



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 OCTOBER 4, 2023, 6:00 PM  
PUBLIC HEARING/WORKSHOP/REGULAR MEETING  
OF THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT:** ANNE DEXTER - VICE CHAIR  
MICHAEL DUPREE – CHAIRMAN  
JOHN GUERCIO, JR  
CHRISTOPHER OLIVER – VICE CHAIR  
DON VEITH, JR  
STEPHANIE WASSER  
ROBERT WATERS

**OTHERS PRESENT:** VICTORIA POLIDORO, PB ATTORNEY  
CASSONDRA BRITTON, RODENHAUSEN CHALE POLIDORO  
BONNIE FRANSON, PB PLANNER  
KATHLEEN MOSS, HP ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY

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**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**BELLEFIELD PUD PHASE 2A**

Site Plan Approval 12 Townhouses and Entry Sign Barn (#2022-44)

Location: 15 West Dorsey Lane, Hyde Park, NY 12538

Grid#: 6163-01-131849

*In Attendance:*

*Jared O’Connor, T-Rex Capital Group*

*Chris LaPorta, Passero Associates*

*Matthew Tether, LMV*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Bellefield Phase 2A Townhouses.**

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

**VOICE VOTE      Aye-7   Absent-0   Nay-0      Motion Carried**

*The applicants briefly reviewed the site plan revisions and new renderings. There was a discussion about increasing the landscape buffer with trees, specifically native evergreens. The Chairman noted that the setback from West Dorsey Lane needs to be shown consistently on the Subdivision Plat, the Final Development Plan and this site plan. He also suggested that the exact extent of the Phase 2A project be specified.*

*Marta Knapp of Poughkeepsie spoke against the project citing destruction of nature and habitat, as well as IDA tax breaks. There were no other public comments.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield Phase 2A Townhouses to November 1, 2023.**

- Aye Mr. Waters**
- Aye Ms. Wasser**
- Aye Mr. Veith**
- Aye Vice-Chair Oliver**

**Aye**            **Mr. Guercio**  
**Aye**            **Vice-Chair Dexter**  
**Aye**            **Chairman Dupree**

**VOICE VOTE**      **Aye-7 Absent-0 Nay-0**            **Motion Carried**

**CONTINUED PUBLIC HEARING:**

**BELLEFIELD PUD PHASE II SUBDIVISION**

Major Subdivision Approval 7 lots (#2022-28)  
Location: 15 West Dorsey Lane, Hyde Park, NY 12538  
Grid #: 6163-01-131849

*In Attendance:*

*Chris LaPorta, Passero Associates  
Jared O'Connor, T-Rex Capital Group*

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Bellefield PUD Phase II Subdivision.**

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

**VOICE VOTE**      **Aye-7 Absent-0 Nay-0**            **Motion Carried**

*Ms. Polidoro reviewed the draft Preliminary Plat approval conditions. The applicant requested that pins be substituted for concrete monument markers for the lot corners. Zoning Administrator Moss was firm that she wanted permanent concrete monuments. The Board was split on this topic and requested that the applicant gather more information on the number of markers needed and their expense.*

*Marta Knapp of Poughkeepsie spoke against the development citing the impacts to the wetlands, water table and Hudson River, including flooding and pollution. There was no other public comment.*

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To close the public hearing for Bellefield PUD Phase II Subdivision.**

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

**VOICE VOTE      Aye-7 Absent-0    Nay-0      Motion Carried**

**Town of Hyde Park Planning Board**

**RESOLUTION TO GRANT PRELIMINARY PLAT APPROVAL**

**Bellefield – Final Development Plan Phase 2 Subdivision**

**Date: October 4, 2023**

**Moved By: Chairman Dupree**

**Resolution#: 2022-28C**

**Seconded By: Vice-Chair Dexter**

WHEREAS, the applicant, T-Rex Owner Hyde Park LLC, has submitted an application for subdivision approval in connection with its approved final development plan for Phase 2 of the project formerly known as St. Andrew’s PUD, now known as Bellefield, to construct a mixed-use residential community including a total of 24 buildings, consisting of 3 buildings containing a total of 12 townhome-style residences; 6 buildings containing 224 multifamily units over parking; 7 buildings containing 120 loft apartments over retail space, a clubhouse amenity over retail space, a sales office building, 2 retail/commercial buildings, an educational building, a two-level parking garage, and associated accessory buildings and site improvements, including maintenance buildings, barns, and surface parking on property located at 15 W Dorsey Lane, identified as tax parcel no. 6163-01-131849 (the “Property”), in the Bellefield Planned Development Zoning District (the “Project”); and

