



## Historic Town of Hyde Park

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

*“Working with you for a better Hyde Park”*

October 20, 2021, 6:00 PM  
**PUBLIC HEARING/WORKSHOP/REGULAR MEETING  
OF THE PLANNING BOARD**

**MEMBERS PRESENT VIA LIVE STREAMED MEETING:**

**MICHAEL DUPREE, CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
DIANE DI NAPOLI  
CHRISTOPHER OLIVER  
BRENT PICKETT  
STEPHANIE WASSER  
ANN WEISER**

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

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**Chairman Dupree:**

**Ms. Weiser:** I am alone.

**Ms. Wasser:** I am alone.

**Mr. Pickett:** I am alone.

**Mr. Oliver:** I am alone.

**Ms. DiNapoli:** I am alone.

**Vice-Chair Dexter:** I am alone.

*The Chairman led the Pledge.*

**PLEDGE OF ALLEGIANCE**

**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

*In Attendance:*

*Louis Kaufman, Elbow Creek LLC*

*Ethan Ely, SLR Consulting*

*Shelley Plude, SLR Consulting*

*G. Brian Morgan, Daniels, Porco & Luscardi, LLP*

*Matthew Rudikoff, Matthew D. Rudikoff Associates*

*Dom Arico, PE, Arico & Associates*

**MOTION: Ms. Weiser**

**SECOND: Mr. Pickett**

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

**Aye Ms. Weiser**

**Aye Ms. Wasser**

**Aye Mr. Pickett**

**Aye Mr. Oliver**

**Aye Ms. DiNapoli**

**Aye Vice-Chair Dexter**

**Aye Chairman Dupree**

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

**MOTION: Mr. Pickett**

**SECOND: Ms. Weiser**

**To adjourn the public hearing for Carriage Trails (a.k.a. Crofton Mews) to January 19, 2022.**

**Aye Ms. Weiser  
Aye Ms. Wasser  
Aye Mr. Pickett  
Aye Mr. Oliver  
Aye Ms. DiNapoli  
Aye Vice-Chair Dexter  
Aye Chairman Dupree**

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

**WORKSHOP:**

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

Site Plan & Special Use Permit Approvals (#2018-66)

Location: 277 Crum Elbow Road

Grid#: 6265-04-630350

*In attendance:*

*Peter Sander, Rennia Design*

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO  
DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Camp Victory Lake Master Plan and Phase 1 Religious Sanctuary**

**Date: October 20, 2021**

**Resolution: #2018-66**

**Moved By: Ms. Wasser**

**Seconded By: Vice-Chair Dexter**

WHEREAS, the applicant, Northeast Conference Corporation, has submitted an application for site plan and special use permit approval of a Master Plan for the redevelopment of an existing recreational facility, camp and conference center and a Phase 1 Site Plan for the construction of a new 47,130 sq. ft. sanctuary with associated site improvements, located at 277 Crum Elbow Road, tax parcel no. 6265-04-630350, in the Greenbelt District (the "Project"); and

WHEREAS, camps and religious uses are permitted in the Greenbelt District with site plan and special use permit approval by the Planning Board; and

WHEREAS, the Master Plan is shown on a plan entitled, "Camp Victory Lake Master Plan" prepared by Rennia Engineering Design PLLC, dated May 21, 2019, last revised October 5, 2021, Sheets 1-4 (the "Master Plan Set") and the proposed sanctuary building is shown on a plan entitled, "Camp Victory Lake, Phase 1 Site Plan" prepared by Rennia Engineering Design PLLC, dated May 23, 2019, last revised October 5, 2021, Sheets 1-16 (the "Site Plan Set"); and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated October 5, 2021, pursuant to the State Environmental Quality Review Act (“SEQRA”); and

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

WHEREAS, pursuant to 6 NYCRR 617.5(b)(6)(i), a nonresidential project that involves the physical alteration of 10 or more acres is a Type 1 SEQRA action; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of a state or county highway must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon; and

WHEREAS, the proposed height of the Sanctuary exceeds the height limitations set forth in the Zoning Law and certain structures are proposed to be located within a 100’ protected stream corridor, the applicant has applied to the Zoning Board of Appeals for area variances.

