



## Historic Town of Hyde Park

Planning Board  
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Hyde Park, NY 12538  
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*“Working with you for a better Hyde Park”*

### **DRAFT** MINUTES OF THE **August 16, 2017**

#### PUBLIC HEARING/REGULAR MEETING OF THE HYDE PARK PLANNING BOARD

MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
CHAN MURPHEY-VICE CHAIR  
BRENT PICKETT  
DIANE DI NAPOLI  
VICTORIA KANE

MEMBERS ABSENT: CHRISTOPHER OLIVER

OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY  
PETE SETARO, PB ENGINEERING CONSULTANT  
KATHLEEN MOSS, ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PLANNING BOARD SECRETARY

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**Chairman Dupree:** Good evening everyone and welcome to the August 16th meeting of the Hyde Park Planning Board. Please take note of exits around the room in case of mishap and now join me as we reaffirm our loyalty to the American Flag. *Chairman Dupree commenced the Pledge of Allegiance.*

Thank you. The first item on the agenda is a continued public hearing for The Enclave at Hyde Park. The applicants are seeking site plan, subdivision and special use permit to transform a 74 single family unit subdivision into 50 homes (25 duplexes) on 25 lots. May I get a motion to re-open the public hearing?

CONTINUED PUBLIC HEARING and NEW PUBLIC HEARING:

**ENCLAVE AT HYDE PARK**

Site Plan and Special Use Permit (#16-49)  
Location: Cream Street at Long Branch Road  
Grid #: 6263-01-465957 (1 of 79 grid #s available upon request)

**ENCLAVE AT HYDE PARK**

Re-Subdivision Final Plat (#16-49)  
Location: Cream Street at Long Branch Road  
Grid #: 6263-01-465957 (1 of 79 grid #s available upon request)

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To re-open the public hearing for The Enclave at Hyde Park for Site Plan and Special Use Permit.**

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Kane
Aye	Mr. Murphey
Absent	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE      6-0    1-Absent    Motion Carried

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To open the public hearing for The Enclave at Hyde Park for Re-Subdivision Final Plat.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

*Mr. Casamento, Ms. Patti, Mr. Tompkins and Mr. Alexander were present representing the applicant.*

*There are no public comment.*

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To adjourn the public hearings for The Enclave at Hyde Park for Site Plan, Special Use Permit and Re-Subdivision Final Plat to September 6, 2017.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

CONTINUED PUBLIC HEARING:

**RIGHT HOMES RE-SUBDIVISION**

3 lot Re-Subdivision-lot (#16-46)  
Location: Reservoir Road, Staatsburg  
Grid#: 6167-04-732397, 706377 and 714426

**MOTION:** Mr. Murphey

**SECOND:** Ms. Kane

**To re-open the public hearing for Right Homes Re-Subdivision.**

Aye Mr. Dupree  
Aye Ms. DiNapoli

Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

*Mr. Martin and Mr. Dziubelski were present to discuss the changes to the re-subdivision plans.*

*Neighbors, Mr. George Utter and Mr. Brian Elliott gave public comment.*

**MOTION:** Mr. Murphey

**SECOND:** Ms. Dexter

**To adjourn the public hearing for Right Homes Re-Subdivision to September 6, 2017.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

VOICE VOTE 6-0 1-Absent Motion Carried

NEW PUBLIC HEARING:

**RIVER RIDGE (F/K/A MAPLE RIDGE)**

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

Location: 261 Hudson View Terrace

Grid #: 6066-04-668241

*Mr. Rothschild was present for the applicant.*

*Several River Ridge residents offered their input during the public hearing.*

**MOTION:** Mr. Murphey

**SECOND:** Ms. DiNapoli

**To open the public hearings for River Ridge Extension of Site Plans for the Recreation Center and Town Homes.**

**Aye**            **Mr. Dupree**  
**Aye**            **Ms. DiNapoli**  
**Aye**            **Ms. Dexter**  
**Aye**            **Ms. Kane**  
**Aye**            **Mr. Murphey**  
**Absent**       **Mr. Oliver**  
**Aye**            **Mr. Pickett**

VOICE VOTE        6-0    1-Absent    Motion Carried

**MOTION:** Mr. Murphey  
**SECOND:** Ms. DiNapoli

**To close the public hearings for River Ridge Extension of Site Plans for the Recreation Center and Town Homes.**

**Aye**            **Mr. Dupree**  
**Aye**            **Ms. DiNapoli**  
**Aye**            **Ms. Dexter**  
**Aye**            **Ms. Kane**  
**Aye**            **Mr. Murphey**  
**Absent**       **Mr. Oliver**  
**Aye**            **Mr. Pickett**

VOICE VOTE        6-0    1-Absent    Motion Carried

**RESOLUTION TO EXTEND SITE PLAN APPROVAL**

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

**Date: August 16, 2017**

**Moved By: Ms. Dexter**

**Resolution: # 57-02O-Rec**

**Seconded By: Ms. DiNapoli**

WHEREAS, on September 18, 2013, by Resolution #57-02J, the Planning Board granted the applicant, River Ridge Associates, LLC., amended site plan approval for a proposed recreation center, which detailed a clubhouse, swimming pool, sports court and other associated improvements at the River Ridge development project (the "Project"), located at 261 Hudson View Terrace, Hyde Park, tax parcel no. 6066-04-668241; 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 site plan on October 1, 2013 signed an amended site plan on September 25, 2015; and

WHEREAS, the Planning Board may, in its discretion, grant an extension to an approved site plan; and

