



Historic Town of Hyde Park
Planning Board
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2

DRAFT COPY

"Working with you for a better Hyde Park"

February 15, 2023, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

Meeting to be held in the Hyde Park Town Hall, 4383 Albany Post Road

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

BELLEFIELD PUD PHASE II SUBDIVISION

Major Subdivision Approval 8 lots (#2022-28)
Location: 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

CONTINUED PUBLIC HEARING:

BELLEFIELD PUD PHASE II FINAL DEVELOPMENT PLAN

Final Development Plan Approval (#2022-27)
Location: 15 West Dorsey Lane, Hyde Park, NY 12538
Grid#: 6163-01-131849

WORKSHOP:

MASKELL LOT-LINE ALTERATION

Minor Subdivision Approval 2 lots (#2022-58)
Location: 6 N. Cross Rd. & 5146 Albany Post Rd., Staatsburg, NY 12580
Grid #s: 6167-03-182180, -093172

OTHER BUSINESS:

PHANTOM FIREWORKS

Site Plan Waiver Approval (#2023-03)
Location: 3969 Albany Post Road, Hyde Park, NY 12538
Grid#: 6064-04-967195

MASENHEIMER & FRUGE

Site Plan Waiver Approval Exterior Alterations (#2023-04)
Location: 67 Fuller Lane, Hyde Park, NY 12538
Grid#: 6064-02-621948

FIRLINGS, CARL

Site Plan Waiver Approval above-ground pool & deck (#2023-05)
Location: 6 Ravine Road, Hyde Park, NY 12538
Grid#: 6064-08-922761

ADJOURNMENT :

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Planning Board Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us

Town of Hyde Park Planning Board
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111 Ext. 2

DRAFT COPY

RESOLUTION TO ACCEPT FOR SKETCH

Maskell Lot Line Alteration

Date: February 13, 2023

Moved By:

Resolution #: 2022-58

Seconded By:

WHEREAS, the applicant, Joshua K. Maskell, has submitted an application to alter the lot lines between a 6.3 acre lot (6167-03-093172), a 12.4 acre lot (6167-03-182180) and an unbuilt portion of Hillcrest Terrace to create a new 8.528 acre parcel and a new 9.605 acre parcel located at 5146 Albany Post Road and 6 North Cross Road, the ("Property"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Preliminary Lot Line Adjustment Map" prepared by the Patrick J. Miglio, last revised 02/09/2023 (the "Sketch Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated October 18, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, in accordance with SEQRA, said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.2(a), all actions not identified as a Type I or Type II action are Unlisted actions; and

WHEREAS, pursuant to Section 96-12C of the Subdivision Law, the Planning Board is required to determine whether the sketch plan may be accepted as adequate for further review by the Planning Board and, where necessary, to make specific recommendations to be incorporated into future submissions.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby:

- 1. Classifies the Project as an Unlisted Action and declares its intent to serve as Lead Agency in a coordinated review of the Project.**
- 2. Directs its Secretary to circulate notice of its intent to serve as Lead Agency to all involved and interested agencies.**

DRAFT COPY

3. **Classifies the Project as a Minor Subdivision pursuant to Section 96-4 of the Subdivision Law.**
4. **Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law, and requests that the following information be added to the final plat:**
 - i. **Revision of the Zoning Table to include existing and proposed road frontages.**
 - ii. **Revision of the Plat to include a signature line for the Town of Hyde Park as owner of Hillcrest Terrace.**
5. **Directs its Secretary to refer the application to the Highway Superintendent for a determination as to whether the street is in compliance with Appendix Chapter A111, Road Standards and Subdivision Law 96-6(C)(6).**

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

Chris Oliver, Planning Board Vice-Chairperson

Voice Vote Aye- Absent- Nay- Motion Carried/Denied

Involved and Interested Agencies

Town of Hyde Park Town Board
Town of Hyde Park Highway Superintendent
NYS Department of Transportation (pursuant to § 96-13E)
Dutchess County Department of Public Works (pursuant to § 96-13E)
Roosevelt Fire District

TOWN OF HYDE PARK PLANNING BOARD

DRAFT COPY

**Phantom Fireworks Eastern Region / Gardner Van Valkenberg
6064-04-967195
3969 Albany Post Road
SITE PLAN Waiver
Town Code Section 108-9.4 C 1 & 2**

February 15, 2023
Resolution #: 2023-03

Moved By:
Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Vincent Szabo, Phantom Fireworks Eastern Region, LLC on February 3, 2023, for approvals as required to establish a temporary sales venue for Sparkling Devices, and**

Whereas, the proposed change is declared a Type II action under SEQRA, and

Whereas, the applicant has leased a location previously approved and developed under site plan for Park Discount Beverage, and

Whereas, the proposed changes are minor and temporary in nature, and

Whereas, Section 108-9.4 C 1 & 2, allow the Planning Board to waive items of required information and to waive procedures required to obtain site plan approval, 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 temporary change as submitted on January 26, 2023, and on drawings for as submitted and that such request is to be incorporated into the record.**

Chris Oliver, Planning Board Vice-Chair

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

VOICE VOTE Aye- Absent- Nay- Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

David Masenheimer and Romain Fruge

6064-02-621948

67 Fuller Lane

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

DRAFT COPY

Date: February 15, 2023

Resolution: 2023-04

Motion by:

Seconded By:

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by David Masenheimer and Romain Fruge for alterations to their home. The house is located at 67 Fuller Lane, 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 repairs meet the zoning code setback requirements, and**

***Whereas*, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for requiring a building permit, and**

***Whereas*, the Zoning Administrator has recommended that for this change it is appropriate to waive the site plan requirements, 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 repairs as described in the building permit received by the Building Department January 18, 2023, and per the request to the Planning Board dated February 14, 2023.**

Mr. Chris Oliver
Planning Board, Vice-Chair

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

VOICE VOTE

Aye- Nay- Absent-

Motion Carried/Denied

TOWN OF HYDE PARK PLANNING BOARD

Carl Firlings

6 Ravine Road

6064-08-922761

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

DRAFT COPY

Date: February 15, 2023

Resolution #: 2023-05

Moved By:

Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Carl Firlings to replace the existing above ground pool with a new 24' round above ground pool with deck at the existing single family home.

Whereas, the Planning Board has reviewed the request for this change 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 changes as described in the Building Permit Application dated January 6, 2023 and the request for a waiver of site plan received by the Planning Department on February 15, 2023.

Mr. Chris Oliver
Planning Board, Vice-Chair

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

VOICE VOTE

Aye- Nay- Absent-

Motion Carried/Denied