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

1. **Classifies the action as a Type I action and declares its intent to serve as lead agency in a coordinated review of the Project; and**
2. **Directs its Secretary to refer the Master Plan and Site Plan Set to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law; and**
3. **Directs its Secretary to refer the Site Plan Set to the Roosevelt Fire District and the Hyde Park Conservation Advisory Council for review and comment.**

**Aye Chairman Dupree**  
**Aye Vice-Chair Dexter**  
**Aye Ms. DiNapoli**  
**Aye Mr. Oliver**  
**Aye Mr. Pickett**  
**Aye Ms. Wasser**  
**Aye Ms. Weiser**

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

**List of Involved and Interested Agencies**

**NYS Department of Environmental Conservation**  
**Dutchess County Department of Behavioral and Community Health**  
**Dutchess County Department of Public Works**  
**Town of Hyde Park Zoning Board of Appeals**  
**Town of Hyde Park Conservation Advisory Council**  
**Roosevelt Fire District**

**MOTION: Vice-Chair Dexter**  
**SECOND: Ms. Wasser**

**To set a public hearing for Camp Victory Lake Master Plan and Phase 1 church for December 1, 2021.**

**Aye Ms. Weiser**  
**Aye Ms. Wasser**  
**Aye Mr. Pickett**  
**Aye Mr. Oliver**  
**Aye Ms. DiNapoli**  
**Aye Vice-Chair Dexter**  
**Aye Chairman Dupree**

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

**BELLEFIELD AT HYDE PARK AMENDED CONCEPT PLAN FOR SAINT ANDREWS PUD**  
Planned Unit Development Amended Concept Plan Approval (#2020-29)  
Location: 3780 & 3834 Albany Post Road and 15 West Dorsey Lane  
Grid #: 6163-01-010622, -000897, -131849

*In attendance:*

*Larry Boudreau, Bellefield at Hyde Park*  
*Tom Mulroy, T-Rex Capital Group*  
*Jennifer Van Tuyl, Cuddy and Feder*  
*Larry Pelletier, T-Rex Capital Group*  
*Nicole Emmons*  
*Anne Farrell*

**HOLT PROPERTY LOT-LINE ALTERATION**

Minor Subdivision Lot-Line alteration (#2021-11)  
Location: 51,53, 57 & 63 Holt Rd. and St Andrews Rd.  
Grid #: 6164-03-330038, -314025, -375007, 6163-01-38891, -418982

*In attendance:*

*Ernie Martin Jr., PE*  
*Floyd Holt, Applicant & Owner*

**RESOLUTION CLASSIFYING THE ACTION**

**HOLT LOT LINE ALTERATION**

**Date: October 20, 2021**  
**Resolution: # 2021-11**

**Moved By: Mr. Oliver**  
**Seconded By: Ms. DiNapoli**

WHEREAS, the applicant, Floyd T. Holt, has submitted an application for subdivision approval to alter the lot lines between five existing lots in the Town of Hyde Park, identified as tax parcel nos. 6164-03-330038, -314025, 6163-01-38891 and -41892 (the "Property"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a subdivision plat entitled “Lot Line Realignment for Holt,” prepared by Ernst Martin Jr., PE, dated March 1, 2021, revised September 20, 2021, last revised October 8, 2021 (the “Sketch Plan”); and

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

WHEREAS, the applicant has submitted a Full Environmental Assessment Form (“EAF”) dated March 1, 2021; and

WHEREAS, in accordance with the State Environmental Quality Review Act (“SEQRA”), said Board is required to determine the classification of the proposed Project; and

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

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

4. **Classifies the Project as an Unlisted action under SEQRA and declares its intent to serve as lead agency in a coordinated review of the Project.**
5. **Directs its Secretary to send notice of its intent to serve as SEQRA lead agency to all involved and interested agencies.**
6. **Classifies the Subdivision Plat as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**
7. **Accepts the Sketch Plan in accordance with Section 96-12C of the Subdivision Law.**
8. **Directs its Secretary to refer the Project to the Dutchess County Department of Public Works for evaluation of a proposed access from St. Andrews Road.**

<b>Aye</b>	<b>Chairman Dupree</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Aye</b>	<b>Ms. DiNapoli</b>
<b>Aye</b>	<b>Mr. Oliver</b>
<b>Aye</b>	<b>Mr. Pickett</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Ms. Weiser</b>

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

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

**MOTION: Ms. DiNapoli**  
**SECOND: Mr. Oliver**

**To set a public hearing for Holt Property Lot-Line Alteration for December 1, 2021.**

**Aye Ms. Weiser**  
**Aye Ms. Wasser**  
**Aye Mr. Pickett**  
**Aye Mr. Oliver**  
**Aye Ms. DiNapoli**  
**Aye Vice-Chair Dexter**  
**Aye Chairman Dupree**