WHEREAS, the amended Phase 2 Subdivision Plat is depicted on a drawing set entitled “PRELIMINARY PLAT MAJOR SUBDIVISION LOT 1 FILED MAP NO. 12627A,” prepared by LaBella Associates D.P.C., dated June 30, 2023, and last revised on September 28, 2023, sheets SP1, SP2, and SP3 (the “Preliminary Plat”); and

WHEREAS, on August 2, 2023, the Planning Board accepted the sketch plan in accordance with Section 96-12C of the Subdivision Law and classified the Project as a Major Subdivision pursuant to Section 96-5 of the Subdivision Law; and

WHEREAS, the Phase 2 is part of the overall development of the Bellefield Property, which has been under review for many years by the Town of Hyde Park, which review has included the preparation of a full Environmental Impact Statement in 2005, resulting in the adoption of SEQR Findings by the Town Board of Hyde Park as Lead Agency on August 29, 2007, followed by approval of a Comprehensive Development Plan/Concept Plan for the Property on said date; the amendment of those SEQR Findings by the Town Board on June 13, 2017; the redesignation of Lead Agency resulting in the Planning Board’s undertaking the role of SEQR Lead Agency on

October 18, 2017; the Application by T-Rex for Amended Concept Plan approval in 2021; the adoption of Amended SEQR Findings by the Planning Board as Lead Agency on December 8, 2021, which SEQR Findings were endorsed and adopted by the Town Board, as Involved Agency, as its own SEQR Findings on December 20, 2021 as a predicate to adopting an Amended Concept Development Plan for the Bellefield Project; and

WHEREAS, on January 18, 2023, the Planning Board adopted a Resolution to Reaffirm a SEQRA Determination of Significance (Negative Declaration), which included an Appendix describing certain issues examined in detail as part of its SEQRA review; and

WHEREAS, on January 23, 2023, the Town Board established an Open Development Area for Phase 2 of the Bellefield Project to permit access to the lots via private roads, as set forth on the plan entitled, "Phase 2, Open Development Area, Overall Roadway Map and Sections" prepared by Passero Associates, dated November 29, 2022; and

WHEREAS, on March 25, 2023, the Planning Board conditionally approved the Final Development Plan for Phase 2 of the Bellefield Project; and

WHEREAS, a duly noticed public hearing on the Preliminary Plat was opened on February 15, 2023 and closed on October 4, 2023.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the Preliminary Plat approval subject to the following conditions which shall be satisfied before final Subdivision Plat approval may be granted:**

- 1. Payment of all fees and escrow.**
- 2. Department of Health permission to file.**
- 3. Installation of iron pins at each lot corner.**
- 4. Revision of the Subdivision Plat to show the West Dorsey setback line consistent with the setback line shown on the approved Final Development Plan.**
- 5. Revision of the Subdivision Plat to include an easement table indicating existing and proposed easements, to whom conveyed and by whom, and timing of the conveyance.**
- 6. Revision of the Subdivision Plat to amend the Bulk Table to be consistent with the Bulk Table on the Final Development Plan as applicable.**
- 7. Revision of the Subdivision Plat to revise Zoning Note 2 to read as follows: Any development on lots created by this Subdivision Plat shall be in accordance with the Final Development Plan and the approved site plan for the corresponding phase of development.**
- 8. Approval by the Planning Board Attorney and Engineer of the following documents, together with an undertaking from the applicant's attorney to promptly record such documents with the Dutchess County Clerk after the Subdivision Plat is filed:**
  - a. A blanket stormwater easement and maintenance agreement which gives the Town the right, but not the obligation, to repair the stormwater features.**
  - b. Declaration of Easement for Ingress and Egress for benefit of lots 5, 6 and 7 over Lot 4 for pedestrians, vehicles and utilities, including**

- emergency access over future roadway.
- c. Declaration of Easement over Lot 1 for recreational trails benefiting all lots and the public.
- d. Declaration of Emergency Access Easement over lot 4 for benefit of lots 5, 6 and 7.
- e. Declaration of Drainage Easement #1 for the benefit of lots 4, 5 and 6.
- f. Declaration of Sanitary Sewer Easements #3, 4, 5, 6 and 7, or as otherwise required.

BE IT FURTHER RESOLVED, that prior to the Chairperson or his authorized designee signing an approved site plan for any lot shown on this Preliminary Plat and subsequently shown on an approved final subdivision plat, the Applicant shall provide the Planning Board with a .pdf of the Filed Map (signed and filed Subdivision Plat).

BE IT FURTHER RESOLVED, that prior to the Zoning Administrator authorizing issuance of a Certificate of Occupancy for any development shown on Lots 4, 5, 6 and 7 created by this Subdivision Plat, the applicant shall install concrete monuments at the corners of each lot.

