



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 OCTOBER 18, 2023, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

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

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
CASSONDRA BRITTON, RODENHAUSEN CHALE POLIDORO
PETER SETARO, PB ENGINEER
BONNIE FRANSON, PB PLANNER
KATHLEEN MOSS, HP ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY

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PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

CIA HOTEL & VILLAS

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

Location: 1995-2066 Campus Rd and 483-487 Albany Post Rd, Hyde Park, NY 12538

Grid #: 6064-04-932144 and 6063-02-889857

In Attendance:

*Michael Zarin, Esq. Zarin-Steinmetz
Scott Cruikshank, Consigli
Chris Lapine, Civil Engineer, LaBella
Michael Gatti, Principal, Gensler
Lou Dorso, NRI
Brent Reynolds, NRI*

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

To open the public hearing for the CIA Hotel and Villas.

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

To enter attorney client session for advice of council.

**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 during the attorney client session.

MOTION: Ms. Wasser
SECOND: Vice-Chair Dexter

To exit attorney client 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

There was no public comment.

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

To adjourn the public hearing for the CIA Hotel and Villas to December 6, 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

WORKSHOP:

ANDERSON CENTER DELLINWOOD RESIDENCE

Site Plan Approval Residential Buildings and New Entry (#2023-58)

Location: 11 Hudson Ln., 42 Education Ln. & Anderson Blvd., Staatsburg, NY 12580

Grid #: 6066-02-778644, -832645 and -709698

In Attendance:

Brian Watts, Day Stokosa Engineering
Jose Castillo, Anderson Center Services
Kristin Cables, Anderson Center Services

The applicant's representative presented the draft architectural renderings of a new residential building with a greenhouse. He also reviewed the engineering site plans for a new entry with security gates and sidewalks, as well as some storage containers. The Board and consultants were favorable about the continued improvement of this institution. They had several questions about the function of the security entry and safety of pedestrian traffic. They remarked that full architectural plans and a SWPPP would be necessary for approval, as well as variances for height and the front yard setbacks. In general, they requested more details on the lighting, traffic flow and turn-around, stormwater run-off and signage.

OTHER BUSINESS:

AARON SMYLE

Site Plan Waiver Approval In-Ground Pool
Location: 16 Scenic Drive, Hyde Park, NY 12538
Grid #: 6065-02-713991

TOWN OF HYDE PARK PLANNING BOARD

**Aaron Smyle
16 Scenic Drive
6065-02-713991**

**SITE PLAN Waiver
*Town Code Section 108-9.4 C 2***

**Date: October 18, 2023
Resolution #: 2023-62**

**Moved By: Mr. Guercio
Seconded By: Mr. Veith**

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Aaron Smyle to install an 18'8" x 7'5" in-ground pool to the side of his single-family home, and

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

Whereas, the proposed change is declared a Type II action under SEQRA; 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, 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 Building Permit Application dated September 26, 2023 and the request for a waiver of site plan received by the Planning Department on October 16, 2023.

March 6, 2024	February 20, 2024	February 20, 2024
March 20, 2024	March 5, 2024	March 5, 2024
April 3, 2024	March 19, 2024	March 19, 2024
April 17, 2024	April 2, 2024	April 2, 2024
May 1, 2024	April 16, 2024	April 16, 2024
May 15, 2024	April 30, 2024	April 30, 2024
June 5, 2024	May 21, 2024	May 21, 2024
July 17, 2024	July 2, 2024	July 2, 2024
August 7, 2024	July 23, 2024	July 23, 2024
August 21, 2024	August 6, 2024	August 6, 2024
September 4, 2024	August 20, 2024	August 20, 2024
September 18, 2024	September 3, 2024	September 3, 2024
October 16, 2024	October 1, 2024	October 1, 2024
November 6, 2024	October 22, 2024	October 22, 2024
November 20, 2024	November 5, 2024	November 5, 2024
December 4, 2024	November 19, 2024	November 19, 2024
December 18, 2024	December 3, 2024	December 3, 2024
January 15, 2025	December 31, 2024	December 31, 2024

*Per code 108-30.7

**Meetings begin at 6:00 p.m.

ADJOURNMENT :

MOTION: Ms. Wasser

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