



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 5, 2022, 6:00 PM  
PUBLIC HEARING/WORKSHOP/REGULAR MEETING OF  
THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: MICHAEL DUPREE, CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
JOHN GUERCIO, JR.  
VICTORIA KANE-ALTERNATE  
CHRISTOPHER OLIVER  
STEPHANIE WASSER  
ROBERT WATERS  
ANN WEISER**

**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**

---

<b>TABLE OF CONTENTS</b>	<b>PAGE</b>
<b>CAMP VICTORY LAKE MASTER PLAN &amp; PHASE 1 CHURCH</b>	<b>2-</b>
<b>HOLT PROPERTY LOT LINE ALTERATION</b>	<b>-</b>
<b>KEY CONSTRUCTION OFFICE/STORAGE UNITS</b>	<b>-</b>
<b>DISABLED VETERANS' BEE FARM</b>	<b>-</b>
<b>MASTROENI, JENIFFER CHICKEN COOP</b>	<b>-</b>
<b>DALEY, JAMES PORCH ROOF</b>	<b>-</b>
<b>NUVANCE HEALTH MEDICAL OFFICES SIGNAGE</b>	<b>-</b>
<b>DESIGNATING ANNE DEXTER VICE-CHAIR 2022</b>	<b>-</b>
<b>NRI-CIA HOTEL &amp; HOMES PRE-SUBMISSION WORKSHOP</b>	<b>-</b>

***Chairman opened the meeting. He noted that meeting was conducted as authorized Per the New York State Emergency Legislation 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: Alone.**

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

**Mr. Oliver: I'm alone.**

**Ms. Kane: I'm alone.**

**Mr. Guercio: I'm alone.**

**Vice-Chair Dexter: I'm alone.**

**Chairman Dupree: I'm alone as well.**

#### **PLEDGE OF ALLEGIANCE**

***The Chairman led the Pledge.***

#### **CONTINUED PUBLIC HEARING:**

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

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

Location: 277 Crum Elbow Road, 232 & 262 Cardinal Road

Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479, -681487, -712479

*In attendance via Zoom:*

*Peter Sander, Rennia Design*

*Daniel Honore, Northeast Conference Corp*

*Deanna Lambert, Northeast Conference Corp*

**MOTION: Ms. Wasser**

**SECOND: Mr. Waters**

**To re-open the public hearing for Camp Victory Lake Master Plan & Phase 1 Church.**

**Aye Ms. Weiser**

**Aye Mr. Waters**

**Aye Ms. Wasser**

**Aye Mr. Oliver**

**Aye Mr. Guercio**

**Aye Vice-Chair Dexter**

**Aye Chairman Dupree**



**To re-open the public hearing for Holt Property Lot-line Alteration.**

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

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

*There was no public comment.*

**MOTION: Mr. Guercio  
SECOND: Mr. Oliver**

**To close the public hearing for Holt Property Lot-line Alteration.**

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

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

**KEY CONSTRUCTION OFFICE/STORAGE UNITS**

Site Plan Approval (#2020-30)  
Location: 1234 Route 9G  
Grid #: 6165-04-524481

*The Chairman is recused and temporarily left the meeting and Alternate Board Member; Victoria Kane, joined the meeting. Vice-Chair Dexter assumed leadership of the meeting. Planning Board Consulting Attorney, Victoria Polidoro recused herself from this application and temporarily left the meeting.*

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

**To re-open the public hearing for Key Construction Office/Storage Units.**

**Aye                    Ms. Weiser  
Aye                    Mr. Waters**

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

**VOICE VOTE**        **Aye-7**   **Absent-0**   **Abstain-0**   **Nay0-**   **Motion Carried**

**MOTION:** **Ms. Wasser**  
**SECOND:** **Mr. Waters**

**To authorize the Vice-Chair to send the Hyde Park Zoning Board of Appeals a recommendation letter regarding the Key Construction Variance Application.**

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

**VOICE VOTE**        **Aye-7**   **Absent-0**   **Abstain-0**   **Nay0-**   **Motion Carried**

*There was no public comment.*

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

**To adjourn the public hearing for Key Construction Office/Storage Units to January 19, 2022.**

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

**VOICE VOTE**        **Aye-7**   **Absent-0**   **Abstain-0**   **Nay0-**   **Motion Carried**

*The Chairman and Ms. Polidoro returned to the meeting and Ms. Kane left.*

**WORKSHOP:**

**DISABLED VETERANS' BEE FARM**

Site Plan Approval Animal Husbandry (#2021-58)  
Location: 47 Morris Drive  
Grid #: 6165-02-690640

