



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 SEPTEMBER 20, 2023, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: ANNE DEXTER - VICE CHAIR
MICHAEL DUPREE – CHAIRMAN
CHRISTOPHER OLIVER – VICE CHAIR
STEPHANIE WASSER
ROBERT WATERS**

**MEMBERS ABSENT: JOHN GUERCIO, JR
DON VEITH, JR**

**OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
CASSONDR A BRITTON, RODENHAUSEN CHALE POLIDORO
PETER SETARO, PB ENGINEER
BONNIE FRANSON, PB PLANNER
KATHLEEN MOSS, HP ZONING ADMINISTRATOR**

TABLE OF CONTENTS	PAGE
BELLEFIELD PUD PHASE II SUBDIVISION	2
VERIZON WIRELESS TOWER 9G	3
CIA HOTEL & VILLAS	4
ROBERTS, JONATHAN & ANGELA	4-5
HYDE PARK ANTIQUES CENTER	5-6
INN AT BELLEFIELD WALL SIGNS	7

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

BELLEFIELD PUD PHASE II SUBDIVISION

Major Subdivision Approval 7 lots (#2022-28)

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

Grid #: 6163-01-131849

In Attendance:

*Larry Boudreau, T-Rex Capital Group
Tom Mulroy, T-Rex Owner*

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for the Bellefield PUD Phase II Subdivision.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

There was no public comment.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for the Bellefield PUD Phase II Subdivision to October 4, 2023.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

VERIZON WIRELESS TOWER 9G

Site Plan & Special Use Permit Approvals Telecommunications (#2022-52)

Location: Route 9G at St Andrews Rd., Hyde Park, NY 12538

Grid #: 6164-03-494023

In Attendance:

Scott Olson, Young Sommer

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for the Verizon Wireless Tower 9G.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

Public comments against the installation of the wireless tower were heard from several neighbors. Health, safety, loss of property value and esthetic reasons were all cited. Comments were received from David Lumia of Benview Road, Tom and Christina Mc Grath of Dogwood Lane, Deborah Smith of Benview Road, Jeremiah Gallagher of Benview Road and Frank and Sherry Roe of Holt Road West.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for the Verizon Wireless Tower 9G to October 4, 2023.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

WORKSHOP:

CIA HOTEL & VILLAS

Site Plan Approval Hotel & Villas (#2019-39)

Location: 1995-2066 Campus Road, 483-487 & 3957 Albany Post Road, Hyde Park, NY 12538

Grid #: 6064-04-965164, -932144, 6063-02-889857

In Attendance:

*Michael Zarin, Esq. Zarin-Steinmetz
Scott Cruikshank, Consigli
Chris Lapine, Civil Engineer, LaBella
Michael Gatti, Principal, Gensler*

The applicants reviewed the most recent project changes with the Board and their consultants.

MOTION: Ms. Wasser

SECOND: Vice-Chair Oliver

To set a public hearing for the CIA Hotel and Villas for October 18, 2023.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

OTHER BUSINESS:

ROBERTS, JONATHAN & ANGELA

Site Plan Waiver Approval Garage Addition Siding, Roofing, Windows (2023-52)

Location: 68 Fuller Lane, Hyde Park, NY 12538

Grid #: 6064-02-609842

TOWN OF HYDE PARK PLANNING BOARD

**Jonathan and Angela Roberts
6064-02-609842
68 Fuller Lane
SITE PLAN Waiver
Town Code Section 108-9.4 C**

Date: September 20, 2023
Resolution #: 2023-52

Moved By: Vice-Chair Oliver
Seconded By: Mr. Waters

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Jonathan and Angela Roberts for the addition of a 24’ x 60’ attached four-car garage, mudroom, laundry room, bathroom, screened porch, plus en suite bathrooms for each additional bedroom. The construction includes replacement windows and shingles, new Hardie siding and the conversion of the existing garage to a master bedroom plus bath and closet 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 add a 24’ x 60’ attached four-car garage, mudroom, laundry room, bathroom, screen porch plus en suite bathrooms for each additional bedroom. Also converting existing garage to a master bedroom plus bath and closet; and

Whereas, the proposed changes meet the zoning code setback requirements; and

Whereas, the Planning Board has reviewed the request for this change in the Historic Overlay District; and

Whereas, the proposed changes are minor in nature and in character with the neighborhood; and

Whereas, Section 108-9.4 C, 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 August 9, 2023, and per the request to the Planning Board dated September 13, 2023.

