



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 AUGUST 16, 2023, 6:00 PM
PUBLIC HEARING/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

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

MEMBERS ABSENT: CHRISTOPHER OLIVER – VICE CHAIR

**OTHERS PRESENT: KATHLEEN MOSS, HP ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY**

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PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARINGS:

RIVER RIDGE (F/K/A MAPLE RIDGE)

Extension of site plan approval to complete construction for the townhouses (#57-02)

Location: Hudson View Terrace

Grid #s: Available upon request

In Attendance:

Jeffrey Rothschild, Cappillino, Rothschild & Egan

MOTION: Vice-Chair Dexter

SECOND: Ms. Wasser

To open the public hearing for River Ridge Site Plan Extension.

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

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

During the public hearing, Ms. Mary Miller of 278 Hudson View Terrace inquired about the proximity of the new building that’s planned closest to her. Ms. Moss gave her a layout of the current and future buildings. Ms. Karen Cosgrove of 42 Rolling Ridge Road was complimentary about the development’s progress but also noted that there is a damaged entry lawn, several dead trees and others that need pruning. The Chairman directed her to speak with their HOA representative about property maintenance issues. There were no comments related to the Site Plan Extension.

MOTION: Vice-Chair Dexter

SECOND: Ms. Wasser

To close the public hearing for River Ridge Site Plan Extension.

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

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

RESOLUTION TO EXTEND SITE PLAN APPROVAL

River Ridge at Hyde Park (f/k/a Maple Ridge)

Date: August 16, 2023

Moved By: Ms. Wasser

Resolution: #57-02W

Seconded By: Mr. Waters

WHEREAS, on October 1, 2014, by Resolution #57-02K, the Planning Board granted the applicant, River Ridge Associates, LLC, amended site plan approval to make minor modifications to the remaining unbuilt dwelling units including updated facades and minor changes in footprints at the River Ridge development project (the "Project"), located at 45 Rolling Ridge Road, Hyde Park on the west side of US Route 9; and

WHEREAS, pursuant to Section 108-9.6A of the Zoning Law, an approved site plan shall be void if the entire project or approved phase is not completed within two years of the date the plans were signed by the Chair; and

WHEREAS, the Chair signed the approved amended site plan on September 25, 2015; and

WHEREAS, the Planning Board may, in its discretion, grant an extension of the time to complete improvements permitted by an approved site plan; and

WHEREAS, on August 16, 2017, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2019; and

WHEREAS, on October 2, 2019, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2021; and

WHEREAS, August 4, 2021, the Planning Board granted the applicant a two-year extension of time to complete the Project to and including September 25, 2023; and

WHEREAS, by letter dated July 11, 2023, the applicant requested an additional two-year extension of the time to complete the Project.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a two-year extension of the time to complete construction of the Project, as shown on the site plan approved by Resolution #57-02K, up to and including September 25, 2025, subject to the following conditions:

- 1. Payment of all fees and escrow.**
- 2. It shall be an ongoing condition of this extension that evidence of the annual renewal of the performance bond of \$760,000.00, which is currently set to expire on November 15, 2023, be provided to the Planning Board Secretary and Town Clerk. Any lapse in the performance bond will automatically void this extension.**

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

Voice Vote Aye-6 Absent-1 Nay-0 Abstain-0 Motion Carried

CONTINUED PUBLIC HEARING:

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: Mr. Veith
SECOND: Ms. Wasser

To re-open the public hearing for Carriage Trails, a.k.a. Crofton Mew or Town Center.

Aye Mr. Waters
Aye Ms. Wasser
Aye Mr. Veith
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 was no public comment.

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To adjourn the public hearing for Carriage Trails, a.k.a. Crofton Mews or Town Center to September 6, 2023.

Aye Mr. Waters
Aye Ms. Wasser
Aye Mr. Veith
Absent 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:

FITZPATRICK & OBRIEN

Site Plan Waiver HVAC Heat Pumps (#2023-48)
Location: 40 Mansion Drive, Hyde Park, NY 12538
Grid # : 6064-02-734958

TOWN OF HYDE PARK PLANNING BOARD

Patricia Fitzpatrick and Madeleine O'Brien

6064-02-734958

40 Mansion Drive

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: August 16, 2023

Moved By: Mr. Guercio

Resolution #: 2023-48

Seconded By: Mr. Veith

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Patricia Fitzpatrick and Madeleine O'Brien, for installation of four 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 property was previously a part of the Archibald Rogers Estate and the proposed utility 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 July 7, 2023, and per the request to the planning board dated July 21, 2023.**

Aye Chairman Dupree
Aye Vice Chair Dexter

Aye Mr. Guercio
Absent Vice Chair Oliver
Aye Mr. Veith
Aye Mr. Waters
Aye Ms. Weiser

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

KELLEHER, ELIZABETH

Site Plan Waiver AC Condenser (#2023-49)
Location: 6 West Elm Avenue, Staatsburg, Hyde Park, NY 12580
Grid # : 6167-03-009441

TOWN OF HYDE PARK PLANNING BOARD

Elizabeth Kelleher
6167-03-009441
6 West Elm Avenue
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: August 16, 2023

Motion By: Vice-Chair Dexter

Resolution #: 2023-49

Seconded By: Mr. Waters

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Elizabeth Kelleher 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 addition in the Historic Overlay District, and

Whereas, the change is not significant in nature and is in character with the neighborhood, and

Whereas, the addition will not be visible from the Hudson River, 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 addition as described in the request for a waiver of site plan

received by the Planning Department on August 9, 2023 and in the building permit application dated July 3, 2023.

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

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

ADJOURNMENT :

MOTION: Vice-Chair Dexter
SECOND: Ms. Wasser

To adjourn.

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

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