



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 18, 2022, 6:00 PM
PUBLIC HEARING/REGULAR MEETING OF
THE HYDE PARK PLANNING BOARD**

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

MEMBERS ABSENT: ANN WEISER

**OTHERS PRESENT: ADRIANA BELTRANI, NPV, PB CONSULTING PLANNER
PETER SETARO, CPL, PB CONSULTING ENGINEER
VICTORIA POLIDORO, RCP, PB CONSULTING ATTORNEY
CYNTHIA WITMAN, PB SECRETARY**

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MOORE & ROSADO	-

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

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

Extension of Site Plan Deadlines for Construction (#16-96)

Location: 1269 Route 9G

Grid #: 6165-01-340743

In attendance:

Louis Kaufman, One Key LLC

George Brandt, One Key LLC

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for Carriage Trails (a.k.a. Crofton Mews) Site Plan Extension.

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

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

There was no public comment.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To close the public hearing for Carriage Trails (a.k.a. Crofton Mews) Site Plan Extension.

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

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

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

In attendance: Peter Sander, Rennia Engineering

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for Camp Victory Lake Master Plan & Phase 1 Church.

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

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

There was no public comment.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for Camp Victory Lake Master Plan & Phase 1 Church to July 20, 2022.

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

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

OTHER BUSINESS:

HYDE PARK TOWN CENTER- PARK PLAZA

Site Plan Waiver Approval-change in tenancy (#2022-20)

Location: 4240-4260 Albany Post Road

Grid #: 6064-02-965956

TOWN OF HYDE PARK PLANNING BOARD

Hyde Park Town Center Suite 13

Town Code Section 108-9.4 C 1 and 2

Grid Number 6064-02-965956

SITE PLAN Waiver

Date: May 18, 2022

Resolution #: 2022-20

Moved By: Mr. Waters

Seconded By: Ms. Wasser

Whereas, a request for a Site Plan Change in Tenancy of Suite 13 has been made to the Town of Hyde Park Planning Board by Kelly Libolt, representing the owner, Cosimo Town Center, LLC, on May 13, 2022, for a new business office as general commercial use into Suite 13, that had previously been approved with a special use permit and site plan approval for a medical/daycare use, now being voided in favor of commercial general, at 4240-4260 Albany Post Road, and

Whereas, no signage, exterior modifications or interior structural changes are proposed, but none the less the use and tenancy are changing, and

Whereas, the change of use is required to be authorized and recorded, and

Whereas, the Planning Board has reviewed the request for this change as submitted on May 13, 2022, and

Whereas, the change is not significant in nature and is in character with the neighborhood, 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 as authorized by *Town Code Section 108-9.4 C 1 and 2* for the proposed changes as described in the request of May 13, 2022.

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

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried

MOORE & ROSADO

Site Plan Waiver Approval-AG Pool (#2022-21)

Location: 14 Crumwold Place

Grid #: 6064-08-861974

TOWN OF HYDE PARK PLANNING BOARD

Samuel Moore and Dana Rosado

6064-08-861974

14 Crumwold Place

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: May 18, 2022

Resolution #: 2022-21

Moved By: Vice-Chair Dexter

Seconded By: Ms. Wasser

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Samuel Moore and Dana Rosado, for installation of an above ground pool 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 construct an 18' x 33' above ground pool in the rear of the home, and

Whereas, the accessory structure meets the zoning code setback requirements, and

Whereas, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C2, 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, and

Whereas, if in the future a survey shows the location to infringe on required setbacks, a variance will be required for the pool to remain in that location, and

Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, 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 May 4, 2022, and per the request to the Planning Board dated May 6, 2022.

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

Aye
Absent

Mr. Waters
Ms. Weiser

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried

ADJOURNMENT:

MOTION: Ms. Wasser

SECOND: Vice-Chair Dexter

To adjourn.

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

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried