



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

**MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN
VICTORIA KANE-ALTERNATE
CHRISTOPHER OLIVER
ROBERT WATERS
ANN WEISER**

**MEMBERS ABSENT: ANNE DEXTER, VICE-CHAIR
JOHN GUERCIO, JR.
STEPHANIE WASSER**

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
PETER SETARO, PB CONSULTING ENGINEER
BONNIE FRANSON, PB CONSULTING PLANNER
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY**

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Chairman opened the meeting. He noted that meeting was conducted as authorized Per the New York State Legislative Bill A8591, amending the Open Meetings Law and allowing for public meetings to be held virtually.

The Chairman confirmed that each Board Member was alone:

Ms. Weiser: I'm alone.

Mr. Waters: I'm alone.

Ms. Wasser: Absent.

Mr. Oliver: I'm alone.

Ms. Kane: I'm alone.

Mr. Guercio: Absent.

Vice-Chair Dexter: Absent.

Chairman Dupree: I'm alone as well.

PLEDGE OF ALLEGIANCE

The Chairman led the Pledge.

NEW PUBLIC HEARING:

DISABLED VETERANS' BEE FARM

Site Plan Approval Animal Husbandry (#2021-58)

Location: 47 Morris Drive

Grid #: 6165-02-690640

In attendance:

Chris Pelletiere, Owner & Applicant

MOTION: Chairman Dupree

SECOND: Mr. Oliver

To open the public hearing for the Disable Veterans' Bee Farm.

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

VOICE VOTE

Aye-4 Absent-3 Nay-0

Motion Carried

Public comment letter received from Crum Elbow Sportsmen's Association President, Chris Algozzine on January 18, 2022. Mr. Algozzine also offered the following statement during the meeting:

Mr. Algozzine: My name is Chris Algozzine. I am President of Crum Elbow Sportsmen's Association Incorporated, located at 57 Cardinal Road, and with an adjoining property at 77 Cardinal Road. Both properties border Chris Pellettiere's land, and we received notice from the planning board of his application for site plan changes.

We have concerns about the application which we have detailed in writing to the planning board, so I will simply summarize for the benefit of all in attendance at tonight's meeting.

We trust that the planning board will enforce any and all town codes specific to the placement of fencing for the corral, placement of bee box structures, and location of a corral with respect to setbacks from wetlands.

We didn't see any details in the site plan application as required covering alterations to and construction of any new roadways or access paths required to build and maintain these new structures which may adversely affect wetlands, which could be a violation of Town Codes and NYS DEC Wetland laws, and we trust in the legal responsibility the Town has to protect wetlands, and that the planning board will take these matters into consideration.

NYS DEC has already informed Chris that he cannot build or install bee boxes in the wetlands unless they are suspended in trees – the site plan application provides no details for how this will be done, and we have several concerns about this suspended in trees construction approach which we know the planning board will also be concerned with.

We believe the current usage designation of Chris' land, RURAL/Undeveloped is inaccurate since his site plan application shows clearly he has a house on the land, and also states in the application that he has had a well drilled on the land, which also implies there is electric service – if no previous site plan application was approved, and we could find none in the public record, then we would like to know if the planning board is going to be allowing this site plan application to cover all of these changes and therefore ask that any and all Town Codes are enforced with respect to a home, well, septic, and electric services being introduced, as well as any necessary change of usage designation to Residential or something more appropriate.

Finally, we just ask that the planning board look closely at this plan and perhaps see what we see >> namely, that it makes no sense to place individual bee boxes, unprotected from predators, spread very specifically around the very boundary of our property, or to place a horse corral immediately adjacent and in the closest spot he can find on his land to a noisy rifle range on the side of a rocky ledge, and despite owning 113 acres, he's placing all of these 'sensitive' assets in such close proximity to our gun ranges for what we believe is the sole purpose of being able to complain later about noise. By approving this plan, we wonder what liability the planning board is assigning to the Town of Hyde Park, and what message we are sending to a land owner who seems obviously bent on creating a bad situation, one that he will be causing by his own actions if this site plan is approved as submitted. Thank you for your time and consideration of our concerns.

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

VOICE VOTE Aye-4 Absent-3 Nay-0 Motion Carried

There was no public comment.

MOTION: Ms. Weiser
SECOND: Ms. Kane

**To adjourn the public hearing for Key Construction Office/Storage Units to
March 2, 2022.**

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

VOICE VOTE Aye-4 Absent-3 Nay-0 Motion Carried

Mr. Oliver confirmed that the Board received and consented to the EAF Parts 2 & 3 and the Negative Declaration narrative prepared by Bonnie Franson.

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

KEY CONSTRUCTION

Date: January 19, 2022

Moved By: Mr. Oliver

Resolution#: 2020-30A

Seconded By: Ms. Weiser

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

Location: 51,53 & 63 Holt Rd. and St Andrews Rd.
Grid #s: 6164-03-330038, -314025, 6163-01-38891, -418982

In attendance via Zoom: Ernie Martin, PE

The Board received and reviewed the EAF Parts 2 & 3.

RESOLUTION TO GRANT FINAL SUBDIVISION APPROVAL

HOLT LOT LINE ALTERATION

Date: January 19, 2022

Moved By: Chairman Dupree

Resolution: # 2021-11A

Seconded By: Mr. Waters

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.**

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

VOICE VOTE Aye-4 Absent- 3 Nay-0

Motion Carried

Involved and Interested Agencies
Dutchess County Department of Public Works
Dutchess County Water and Wastewater Authority

SMALL-O'MALLEY SUBDIVISION

Minor Subdivision Plat Approval 5 lots (#2021-55)
Location: 148 Cream Street, Poughkeepsie 12601
Grid #: 6264-01-210630

MOTION: Mr. Waters
SECOND: Mr. Oliver

To set a public hearing for Small O'Malley Subdivision for March 16, 2022.

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

VOICE VOTE Aye-4 Absent-3 Nay-0 Motion Carried

SASSER, CHRISTINE

Site Plan Waiver Generator (#2022-01)
Location: 42 Windmill Road, Poughkeepsie 12601
Grid #: 6264-57-553454

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: Mr. Oliver
Seconded By: Chairman Dupree

***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**