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

**RIVER RIDGE (F/K/A MAPLE RIDGE)**

Minor Subdivision Amend Plat to relocate sewer easement (#57-02)

Location: Hudson View Terrace

Grid #: Available upon request

*In attendance:*

*Jeffrey Rothschild, Cappillino, Rothschild & Egan, LLP*  
*Paul Schneier, River Ridge Associates Property Manager*

**RESOLUTION TO CLASSIFY AS A TYPE II ACTION AND ACCEPT A SKETCH PLAN**

**RIVER RIDGE**  
**(formerly known as Maple Ridge)**

**October 20, 2021**

**Moved by: Ms. Weiser**

**Resolution: #57-02U**

**Seconded by: Ms. Wasser**

WHEREAS, the applicants, River Ridge Associates LLC and River Ridge Homeowners Association, Inc., have applied to the Planning Board for a subdivision plat amendment to modify the location of the sewer and drainage easements for the project known as "River Ridge", located on the West side of Route 9 (the "Project"); and

WHEREAS, the proposed modifications are shown on a plan entitled, "Proposed Utility Easement for River Ridge Associates, LLC" prepared by Colliers Engineer and Design dated September 29, 2021 (the "Subdivision Plat"); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated September 24, 2021; and

WHEREAS, in accordance with the State Environmental Quality Review Act ("SEQRA"), said Board is required to determine the classification of the proposed Project; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(13), the extension of utility lines to render service to an approved subdivision is a Type II action.

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

- 9. **Classifies the Project as a Type II action under SEQRA.**
- 10. **Accepts the sketch plan in accordance with Section 96-12C of the Subdivision Law.**
- 11. **Classifies the Subdivision Plat as a Minor Subdivision pursuant to Section 96-12B(2) of the Subdivision Law.**

**Aye Chairman Dupree**  
**Aye Vice-Chair Dexter**  
**Aye Ms. DiNapoli**  
**Aye Mr. Oliver**  
**Aye Mr. Pickett**  
**Aye Ms. Wasser**  
**Aye Ms. Weiser**

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

**MOTION: Mr. Pickett**  
**SECOND: Mr. Oliver**

**To set a public hearing for River Ridge for November 17, 2021.**

**Aye Ms. Weiser**  
**Aye Ms. Wasser**  
**Aye Mr. Pickett**  
**Aye Mr. Oliver**  
**Aye Ms. DiNapoli**  
**Aye Vice-Chair Dexter**  
**Aye Chairman Dupree**

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

**OTHER BUSINESS:**

**DOLLAR GENERAL 1 EAST DORSEY**

Site Plan Approval (#2019-04)  
 Location: 1 East Dorsey Lane, Poughkeepsie, NY 12601  
 Grid #: 6163-02-504633

*In attendance:*

*Caryn Mlodzianowski, Bohler Engineering*



**RESOLUTION TO GRANT SITE PLAN APPROVAL**

**Dollar General  
1 East Dorsey Lane**

**Date: October 20, 2021  
Resolution: #2019-04H**

**Moved By: Vice-Chair Dexter  
Seconded By: Ms. DiNapoli**

WHEREAS, on December 4, 2019, by Resolution # 2019-04B, the Planning Board granted conditional site plan approval to HSC Hyde Park, LLC to demolish an existing building and construct a new 7,500 sq. ft. retail building along with new access, parking, landscaping, lighting, utilities, and stormwater management at property located at 1 East Dorsey Lane, tax parcel no. 6163-02-504633, in the Neighborhood Business District (the "Project"); and

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

WHEREAS, on June 5, 2019, the Planning Board classified the Project as an unlisted action under the State Environmental Quality Review Act ("SEQRA") and declared its intent to serve as lead agency in a coordinated review, to which no other agency has objected; and

WHEREAS, on October 2, 2019, by Resolution #2019-04A, the Planning Board determined 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; and

WHEREAS, on April 7, 2021, by Resolution #2019-04F, the Planning Board accepted a modified site plan and revised the conditions of approval set forth in Resolution # 2019-04B; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, the Planning Board granted the applicant two 90-day extensions of the time to satisfy the conditions of approval and applied the tolling period permitted by Executive Order 202.8 from March 20, 2020 through November 3, 2020 but the applicant was unable to timely complete the conditions of site plan approval before expiration of approval on July 15, 2021; and