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

Voice Vote    Aye- 7   Absent-0   Abstain-0   Nay-0                      Motion Carried

**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

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Carriage Trails (a.k.a. Crofton Mews).**

*The Chairman indicated that the applicant is gathering information that the Board requires to update its SEQRA findings. This includes a plan for widening 9G at the entrance, a HEC-RAS, DEC permits and ACOE sign off.*

*There was no public comment.*

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Carriage Trails (a.k.a. Crofton Mews) to November 15, 2023 .**

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

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

**VERIZON WIRELESS TOWER 9G**

Site Plan & Special Use Permit Approvals Telecommunications (#2022-52)  
Location: Route 9G at St Andrews Rd., Hyde Park, NY 12538  
Grid #: 6164-03-494023

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Verizon Wireless Tower 9G.**

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

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

*Marta Knapp of Poughkeepsie spoke against the proposed cell tower citing health and safety concerns related to radiofrequency radiation and microwaves. She also objected to the removal of trees to put this tower in, but was happy that the height of the tower may be restricted.*

*David Lumia of 16 Benview Road spoke against the cell tower and inquired about alternative locations for the tower, including on the DC WWA property as well as an existing tower on State Property at 10 Ross Circle. He would prefer the tower be located further away from their neighborhood.*

*Christina McGrath of 7 Dogwood Lane spoke against the cell tower and inquired about alternate location B, the T-Rex property and why that was not selected.*

*Lenny Tyson of 25 Holt Road spoke against the cell tower due to the effect on property values. He inquired about being reassessed for the decreased value and was informed that the Tax Assessor would need to be contacted if he wished to grieve his tax assessment.*

**MOTION: Mr. Veith**  
**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Verizon Wireless Tower 9G to November 1, 2023.**

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

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

**OTHER BUSINESS:**

**DUNKIN' SIGNAGE**

Sign Permit Recommendation Wall Sign & Free Standing Signs (#2023-54)  
Location: 3979 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6064-04-967222

*The Board discussed the new signs that are proposed and determined that they would agree to relax the letter height standards at 1 inch increase for every 20 feet of distance from the road entrance, but would not recommend the full variance sought from the ZBA. The Chairman will draft a letter to the ZBA.*

**Town of Hyde Park Planning Board**

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**DUNKIN'**  
**3979 Albany Post Road, Hyde Park, NY 12538**  
**Wall Sign**  
**Parcel 6064-04-967222**



**Date: October 4, 2023**

**Moved By: Mr. Waters**

**Resolution: #2023-54**

**Seconded By: Ms. Wasser**

**WHEREAS**, a replacement wall sign permit application for Dunkin’ was submitted to the Town of Hyde Park Zoning Administrator on August 11, 2023, a copy of the sign is attached hereto,

**WHEREAS**, the applicant has requested a relaxation of the standard letter height from 10 inches to 18 inches based on distance from the access of over 80 feet and an overall reduction in sign area, elimination of a graphic image that required a variance, reduction in the vibrancy of color, and maintaining a balance of the sign on the wall area, and

**WHEREAS**, the Zoning Administrator has reviewed the request for the wall sign and has determined that the proposed wall sign is eligible for an additional 4 inches in letter height to a 14-inch letter height based on the distance from the access point, and

**WHEREAS**, this in an increase in letter height over the previously granted 11-inch letter height,

**NOW THEREFORE, BE IT RESOLVED**, the Town of Hyde Park Planning Board, hereby grants a relaxation of the standard 10-inch letter height to 14 inches, and

**WHEREAS**, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation;

**BE IT FURTHER RESOLVED** that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for DUNKIN’ replacement wall sign with a maximum 14-inch letter height, noting that any additional letter height must obtain an area variance from the Zoning Board of Appeals.

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

**Voice Vote                    Aye-7   Nay-0   Absent-0            Motion Carried**

**Town of Hyde Park Planning Board**

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**DUNKIN’  
3979 Albany Post Road, Hyde Park, NY 12538  
Tenant Panel Monument Signs  
Parcel 6064-04-967222**

**Date: October 4, 2023**

**Moved By: Ms. Wasser**

**Resolution: #2023-54A**

**Seconded By: Mr. Waters**

**WHEREAS**, on August 11, 2023, the Town of Hyde Park Zoning Administrator received an application for sign permits to replace the Dunkin Donuts tenant panel on both free-standing signs, as shown on plans SG-1 and SG-2 dated 9 August, 2023, by Mauri Architects PC and attached hereto, and

**WHEREAS**, the applicant has requested a relaxation of the standard letter height from 10 inches to 15 inches based on distance from the access of over 20 feet and elimination of a graphic image that required a variance, reduction in the vibrancy of color, and maintaining a balance of the sign within the tenant space, and

