



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"*

**JANUARY 19, 2022, 6:00 PM**  
**PUBLIC HEARING/WORKSHOP/REGULAR MEETING**  
**OF THE HYDE PARK PLANNING BOARD**

To participate in the meeting and/or public hearing by videoconference via Zoom;  
Please click on the following link:

<https://us02web.zoom.us/j/81626269763?pwd=bjAxbjhvOU16VoRES3lUWWNVdzo9>

OR enter the following Meeting ID and Passcode in the Zoom videoconferencing platform:

Meeting ID: 816 2626 9763

Passcode: 068178

To participate in the meeting by telephone;

Dial = +1 646 558 8656 US (New York)

And enter the Meeting ID and Passcode when prompted

Meeting ID: 816 2626 9763

Passcode: 068178

**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**DISABLED VETERANS' BEE FARM**

Site Plan Approval Animal Husbandry (#2021-58)

Location: 47 Morris Drive

Grid #: 6165-02-690640

**CONTINUED PUBLIC HEARING:**

**CARRIAGE TRAILS (a.k.a. Crofton Mews)**

Extension of Site Plan Deadlines for Construction (#16-96)

Location: 1269 Route 9G

Grid #: 6165-01-340743

**KEY CONSTRUCTION OFFICE/STORAGE UNITS**

Site Plan Approval (#2020-30)

Location: 1234 Route 9G

Grid #: 6165-04-524481

**OTHER BUSINESS:**

**HOLT PROPERTY LOT-LINE ALTERATION**

Minor Subdivision Lot-Line alteration (#2021-11)

Location: 51,53 & 63 Holt Rd. and St Andrews Rd.

Grid #s: 6164-03-330038, -314025, 6163-01-38891, -418982

**SMALL-O'MALLEY SUBDIVISION**

Minor Subdivision Plat Approval 5 lots (#2021-55)

Location: 148 Cream Street, Poughkeepsie 12601

Grid #: 6264-01-210630

**SASSER, CHRISTINE**

Site Plan Waiver Generator (#2022-01)

Location: 42 Windmill Road, Poughkeepsie 12601

Grid #: 6264-57-553454

**ADJOURNMENT:**

**Town of Hyde Park Planning Board  
4383 Albany Post Road  
Hyde Park NY 12538  
(845) 229-5111 Ext. 2  
(845) 229-0349 Fax**

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE  
NEGATIVE DECLARATION**

**KEY CONSTRUCTION**

**Date: January 19, 2022**

**Moved By:**

**Resolution#: 2020-30A**

**Seconded By:**

WHEREAS, the applicant, JASA Properties, LLC., has submitted an application for site plan approval to construct an office, warehouses and storage facility (the "Project") on a 17.277-acre property located at 1234 Route 9G, and as shown on the Town of Hyde Park tax maps as Tax Parcel 133200-6165-04-524481-0000. The site is situated in the East Park Business District (EPBD) zone; and

WHEREAS, general commercial uses are permitted in the East Park Business District subject to site plan approval; and

WHEREAS, the Project is shown on a site plan entitled, "Site Plan Submission, Proposed Office/Self-Storage" prepared by LRC Group dated September 1, 2021, and last revised December 21, 2021, consisting of the following site plan sheets – CV-1, Boundary & Topographic Survey, OP-1, SP-1, SP-2, SG-1, SG-2, UT-1, SDS-1, WL-1, EC-1, EC-2, LL-1, LL-2, LP-1, LP-2, DN-1, DN-2, DN-3 DN-4, A101, A201, A202, A203 and A204 - collectively referred to as the "Site Plan Set"; and

WHEREAS, the applicant submitted a Full Environmental Assessment Form ("FEAF") Part 1 with various attachments, dated December 29, 2020, and last revised September 1, 2021, pursuant to the regulations implementing the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on August 18, 2021, the Planning Board classified the Proposed Action as an Unlisted action under SEQRA and declared its intent to serve as Lead Agency, to which no other agency objected; and

WHEREAS, the Planning Board has reviewed the FEAF Parts 1 and 2, and all submissions related to the Proposed Action, which submissions have assisted the Planning Board in the review of the potential environmental impacts associated with the Proposed Action, and the Planning Board finds that it has sufficient information on which

to render a determination of significance as set forth in the summary narrative to the Negative Declaration; and

WHEREAS, the Planning Board has considered the criteria set forth in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that the Proposed Action, Key Construction Site Plan, as proposed, will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared. The findings are set forth in the Negative Declaration.**