WHEREAS, on August 17, 2016, the Planning Board granted the applicant a one-year extension of the time to complete construction of the Project to September 30, 2017 by Resolution # 57-02N ; and

WHEREAS, by letter dated July 14, 2017, the applicant's attorney has requested an additional extension of time to complete construction of the Project; and

WHEREAS, on August 2, 2017, the applicant's attorney indicated that construction would be completed by Labor Day; and

WHEREAS, the Planning Board would like to see construction completed as the pool is currently unfenced and poses a potential safety issue; and

WHEREAS, a duly noticed public hearing on the request for an extension was held on August 16, 2017, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant a three month extension of the time to complete construction of the project, as shown on the site plan approved by Resolution #57-02J, to and including December 30, 2017, subject to the following conditions:**

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Kane
Aye	Mr. Murphey
Absent	Mr. Oliver
Aye	Mr. Pickett

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

**RIVER RIDGE (F/K/A MAPLE RIDGE)**

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

Location: Hudson View Terrace

Grid #: HOA-1, 6066-04-809290; P/O HOA-3, 6066-04-668241; P/O HOA-3, 6066-04-762205; HOA-7, 6066-04-748246; HOA-2, 6066-04-808253; 6066-04-735218; 732217; 730216; 728214; 727213; 726211; 724209; 722207; 722230; 720228; 718227; 716226; 715225; 713222; 712221; 709219; 708215; 708212; 707211; 706209; 705206; 705204; 704202; 703199; 721200; 720197; 719195; 718193; 717191; 716188; 707195; 701192; 700189; 700187; 700185; 700182; 718181; 718178; 718176; 719174; 720171; 719169; 720167; 719163; 705171; 704167; 702165; 701164; 699162; 698161; 696160; 694157; 668174; 669170; 669168; 669166; 669164;

670162; 670159; 672156; 688181; 688178; 687176; 687174; 686172; 686170; 686168; 686164; 673193; 673190; 672188; 672185; 672183; 671180; 670212; 670208; 670206; 671204; 671205; 671199; 689224; 688221; 688219; 688217; 687215; 687212; 686210; 686207; 699240; 697238; 695236; 694234; 693233; 691230; 718252; 715250; 713250; 711248; 709248; 707246; 705245; 702244; 710267; 713268; 716268; 718268; 720268; 722268; 724268; 727268; 734263; 737261; 738260; 729258; 751246; 742254

## **RESOLUTION TO EXTEND SITE PLAN APPROVAL**

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

**Date: August 16, 2017**

**Moved By: Ms. Dexter**

**Resolution: # 57-02O-TH**

**Seconded By: Ms. DiNapoli**

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 included 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 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 to an approved site plan; and

WHEREAS, by letter dated July 14, 2017, the applicant's attorney has requested a two-year extension of time to complete construction of the Project; and

WHEREAS, a duly noticed public hearing on the request for an extension was held on August 16, 2017, during which all those who wished to speak were heard.

**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, to and including September 25, 2019, subject to the following conditions:**

- 1. Payment of all fees and escrow.**

**BE IT FURTHER RESOLVED, that before another extension of the time to complete construction of the site plan may be granted, the applicant shall provide the Town with one copy of a vellum overlay of the subdivision plat which includes the location of the trail easement for the Town's records.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

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

**MOTION:** Mr. Murphey

**SECOND:** Mr. Pickett

**To close the public hearings for River Ridge Extension of Site Plans for the Recreation Center and Town Homes.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

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

OTHER BUSINESS:

**Response to Town Board Resolution 8:7-1 of 2017 amending Chapter 108.**

**MOTION:** Ms., DiNapoli

**SECOND:** Ms. Dexter

**To endorse the Chairman's comment letter to the Town Board regarding proposed Local Law B of 2017.**

Aye Mr. Dupree  
Aye Ms. DiNapoli  
Aye Ms. Dexter  
Aye Ms. Kane  
Aye Mr. Murphey  
Absent Mr. Oliver  
Aye Mr. Pickett

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



**MOTION:** Ms. Kane  
**SECOND:** Mr. Pickett

**To approve the Planning Board Meeting Minutes for May 3, 2017.**

Aye	Mr. Dupree
Abstain	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Kane
Aye	Mr. Murphey
Absent	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE      5-0    1-Absent    1-Abstain    Motion Carried

**MOTION:** Ms. Kane  
**SECOND:** Mr. Pickett

**To approve the Planning Board Meeting Minutes for May 17, 2017.**

Aye	Mr. Dupree
Aye	Ms. DiNapoli
Aye	Ms. Dexter
Aye	Ms. Kane
Aye	Mr. Murphey
Absent	Mr. Oliver
Aye	Mr. Pickett

VOICE VOTE      6-0    1-Absent    Motion Carried

WORKSHOP:

**BELLEFIELD/ST. ANDREWS PROPERTY**

Subdivision and Site Plan Approval-Hotel (#2017-4)

Location: Albany Post Road

Grid#: 6163-01-131849

*Mr. Boudreau, Mr. Oates, Mr. Mulroy, Mr. Gaudio, Mr. Hoy and Ms. Van Tuyl were present.*

*The application will be placed on the September 6 agenda with the intention of beginning the SEQR process.*

**MOTION:** Ms., Dexter  
**SECOND:** Ms. DiNapoli

**To adjourn.**

<b>Aye</b>	<b>Mr. Dupree</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Ms. Dexter</b>
<b>Aye</b>	<b>Ms. Kane</b>
<b>Aye</b>	<b>Mr. Murphey</b>
<b>Absent</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>

VOICE VOTE      6-0    1-Absent    Motion Carried

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