*In attendance:*

*Chris Pellettiere, Owner & Applicant*

**RESOLUTION CLASSIFYING THE ACTION AS TYPE II**

**DISABLED VETERANS' BEE FARM**

**Date: January 5, 2022**

**Moved By: Vice-Chair Dexter**

**Resolution: # 2021-58**

**Seconded By: Mr. Oliver**

WHEREAS, the applicant, Chris Pellettiere, has submitted an application for site plan approval, received on December 6, 2021, to establish an apiary and horse corral (the "Project") on property identified as 47 Morris Drive, Tax Grid Number 6165-02-690640 (the "Property"), in the Greenbelt District; and

WHEREAS, the application is for the raising and keeping of honey-producing bees and non-boarding equine use; and

WHEREAS, agriculture and animal husbandry are permitted uses in the Greenbelt District subject to site plan approval; and

WHEREAS, the Project is not within 250 feet of any residences on adjoining lots as depicted on a sheet dated 11/24/2021, which is a portion of a survey dated December 13, 1983, and was reviewed by the Zoning Administrator; and

WHEREAS, the applicant submitted an agricultural data statement on December 17, 2021; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated November 23, 2021; and

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

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

- 1. Classifies the Project as a Type II action under SEQRA.**

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

**Aye Ms. Weiser**

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

**MOTION: Mr. Oliver**

**SECOND: Vice-Chair Dexter**

**To set a public hearing for the Disabled Veterans' Bee Farm for January 19, 2022.**

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

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

**OTHER BUSINESS:**

**MASTROENI, JENIFFER**

Site Plan Approval Animal Husbandry (#2021-52)

Location: 9 Gary Drive

Grid #: 6163-02-512792

*In attendance via Zoom:*

*Jeniffer Mastroeni, Owner & Applicant*

**RESOLUTION GRANTING SITE PLAN APPROVAL**

**Mastroeni Chicken Coop**

**Date: January 5, 2022**

**Moved By: Chairman Dupree**

**Resolution: #2021-52A**

**Seconded By: Mr. Oliver**

WHEREAS, the applicant, Jennifer Mastroeni, has submitted an application for site plan approval for an existing chicken coop and run (the "Project") at property located at 9 Gary Drive, tax parcel no. 6163-02-512792, in the Neighborhood District (the "Property"); and

WHEREAS, the Project is depicted on a site plan received October 20, 2021, with additional plans, photos and elevations received December 13 2021 and December 15, 2021 (the "Site Plan Set"); and

WHEREAS, animal husbandry uses are permitted in the Neighborhood District subject to site plan approval; and

WHEREAS, on November 7, 2021, the Planning Board classified the Project as a type II action under the State Environmental Quality Review Act; and

WHEREAS, on November 7, 2021, the Planning Board referred the application materials to the Dutchess County Department of Planning and Development for their review pursuant to section 239-m of the General Municipal Law, which responded on November 23, 2021 that it was a matter of local concern; and

WHEREAS, pursuant to Hyde Park Zoning Law Section 108-4.3B(5), animal husbandry uses must be at least 250 feet from all neighboring residences and any manure from an animal husbandry use must be at least 200 feet from all neighboring residences and at least 200 feet from all wells; and

WHEREAS, the proposed Project is located as close as 106 feet to neighboring residences and the manure storage for the proposed Project is located as close as 84 feet to neighboring residences and 82 feet to wells; and

WHEREAS, on December 9, 2020, by Resolution No. 20-17Z, the Hyde Park Zoning Board of Appeals granted the applicant area variances from Section 108-4.3B(5) of the Hyde Park Zoning Law to permit the proposed location of the Project and associated manure storage, relative to neighboring residences and wells; and

WHEREAS, a duly noticed public hearing for the Project was held on December 15, 2021, during which all who wished to speak were heard and a written public comment period was left open for an additional seven days; and

