



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

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*"Working with you for a better Hyde Park"*

**May 17, 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:**

**RENAISSANCE REHABILITATION & NURSING HOME CENTER**

Site Plan Approval Exterior Modification (#2023-18)  
Location: 4975 Albany Post Road, Staatsburg, NY 12580  
Grid #: 6066-02-856792

**MARCOZ/CHALK RESIDENCE**

Site Plan Approval Replacement Single Family Residence (#2023-16)  
Location: 16 Poppinga Lane, Hyde Park, NY 12538  
Grid #: 6065-02-602972

**JEFFREY GROVES ESTATES**

Site Plan approval Extension to Complete Construction (#2018-04 & #68-12)  
Location: North Cross Road, Daniels Way and Blair Road, Staatsburg, NY 12580  
Grid #: 6167-18-328190, + 52 (available upon request)

**CONTINUED PUBLIC HEARING:**

**CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH**

Site Plan & Special Use Permit Approvals (#2018-66)  
Location: 277 Crum Elbow Road, 232 & 262 Cardinal Road, Hyde Park, NY 12538  
Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479,  
-681487, -712479

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**WORKSHOP:**

**WINNAKEE LAND TRUST LOT-LINE ALTERATION**

Minor Subdivision Approval 2 lots (#2023-19)

Location: 991-995 N. Quaker Lane, Staatsburg, NY 12580

Grid #: 6267-03-444254, -485178

**OTHER BUSINESS:**

**RING, WALTER**

Site Plan Waiver Approval Ac Condenser (#2023-30)

Location: 29 South Drive, Hyde Park, NY 12538

Grid #: 6064-12-839747

**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

**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](http://www.hydeparkny.us)

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**RESOLUTION TO GRANT RETROACTIVE 24-MONTH EXTENSION OF ALL DEADLINES PURSUANT TO SECTION 108-9.6(b) OF THE TOWN CODE**

**JEFFREY GROVES ESTATES**

**Date: May 17, 2023**  
**Resolution #: 2018-04N/68-12J**

**Moved by:**  
**Seconded by:**

WHEREAS, on November 20, 2019, by Resolution #2018-4I, the Planning Board granted amended conditional site plan approval to North Cross, LLC, for twelve residential townhouses on Daniels Way and 38 Townhouses on Blair Road, with associated utilities and site improvements, in connection with its application for subdivision approval to re-subdivide nine existing individual residential lots and two open space lots into twelve residential townhouse lots and two open space lots on North Cross Road (the "Project"), tax grid nos. 133200-6167-18-356197, -361162, -398188, -383173, -380159, 385145, -397167, 403149, -414150, -425174, -328190, in the Neighborhood District (the "Site"), as depicted on a plan set entitled "Jeffrey Grove [sic] Estates Subdivision" prepared by M. A. Day Engineering, PC, dated December 21, 2017, last revised November 20, 2018, sheets GI101, VE101, VE102, CS101, CS102, CS103, CU101, CG101, CS501, CS502, CS503, CS504, CS505, CS506, CS507, CS508, CS509, LL101, LL501, CE101, CE102, and CE501 and architectural elevations prepared by Nabil N. Mijalli, received August 22, 2018, sheets CS, A-1, A-2, A-3, A-4, and A-5 (the "Site Plan Set"), and other plan sheets incorporated by reference into the Site Plan Set (see Notes 1-4 on Sheet VE102); and

WHEREAS, pursuant to Section 108-9.6(a) of the Zoning Law, "An approved site plan shall be void and the building permits, if any, shall be revoked if substantial construction is not started within one year and the entire project or approved phase is not completed within two years of signing of the site plan or site plan amendment by an authorized officer of the Planning Board;" and

WHEREAS, pursuant to Section 108-9.6B of the Zoning Law, the Planning Board may, at its discretion, after conducting a public hearing, grant an extension of the time to commence construction of and complete construction of a project pursuant to an approved site plan; and

WHEREAS, on September 16, 2020, by Resolution #2018-04L, the Planning Board granted the applicant an extension of the time to satisfy the conditions of site plan approval to and including December 20, 2020; and

WHEREAS, the Planning Board Chairman signed the Site Plan Set on November 10, 2020; and

WHEREAS, by letter dated April 25, 2023 the applicant, submitted a written request for a retroactive extension of time to complete construction of the project pursuant to the Site Plan Set which expired on November 10, 2022; and

WHEREAS, a duly noticed public hearing was held on May 17, 2023 during which all those who wished to speak were heard; and

WHEREAS, the Planning Board has considered the circumstances warranting an extension of the time to complete construction of the project pursuant to the Site Plan Set.