**WHEREAS**, the Zoning Administrator has reviewed the request for the tenant panel signs and has determined that the proposed wall sign is eligible for an additional 1 inch in letter height to an 11-inch letter height based on the distance from the access point, and

**WHEREAS**, this is consistent with the previously granted 11-inch letter height,

**NOW THEREFORE, BE IT RESOLVED**, the Town of Hyde Park Planning Board, hereby grants a relaxation of the standard 10-inch letter height to 11 inches, and

**WHEREAS**, pursuant to Section 108-24.3 of the Code, applications for sign permits for signs that will be visible from Route 9 must be forwarded to the Planning Board for its recommendation;

**BE IT FURTHER RESOLVED** that the Town of Hyde Park Planning Board, hereby recommends approval of the sign permit for DUNKIN' replacement tenant panel in each of two free standing monument signs with a maximum 11-inch letter height, noting that any additional letter height must obtain an area variance from the Zoning Board of Appeals.

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

**Voice Vote                      Aye-7   Nay-0   Absent-0                      Motion Carried**

**HUDSON VALLEY CHIMNEY**

Sign Permit Recommendation Free Standing Sign (#2023-57)  
Location: 3647 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6063-04-968350

**Town of Hyde Park Planning Board**

**RESOLUTION RECOMMENDATION for ISSUANCE OF SIGN PERMIT  
PURSUANT TO TOWN CODE SECTION 108-24.3 A (4) (d)**

**Hudson Valley Chimney replacement free-standing sign  
3647 Albany Post Road - Parcel 6063-04-968350**

**Date: October 4, 2023**

**Moved By: Vice-Chair Dexter**

**Resolution #: 2023-57**

**Seconded By: Vice-Chair Oliver**

**WHEREAS**, William Murphy on September 28, 2023 submitted the completed application for replacement of the free-standing signage for Hudson Valley Chimney located at 3647 Albany Post Road, Grid Number 6063-04-968350, in the Neighborhood Business District; and

**WHEREAS**, the applicant has provided signage that is code compliant and needs no relaxation of the standard letter height and symbol size, and

**WHEREAS**, the proposed lighting of the new sign is by a shielded bar light at the bottom of the sign.

**WHEREAS**, the replacement sign will be in compliance with the sign area, height, location and aesthetic standards, now therefore,

**BE IT RESOLVED**, the Board hereby recommends the Zoning Administrator issue the sign permit for Hudson Valley Chimney based on the sign permit application submitted by William Murphy for the property owner, Hudson Valley Properties LLC.

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

**Voice Vote                    Aye-7   Absent-0   Nay-0                    Motion Carried**

**SWEET'S FUNERAL HOME**

Site Plan Waiver Approval Garage Reno & HVAC (#2023-59)  
Location: 4365 Albany Post Road, Hyde Park, NY 12538  
Grid #: 6065-20-832220

**TOWN OF HYDE PARK PLANNING BOARD**

**Sweets Funeral Home  
4365 Albany Post Road  
6065-20-832220  
SITE PLAN Waiver  
Town Code Section 108-9.4 C 2**

**Date: October 4, 2023**

**Moved By: Vice-Chair Oliver**

**Resolution #: 2023-59**

**Seconded By: Vice-Chair Dexter**

**Whereas, a request for a Site Plan Waiver has been made to the Town of Hyde Park Planning Board by 3 Albertson Street LLC, owner of Sweets Funeral Home, for garage change of use, one bay to a prep room and minor exterior changes, and**

**Whereas, the application is to remove one of the existing overhead doors on the south side of the building which will be replaced with two double hung window units. The renovation will also include the installation of two HVAC condensers on the west side of the building, and**

**Whereas, the Planning Board has reviewed the request for this change in the Crossroad Core District, 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 October 2, 2023.**

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

**VOICE VOTE**

**Aye-7 Absent-0 Nay-0 Motion Carried**

**ADJOURNMENT :**

**MOTION: Ms. Wasser**

**SECOND: Vice-Chair Dexter**

**To adjourn.**

|            |                          |
|------------|--------------------------|
| <b>Aye</b> | <b>Mr. Waters</b>        |
| <b>Aye</b> | <b>Ms. Wasser</b>        |
| <b>Aye</b> | <b>Mr. Veith</b>         |
| <b>Aye</b> | <b>Vice-Chair Oliver</b> |
| <b>Aye</b> | <b>Mr. Guercio</b>       |
| <b>Aye</b> | <b>Vice-Chair Dexter</b> |
| <b>Aye</b> | <b>Chairman Dupree</b>   |

**VOICE VOTE      Aye-7   Absent-0   Nay- 0      Motion Carried**