WHEREAS, said public hearing was held remotely in accordance with Chapter 417 of the Laws of 2021.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby approves the Site Plan and authorizes the Chairperson or his authorized designee to sign the Site Plan after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**
- 2. Revision of the Site Plan Set to organize as a bound document or a single sheet with a space for the Planning Board stamp and owner's stamp.**

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

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



**DALEY, JAMES**

Site Plan Waiver Approval Front Porch Roof Replacement (#2021-60)  
Location: 42 Beadart Place  
Grid #: 6065-19-739100

**TOWN OF HYDE PARK PLANNING BOARD**

**James Daley  
42 Beadart Place  
6065-19-739100**

**SITE PLAN Waiver**

*Town Code Section 108-9.4 C 2*

**Date: January 5, 2022  
Resolution: #2021-60**

**Moved By: Ms. Weiser  
Seconded By: Ms. Wasser**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by James Daley to replace the open porch with a flat roof to a peaked roof on the existing single-family home, and,**

***Whereas*, the new roof will not interfere with the round window above the porch, and**

***Whereas*, the Planning Board has reviewed the request for this change in the Historic Overlay District, and**

***Whereas*, the change is not significant in nature and is in character with the neighborhood, and**

***Whereas*, the construction will not be visible from the Hudson River, 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 December 14, 2021.**

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

**VOICE VOTE      Aye-7   Absent-0   Abstain-0   Nay-0**

**Motion Carried**

**NUVANCE HEALTH MEDICAL PRACTICES**

Sign Permit Recommendation Free-Standing, Wall and Window (#2021-61)

Location: 4068 Albany Post Road

Grid #s: 6164-03-006457

*In Attendance: Amber Smith , Expedite the Diehl*

Consider ZA recommendation for Free-Standing and Wall Mounted signs at 4068 Albany Post Road to add “Medical Practices” to the current signage.

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

**Nuvance Health Medical Practices  
4068 Albany Post Road  
Parcel 6164-03-006457  
Tenant panel change in free standing sign**

**Date: January 5, 2022**

**Moved By: Mr. Waters**

**Resolution: #2021-61**

**Seconded By: Ms. Weiser**

**WHEREAS**, Amber Smith of Expedite the Diehl, on December 8, 2021 submitted an application for signage from Nuvance Health to Nuvance Health Medical Practices located at 4068 Albany Post Road at the Springwood View building, Grid Number 6164-03-006457, in the Corridor 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

**BE IT RESOLVED**, the Board hereby recommends the Zoning Administrator issue the sign permits for Nuvance Health and Springwood View, based on the sign permit application submitted by Amber Smith for owner David Opstad.

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

**VOICE VOTE Aye-7 Absent-0 Abstain-0 Nay-0**

**Motion Carried**

**DESIGNATING PLANNING BOARD VICE-CHAIRPERSON FOR THE YEAR 2022**

**RESOLUTION DESIGNATING PLANNING BOARD VICE-CHAIRPERSON FOR THE  
YEAR 2022**

**January 5, 2022**

**Moved By: Chairman Dupree**

**Resolution: #22-A**

**Seconded By: Ms. Wesier, Mr. Waters, Ms. Wasser,  
Mr. Oliver and Mr. Guercio**

**NOW BE IT RESOLVED, that Anne Dexter be designated the Vice-Chairperson of the Planning Board, authorized to conduct meetings of the Planning Board and to sign Final Plats, Site Plans and related documents, including invoices and correspondence, on behalf of the Planning Board in the absence of the Chairperson.**

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

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

**PRE-SUBMISSION WORKSHOP:**

**NRI-CIA HOTEL and HOMES**

Site Plan Approval Hotel & Homes  
Location: 483-487 Albany Post Road  
Grid #s: 6064-04-932144, 6063-02-889857

*In attendance via Zoom:*

*Michael Zarin, Zarin-Steinmetz  
Kate Roberts, Zarin-Steinmetz  
Brent Reynolds, NR International  
Will Uelk, NR International  
Lou Dorso, NR International  
Mohamed Alkassar, NR International  
Chris Lapine, Chazen Companies  
Valentine Lieu, Gensler  
Michael Gatti, Gensler  
Cristina Arrea, Gensler*

*The Board Members and Consultants shared their initial impressions and feedback on the applicant's pre-submission presentation for a new hotel and villas.*

**ADJOURNMENT:**

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

**To adjourn.**

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

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

**DRAFT**