



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 JULY 20, 2022, 6:00 PM
REGULAR MEETING OF THE HYDE PARK PLANNING BOARD**

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

MEMBERS ABSENT: CHRISTOPHER OLIVER – VICE CHAIR

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

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Chairman Dupree: Good evening everyone and welcome to the July 20th meeting of the Hyde Park Planning Board. As always, please take note of every exit in the room in case of emergency. And now join me as we pledge our fealty to the American Flag. *The Chairman led the pledge.*

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

ENCLAVE AT HYDE PARK

Extension of Special Use Permit and Site Plan Approvals (#16-49)

Location: Cream Street at Long Branch Road

Grid#: 6263-01-475939 (1 of 30 grid #s available upon request)

Chairman Dupree: Thank you very much. The first item on the agenda is a new public hearing for the Enclave at Hyde Park. This is a request for an extension of the special use permit and site plan approvals in which time to complete substantial construction and a 2 -year extension for all site plan deadlines. May I get a motion to open the public hearing?

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To open the public hearing for The Enclave at Hyde Park extensions of site plan and special use permit approvals.

Aye	Ms. Weiser
Aye	Mr. Waters
Aye	Ms. Wasser
Absent	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 comments or questions from the public, the Board, nor consultants.

Chairman Dupree: In this instance, we're not going to take any action tonight because we need to update the infrastructure bond, so Mr. Setaro will be working with Highway Superintendent Fisher to come up with new numbers to update the performance bond, etc. Does anybody have any questions about that? And Pete asked us to wait for 2 meetings, we have 60 days after the close of a public hearing, in which to take action. You wanted 30 days, so August 17th? There being no other comments, may I get a motion to close the public hearing?

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To close the public hearing for The Enclave at Hyde Park extensions of site plan and special use permit approvals.

Aye	Ms. Weiser
Aye	Mr. Waters
Aye	Ms. Wasser
Absent	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

Chairman Dupree: The next item on the agenda is a continued public hearing for Camp Victory Lake. This is a master plan as well as a first Phase for a church or sanctuary with some additional improvements. Located at 277 Crum Elbow Road, which is at Crum Elbow and Quaker Lane. May I get a motion to reopen the public hearing?

MOTION: Ms. Wasser

SECOND: Vice-Chair Dexter

To re-open the public hearing for Camp Victory Lake Master Plan & Phase 1 Church site plan and special use permit approvals.

Aye	Ms. Weiser
Aye	Mr. Waters
Aye	Ms. Wasser
Absent	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.

Chairman Dupree: No one is here for the applicant's representing this project tonight because we have no updates. As I believe all of you know, they did receive

preliminary comments from the DC Department of Public Works as well as some preliminary ones from DEC. They are going to wait to submit to DCDPW as well as to resubmit to us when they have those comments incorporated. Anybody have any questions? May I get a motion to adjourn this to September the 21st?

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To adjourn the public hearing for Camp Victory Lake Master Plan & Phase 1 Church site plan and special use permit approvals to September 21, 2022?

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

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

HYDE PARK QUICK STOP

Site Plan & Special Use Permit Approvals Convenience Store & Fuel Station (#2022-10)

Location: 4912 Albany Post Road, Staatsburg, NY 12580

Grid #: 6066-02-879622

Chairman Dupree: The next item on the agenda is a continued public hearing for Hyde Park Quick Stop. This is an improvement of an existing fueling station and small convenience store, located at 4912 Albany Post Road. May I get a motion to re-open the public hearing?

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To re-open the public hearing for Hyde Park Quick Stop site plan and special use permit approvals.

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

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

Chairman Dupree: This is another application, ladies and gentlemen, where there is no one from the applicant present because they did receive comments from the Department of Transportation as well as DEC. The major point that was made by the DOT is that they would like a one-way in and a one-way out in the 2 curb cuts, which would cause some changes to the internal circulation. Particularly, as it relates to the diesel fueling station. They are not here tonight and asked us to adjourn this to August 17th meeting, which gives them a little more time in which to submit. Any comments from the consultants? Any comments from the Board? Can I get a motion to adjourn this to August 17th?

There were no public comments.

MOTION: Vice-Chair Dexter

SECOND: Ms. Wasser

To adjourn the public hearing for Hyde Park Quick Stop site plan and special use permit approvals to August 17, 2022.

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

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

WORKSHOP:

BELLEFIELD PHASE II FINAL DEVELOPMENT PLAN

Final Development Plan/Subdivision Approval-Pre-submission (#2022-27-28)

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

Grid#: 6163-01-131849

In attendance:

Larry Boudreau, T-Rex Capital Group

Chris Laporta, Passero Associates

Tom Mulroy, T-Rex Owner

Jennifer Van Tuyl, Cuddy and Feder

Michael McCormack, Liscum, McCormack & VanVoorhis

Larry Pelletier, T-Rex Capital Group

Lou Reynolds, Reynolds Asset Management

Matthew Earl, Reynolds Asset Management

Adam Triglia, Reynolds Asset Management

Chairman Dupree: The next item on the agenda is the Bellefield Phase II final development plan. Gentlemen, ladies, come on up. Long time observers of the Hyde Park Planning Board and Town Board will know that at the very end of last

year we were able to give an approval to the concept plan. Ms. Van Tuyl, thank you so much for providing all the materials. I have to admit, I could have gone back and looked myself, but there was too much stuff there at the end and I forgot some of the niceties that you pointed out for us today. Which include...I sent that out to the rest of the Board, but it did specifically give the ability for the Planning Board to locate the sign barn inside the 150-foot setback and it gives a lot of other powers to us as well. Let me turn it over to you guys, Mr. Boudreau.

Larry Boudreau, Chris Laporta and Michael McCormack, representing the Bellefield Team, presented the Bellefield Phase II Main Street Final Development Plan.

OTHER BUSINESS:

DEKKER & BARD

Site Plan Waiver Approval Mini-Split Heat Pumps (#2022-29)

Location: 17 Beadart Place, Hyde Park, NY 12538

Grid#: 6065-19-683128

Chairman Dupree: The last item on the agenda is a request for a site plan waiver. This is for heat pumps located at 17 Beadart Place. This is not directly visible from either historic site or from the river. It has been recommended by the Zoning Administrator. Does anyone have any questions for this? I believe Stephanie, now that she's back has this one.

TOWN OF HYDE PARK PLANNING BOARD

Francois Dekker and Steven Bard

6065-19-683128

17 Beadart Place

SITE PLAN WAIVER

Town Code Section 108-9.4 C 2

Date: July 20, 2022

Resolution #: 2022-29

Moved By: Ms. Wasser

Seconded By: Mr. Waters

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Francois Dekker and Steven Bard, for installation of 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 proposed 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 April 26, 2022, and per the request to the planning board dated June 28, 2022.

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

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

ADJOURNMENT:

MOTION: Vice-Chair Dexter
SECOND: Ms. Weiser

To adjourn.

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

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