



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 NOVEMBER 1, 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  
PETER SETARO, PB ENGINEER  
BONNIE FRANSON, PB PLANNER  
KATHLEEN MOSS, HP ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY

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**PLEDGE OF ALLEGIANCE**

*Ryan Remza of Vetex Lighting led an educational workshop and Q & A on LED lighting from 5:00 PM to 6:00 PM.*

**CONTINUED 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:*

*Larry Boudreau, T-Rex Capital Group*

*Chris LaPorta, Passero Associates*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Bellefield PUD Phase 2A.**

- 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**

*There was no public comment.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Bellefield PUD Phase 2A 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-7 Absent-0      Nay-0                      Motion Carried**

**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

*In Attendance:*

*Scott Olson, Young Sommer*

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

*Christina McGrath of Dogwood Lane expressed her concerns for a potential decrease in her property value with a cell phone pole across the street. She discussed her concerns about adverse health effects from cell tower radiation. She urged the municipality to join other countries and counties that have imposed zoning restrictions on placing cell towers near neighborhoods. The Board agreed that they would consider writing a letter to the Town Board on this topic after some research.*

**MOTION: Ms. Wasser**

**SECOND: Vice-Chair Oliver**

**To close 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-7 Absent-0    Nay-0                      Motion Carried**

**OTHER BUSINESS:**

*The Chairman confirmed that the Board members had received and read his response letter to the Town of Clinton.*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To consent to the Town of Clinton’s request to be lead Agency for the Six Senses Wellness Spa site plan review and send the Chairman’s response letter with comments.**

- 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**

**ADJOURNMENT:**

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn.**

- 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**