2023 and in the building permit application dated April 17, 2023.

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied

Mr. Michael Dupree, Planning Board, Chairman