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

VOICE VOTE Aye-5 Absent-2 Nay-0 **Motion Carried**

HYDE PARK ANTIQUES CENTER

Site Plan Waiver Approval Exterior Paint (2023-53)
Location: 4192 Albany Post Road, Hyde Park, NY 12538
Grid #: 6064-02-987788

In attendance

*Anthony Vesnaver, co-owner
Matt Smith, co-owner*

TOWN OF HYDE PARK PLANNING BOARD
Anthony Vesnaver and Matt Smith
4192 Albany Post Road
6064-02-987788
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: September 20, 2023
Resolution #: 2023-53

Moved By: Vice-Chair Dexter
Seconded By: Vice-Chair Oliver

Whereas, a request for a Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Anthony Vesnaver and Matt Smith, owners of the Hyde Park Antiques Center, to replace the exterior color of the commercial building. The proposed exterior and trim color is Iron Ore (Sherwin Williams). The proposed shutter and front door color is Antiquarian Brown (Sherwin Williams) and,

Whereas, the application is to replace the exterior color of the commercial building. The exterior color and trim is Iron Ore (Sherwin Williams). The shutters and front door color is Antiquarian Brown (Sherwin Williams), and

Whereas, the Planning Board has reviewed the request for this change in the Corridor Business District, 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 for the proposed changes as described in the request for a waiver of site plan received by the Planning Department on September 15, 2023.

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

VOICE VOTE **Aye-5** **Absent-2** **Nay-0** **Motion Carried**

INN AT BELLEFIELD SIGNAGE

Sign Permit Recommendation North & South Wall Signs (2023-55)

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

Grid #: 6163-01-010622

In Attendance:

Larry Boudreau, T-Rex Capital Group

Jared O'Connor, T-Rex Capital Group

Tom Mulroy, T-Rex Owner

**TOWN OF HYDE PARK PLANNING BOARD
RESOLUTION RECOMMENDING GRANTING OF SIGN PERMIT**

**Inn at Bellefield
15 West Dorsey Lane
Grid #: 6163-01-010622**

Date: September 20, 2023

Resolution #: 2023-55

Moved By: Vice-Chair Oliver

Seconded By: Vice-Chair Dexter

WHEREAS, a sign permit application was submitted to the Town of Hyde Park Zoning Administrator on August 24, 2023, and revised September 20, 2023, for two wall signs for the Inn at Bellefield, located at 15 West Dorsey Lane, a copy of which is attached hereto, and

WHEREAS, the applicant is seeking an increase in letter height from 12 inches to 21.75 inches on the wall signs by an email dated September 20, 2023, and

WHEREAS, the Board finds that the requested increase in size is reasonable because the north wall sign is over 200 feet from Route 9 and the one on the south wall is over 400 feet from West Dorsey Lane. The request is within the parameters of the Board’s jurisdiction under 108-24.2 F (2) (b), and

WHEREAS, the proposed wall signs are otherwise in conformance with the Bellefield Sign Design Manual, and

WHEREAS, the Zoning Administrator has reviewed the request for the wall signs and has determined that with the granting of the relaxation of the standard twelve-inch letter height to 21.75 inches, the sign will be in conformance with Article 24 of the Code and Greenway Connections, and

NOW THEREFORE BE IT RESOLVED that the Town of Hyde Park Planning Board, relaxes the standard letter height of 12 inches to 21.75 inches, and

BE IT FURTHER RESOLVED that the Planning Board recommends approval of the sign permit for the Inn at Bellefield wall signs (2).

Aye Chairman Dupree
Aye Vice-Chair Dexter
Absent Mr. John Guercio

Aye Vice-Chair Oliver
Absent Mr. Veith
Aye Ms. Wasser
Aye Mr. Waters

VOICE VOTE **Aye- 5** **Absent- 2** **Nay- 0** **Motion Carried**

ADJOURNMENT :

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

To adjourn.

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

VOICE VOTE **Aye-5** **Absent-2** **Nay-0** **Motion Carried**