



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 May 3, 2023, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

MEMBERS PRESENT: **MICHAEL DUPREE - CHAIRMAN
ANNE DEXTER - VICE CHAIR
CHRISTOPHER OLIVER - VICE CHAIR
JOHN GUERCIO, JR
DON VEITH, JR
STEPHANIE WASSER
ROBERT WATERS**

OTHERS PRESENT: **VICTORIA POLIDORO, PB ATTORNEY
ANDY LEARN, PB ENGINEER
BONNIE FRANSON, PB PLANNER
KATHLEEN MOSS, HP ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY**

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NEW PUBLIC HEARINGS:

RENAISSANCE REHABILITATION & NURSING HOME CENTER

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

In Attendance: Chris Henry, Optimus Architecture

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To open the public hearing for Renaissance Rehabilitation & Nursing Home Center.

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

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

Public comment was received from Pamela Stevens of 4976 Albany Post Road. She had concerns about construction equipment movements and safety, noise and lighting.

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To adjourn the public hearing for Renaissance Rehabilitation & Nursing Home Center to June 7, 2023.

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

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

MARCOZ/CHALK RESIDENCE

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

In Attendance:

Peter Andros, PE
Ralf Mayer, MDIM Architecture

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To open the public hearing for **Marcoz/Chalk Residence .**

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

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

There was no public comment. The applicant requires a variance before site plan approval may be granted.

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To adjourn the public hearing for **Marcoz/Chalk Residence t o June 7, 2023 .**

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

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

JEFFREY GROVES ESTATES

Extension of Site Plan Deadlines for 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)

In Attendance:

Louis Kaufman, One Key LLC

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To open the public hearing for **Jeffrey Groves Estates.**

- Aye Mr. Waters

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

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

A public comment letter was received by Peggy McKeon of 22 North Cross Road regarding excessive dirt leaving the site and rock pounding. Mr. John Trubisz of 25 Hollow Ridge Road distributed a letter and made claims that the applicant illegally entered his property with machinery, taking down a tree, covering boundary markers and relocating a stonewall. He requested remedy be provided prior to any extension being granted. The Town Engineer was asked to investigate the situation and verify that the applicant has stayed within the site plan limits of disturbance. The applicant was apologetic about the situation.

**MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver**

To adjourn the public hearing for Jeffrey Groves Estates to June 7, 2023 .

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

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

OTHER BUSINESS:

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

**MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver**

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

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

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

In Attendance:

John Heidecker, Heidecker Land & Surveying

The applicant and consultants discussed additional plat alterations necessary prior to accepting for sketch approval.

OTHER BUSINESS:

RING, WALTER

Site Plan Waiver Approval AC Condenser (#2023-30)
Location: 29 South Drive, Hyde Park, NY 12538
Grid#: 6064-12-839747

TOWN OF HYDE PARK PLANNING BOARD

Ring

29 South Drive

6064-12-839747

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

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

Moved By: Ms. Wasser
Seconded By: Mr. Veith

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.

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

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

WORKSHOP:

BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN SIGNAGE

Final Development Plan Approval (#2022-27)

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

Grid#: 6163-01-131849

INN at BELLEFIELD SIGNAGE

Site Plan Waiver Approval-Lighting (#2017-04)

Location: 3780 Albany Post Road, Hyde Park, NY 12538

Grid#: 6163-01-010622

In Attendance:

Larry Boudreau, T-Rex Capital Group
Grace Ruseskas, GNS
Amy Argyrakis, KARC

This item was added to the agenda by the Chairman. Ms. Argyrakis distributed a revised sign design manual and Inn at Bellefield sign renderings. The Board, not having sufficient time to review the materials, only made a few quick observations. They agreed with Ms. Ruseskas that internally light signs are not permitted per the Town's Code.

EXECUTIVE SESSION-(Personnel Matter):

MOTION: Vice Chair Dexter
SECOND: Vice-Chair Oliver

To enter into Executive Session to discuss a personnel matter.

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

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

MOTION: Ms. Wasser
SECOND: Vice-Chair Oliver

To exit Executive Session.

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

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

The Chairman noted that, as always, no decisions were made in Executive Session.

MOTION: Ms. Wasser
SECOND: Vice-Chair Oliver

To hire Gordon and Svenson, LLP as the Planning Board consulting attorney s for the anticipated application from CECNY LAND Holdings LLC .

Aye Mr. Waters
Aye Ms. Wasser
Aye Mr. Veith

Aye Vice-Chair Oliver
Aye Mr. Guercio
Aye Vice-Chair Dexter
Aye Chairman Dupree

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

ADJOURNMENT :

**MOTION: Vice-Chair Dexter
SECOND: Vice-Chair Oliver**

To adjourn.

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

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

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