**Vice-Chair Dexter  
Mr. Guercio  
Ms. Kane  
Mr. Oliver  
Ms. Wasser  
Mr. Waters  
Ms. Weiser**

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**Anne Dexter, Planning Board Vice-Chair**

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

Town of Hyde Park Planning Board  
4383 Albany Post Road  
Hyde Park NY 12538  
(845) 229-5111 Ext. 2  
(845) 229-0349 Fax

**RESOLUTION TO GRANT FINAL SUBDIVISION APPROVAL  
HOLT LOT LINE ALTERATION**

**Date: January 19, 2022**

**Moved By:**

**Resolution: # 2021-11A**

**Seconded By:**

WHEREAS, the applicant, Floyd T. Holt, has submitted an application for subdivision approval to alter the lot lines between four existing lots in the Town of Hyde Park, identified as tax parcel nos. 6164-03-330038, -314025, 6163-01-388981 and -418982 (the "Property"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a subdivision plat entitled "Final Lot Line Realignment for Holt," prepared by Ernst Martin Jr., PE, dated March 1, 2021, last revised November 4, 2021 (the "Subdivision Plat"); and

WHEREAS, no new lots are proposed as part of the Project; and

WHEREAS, on October 20, 2021, the Planning Board classified the proposed Project as a Minor Subdivision and accepted for sketch; and

WHEREAS, access for Parcel A is proposed to be located on St. Andrews Road (County Route 40A), a limited access road; and

WHEREAS, the Dutchess County Board of Representatives, by Resolutions 316 and 317 of 1970, created "St. Andrew (*sic*) Road," a limited access road, and allowed the donor of the land three points of access onto St. Andrews Road, as shown as a map on file with the Office of the Commissioner of Public Works, dated November 21, 1969; and

WHEREAS, the applicant's representative has indicated that a permitted access road is located on Parcel A in an approximate location as shown on the Subdivision Plat; and

WHEREAS, the Project was referred to the Dutchess County Department of Public Works for review and comment, which did not object to the proposed access point on St. Andrews Road, provided a permit is applied for before it is constructed; and

WHEREAS, on October 20, 2021, the Planning Board classified the action as an Unlisted Action under SEQRA and declared its intent to serve as lead agency in a coordinated review of the Project, to which no other agency objected; and

WHEREAS, the Planning Board has reviewed Parts 1, 2 and 3 of the EAF and all available information concerning the potential impacts of the Project and found that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern; and

WHEREAS, a duly noticed public hearing was opened on December 1, 2021 and closed on January 5, 2022, with written comments accepted for an additional seven days, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby adopts a negative declaration, finding that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby grants final subdivision approval to the Subdivision Plat and authorizes the Chair or his authorized designee to sign the Subdivision Plat after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Dutchess County Department of Behavioral and Community Health permission to file.**
- 3. Approval by the Attorney to the Planning Board and Town Engineer of the following Deeds with legal descriptions, together with an undertaking from the applicant's attorney to record the Deeds after the Subdivision Plat is filed: 1) Deed from Kolmer and Wagner to World of Tomorrow, LLC conveying Parcel C; 2) Deed From World of Tomorrow, LLC to Kolmer and Wagner conveying Parcel D and merging it with lands of Kolmer and Wagner; 3) Deed from Mary G. Holt and Floyd Holt to Jocelyn R. Thiesen, Trustee and Rachel S. Thiesen, conveying Parcel F, to be merged with lands of Jocelyn R. Thiesen, Trustee and Rachel S. Thiesen, Trustee; 4) Deed from Mary G. Holt and Floyd Holt to World of**

**Tomorrow, LLC conveying Parcel B; 5) Deed from World of Tomorrow LLC to World of Tomorrow LLC merging parcels A, B and C.**

**Mr. Dupree  
Ms. Dexter  
Mr. Guercio  
Mr. Oliver  
Ms. Wasser  
Mr. Waters  
Ms. Weiser**

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**Michael Dupree, Planning Board Chairperson**

**Involved and Interested Agencies**

**Dutchess County Department of Public Works  
Dutchess County Water and Wastewater Authority**

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

**TOWN OF HYDE PARK PLANNING BOARD**

**Christine Sasser  
42 Windmill Road  
6264-57-553454**

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

**Date: January 19, 2022  
Resolution #: 2022-01**

**Moved By:  
Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Christine Sasser to install a standby generator on the existing townhome, 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 January 8, 2022.**

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Mr. Michael Dupree  
Planning Board, Chairman

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

**VOICE VOTE**

**Aye- Absent- Nay-**

**Motion Carried/Denied**