**NOW THEREFORE BE IT RESOLVED, that pursuant to Section 108-9.6(b) of the Code, the Planning Board hereby grants a retroactive 24-month extension of the time in which the applicant must complete construction to and including November 10, 2024.**

**BE IT FURTHER RESOLVED, that the following conditions must be satisfied prior to the Zoning Administrator authorizing issuance of a CO for any residential structure on the Site Plan Set:**

- 1. Provision of evidence of the license agreement for the guard rail and retaining wall, as required by the Dutchess County Department of Public Works (“DCDPW”) or a letter from the DCDPW indicating that such license agreement is not required.**
- 2. Recordation with the Dutchess County Clerk of the approved easement to the sewer-works corporation for mains in the roadway or evidence from DCWWA that the easements are not required.**

**BE IT FURTHER RESOLVED, that for convenience, the Planning Board reiterates the following conditions set forth in Resolution #2018-04H:**

**BE IT FURTHER RESOLVED, that as a condition of the Town accepting dedication of the roads shown on the Subdivision Plat, the applicant shall provide the Town, at its own cost, with a title insurance policy and a one-year maintenance guaranty in form and amount acceptable to the Town Board.**

**BE IT FURTHER RESOLVED, that the following must be satisfied as a condition of the Town accepting dedication of the roads shown on the Final Subdivision Plat: A) Formation of a sidewalk maintenance district for sidewalks on Daniel’s Way and Blair Road; or B) Evidence that the Town denied a valid petition for formation of a sidewalk district and the site plan includes a note requiring the applicant or an HOA to maintain the sidewalks; or C) Evidence of adoption of a sidewalk maintenance law by the Town of Hyde Park which requires the adjacent property owners to maintain the sidewalk; and D) Formation of a drainage district to maintain**

the required stormwater practices for Daniel's Way and Blair Road or evidence that the Town denied a valid petition for formation of a drainage district. If the drainage district is not formed, approval by the Planning Board Attorney of a Stormwater Maintenance agreement.

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**BE IT FURTHER RESOLVED**, that prior to the commencement of operation of the wastewater treatment plant and the Zoning Administrator authorizing issuance of a CO for any residential structure on any lot shown on the Conditionally Approved Subdivision Plat, the following conditions must be satisfied:

1. Posting of a maintenance guaranty or other surety for maintenance of the sewage treatment plant with the DCWWA as the beneficiary/obligee in an amount approved by the DCWWA, and in form, substance and manner of execution acceptable to the Dutchess County Water and Wastewater Authority.
2. Acceptance of the HOA by the Attorney General.

There will be no written or verbal notification from the Planning Board office to the applicant at such time as the extension expires. Any request for an extension of the deadlines set forth herein must be submitted to the Planning Board at least 30 days in advance of said dates.

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

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**Michael Dupree, Planning Board Chairperson**

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

**TOWN OF HYDE PARK PLANNING BOARD**

**Ring**

**29 South Drive**

**6064-12-839747**

**SITE PLAN Waiver**

**Town Code Section 108-9.4 C 2**

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**Date: May 17, 2023  
Resolution #: 2023-30**

**Moved By:  
Seconded By:**

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Clare and Walter Ring 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 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 construction will not be visible from the Hudson River, and**

**Whereas, the construction is over 1,300 feet from the historic structure with intervening trees on both properties, 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 May 3, 2023 and in the building permit application dated April 17, 2023.**

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

**VOICE VOTE**

**Aye-**

**Absent-**

**Nay-**

**Motion Carried/Denied**

**Mr. Michael Dupree, Planning Board, Chairman**