WHEREAS, the applicant has reapplied for site plan approval as shown on plans entitled, "Site Development Plans for HSC Hyde Park, LLC" prepared by Bohler Engineering, dated 1/05/2019, last revised 07/21/2021, Sheets 1-14 and Alta Survey and Lighting Plans by Adam Stewarts Architects, LLC last revised 12/03/19 ES1 and ES2 (the "Site Plan Set"); and

WHEREAS, on August 4, 2021, the Planning Board reaffirmed its prior SEQRA determination of significance, a negative declaration, issued on October 2, 2019; and



Location: 634-636 Violet Avenue  
Grid #: 6164-04-655006

**RESOLUTION GRANTING TWO 90-DAY EXTENSIONS OF TIME TO SATISFY CONDITIONS OF APPROVAL**

**Dutchess County SPCA Addition**

**Date: October 20, 2021**  
**Resolution: # 2021-02B**

**Moved By: Mr. Pickett**  
**Seconded By: Ms. DiNapoli**

WHEREAS, on April 19, 2021, by Resolution # 2021-02A, the Planning Board granted site plan approval to Dutchess County SPCA Inc., to construct an approximately 1,684 sq. ft. building addition to relocate a veterinary clinic with kennels at an existing adoption and education facility, along with the construction of additional parking and walkways (the "Project"), on property located at 636 Violet Avenue, tax parcel no. 6164-04-655006, in the Greenbelt District (the "Property"); and

WHEREAS, site plan approval was conditioned on satisfaction of 7 conditions of approval; and

WHEREAS, pursuant to § 108-9.3E(4)(c) of the Zoning Law, conditional approval of a site plan shall expire 180 days after the date of the resolution granting conditional approval, unless such requirements have been certified as completed; and

WHEREAS, if the conditions of approval were not met, site plan approval for the Project would expire on October 18, 2021; and

WHEREAS, the Planning Board, in its discretion, may grant up to two 90-day extensions of time in which to satisfy the conditions of site plan approval; and

WHEREAS, by letter dated October 7, 2021 from Peter Sweeny, the applicant requested an extension of time to satisfy the conditions of approval.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants the applicant two 90-day extension of time to satisfy the conditions of site plan approval to and including April 14, 2022.**

**Aye Chairman Dupree**  
**Aye Vice-Chair Dexter**  
**Aye Ms. DiNapoli**  
**Aye Mr. Oliver**  
**Aye Mr. Pickett**  
**Aye Ms. Wasser**  
**Aye Ms. Weiser**

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

**RESOLUTION #21-D APPRECIATION BRENT PICKETT**

**RESOLUTION: #21-D**  
**Date: October 20, 2021**

**MOTION: Chairman Dupree**  
**SECOND: Vice-Chair Dexter**

*Planning Board, Town of Hyde Park*

*RESOLUTION  
OF  
APPRECIATION*

*Brent Pickett*

WHEREAS, Brent Pickett has served 6 years as a member of the Planning Board of the Town of Hyde Park, and

WHEREAS, during his tenure on the Board, Mr. Pickett served with distinction as a valued member of the Planning Board, and

WHEREAS, Mr. Pickett was always well-informed about, and involved in, Board deliberations and consistently provided sage counsel, and

WHEREAS, Mr. Pickett was integrally involved in reviews conducted by the Planning Board and made himself available to numerous non-quorum meetings with applicants, and

WHEREAS, the Planning Board of the Town of Hyde Park wishes to express its appreciation to Mr. Pickett for his unwavering and devoted service to residents, business and property owners of Hyde Park,

**NOW THEREFORE BE IT RESOLVED, that the Board hereby extends its appreciation to Brent Pickett for his distinguished service to the town and his commitment to improving the operations of its Planning Board.**

\* \* \* \* \*

*Resolution #21-D Unanimously adopted by the  
Planning Board, Town of Hyde Park  
October 20, 2021*

**Aye Ms. Weiser**  
**Aye Ms. Wasser**  
**Aye Mr. Pickett**  
**Aye Mr. Oliver**

**Aye Ms. DiNapoli**  
**Aye Vice-Chair Dexter**  
**Aye Chairman Dupree**

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

**ADJOURNMENT:**

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

**To adjourn.**

**Aye Ms. Weiser**  
**Aye Ms. Wasser**  
**Aye Mr. Pickett**  
**Aye Mr. Oliver**  
**Aye Ms. DiNapoli**  
**Aye Vice-Chair Dexter**  
**Aye Chairman Dupree**

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