RESOLUTION NO. 2025036

RE: AUTHORIZATION TO ACQUIRE A FEE ACQUISITION BY WAY OF DONATION OF TWO PARCELS OWNED BY CHELSEA FARMS, LLC LOCATED ON CR 92 (CHELSEA ROAD) IN THE TOWN OF WAPPINGER, IN THE COUNTY OF DUTCHESS

Legislators METZGER, PAOLONI, D'AQUANNI, GORMAN, and VERSACI offer the following and move its adoption:

WHEREAS, the Department of Public Works (DPW) maintains CR 92 (Chelsea Road) which runs through land owned by Chelsea Farms, LLL, and

WHEREAS, DPW advises that Chelsea Farms, LLC has indicated its desire to donate two portions of real property (Dedication Area 1 of approximately 26,977 +/- square feet or 0.619 acres and Dedication Area 2 of approximately 28,722 +/- square feet or 0.659 acres), located along CR 92 (Chelsea Road) in the Town of Wappinger, described as Parcel Identification Number 135689-6056-01-138527-0000, and

WHEREAS, DPW has determined that these acquisitions by way of donation are Type II actions pursuant to Article 8 of the Environmental Conservation Law and Part 617.5 of the NYCRR ("SEQRA"), and would not have a significant effect on the environment, and

WHEREAS, a proposed Quitclaim Deed with Map and proposed legal descriptions between the County and the property owner is annexed hereto, and

WHEREAS, it is the purpose of this Legislature in adopting this resolution to adopt and confirm the findings of DPW, and to authorize the County Executive or her designee to execute the Quitclaim Deed in substantially the same for as annexed hereto, as well as any other necessary documents to finalize the donation of real property, now, therefore, be it

RESOLVED, that this Legislature hereby adopts and confirms the determination of the Dutchess County Department of Public Works that the County's acquisition of real property by way of donation, in the Town of Wappinger, will not have a significant effect on the environment, and be it further

RESOLVED, that the County Executive or her designee is authorized to execute the Quitclaim Deed in substantially the same form as annexed hereto along with any other necessary documents in connection with this acquisition by way of donation.

APPROVED
Susan Serino
SUSAN J. SERINO
COUNTY EXECUTIVE
Date 3/11/2025

STATE OF NEW YORK
ss:
COUNTY OF DUTCHESS

This is to certify that I, the undersigned Deputy Clerk of the Legislature of the County of Dutchess, have compared the foregoing resolution with the original resolution now on file in the office of said clerk, and which was adopted by said Legislature on the 10th day of March 2025, and that the same is a true and correct transcript of said original resolution and of the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of said Legislature this 10th day of March 2025.

DUTCHESS COUNTY SEAL

Laura Phillips

LAURA PHILLIPS, DEPUTY CLERK OF THE LEGISLATURE

FISCAL IMPACT STATEMENT

☑ NO FISCAL IMPACT PROJECTED

APPROPRIATION RESOLUTIONS

(To be completed by requesting department)

Total Current Year Cost $ _____

Total Current Year Revenue $ _____
and Source

Source of County Funds *(check one)*: ☑ Existing Appropriations, ☐ Contingency,
☐ Transfer of Existing Appropriations, ☐ Additional Appropriations, ☐ Other *(explain)*.

Identify Line Items(s):

Related Expenses: Amount $ _____
Nature/Reason:

Anticipated Savings to County: _____

Net County Cost (this year): _____
Over Five Years: _____

Additional Comments/Explanation:
RESOLUTION REQUEST TO ACCEPT BY WAY OF DONATION, THE DEDICATION OF TWO PARCELS OF LAND TO THE COUNTY OF DUTCHESS, LOCATED ON, CR 92 (CHELSEA ROAD) IN THE TOWN OF WAPPINGER

Prepared by: Matthew W. Davis

Prepared On: 1/31/25

SUE SERINO
COUNTY EXECUTIVE

ROBERT H. BALKIND, P.E.
COMMISSIONER

DAVID C. WHALEN
DEPUTY COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

TO: Rachel Kashimer, Deputy County Executive

FROM: Robert H. Balkind, P.E., Commissioner

DATE: January 31, 2025

RE: RESOLUTION REQUEST –TO ACCEPT BY WAY OF DONATION, THE DEDICATION OF TWO PARCELS OF LAND TO THE COUNTY OF DUTCHESS, LOCATED ON CR 92 (CHELSEA ROAD) IN THE TOWN OF WAPPINGER

These two parcels are a portion of property owned by Chelsea Farms, LLC, located on CR 92 (Chelsea Road) in the Town of Wappinger, with a parcel identification number (135689-6056-01-138527-0000).

CR 92 (Chelsea Road) currently traverses through these two parcels as a highway by use. The acquisition of these parcels will convey ownership of the real property on which the existing highway traverses to the County of Dutchess.

The attached Quit Claim Deed contains a map delineating the two parcels for dedication to the County. Dedication Area 1 contains 26,977 square feet or 0.619 acres of land and Dedication Area 2 contains 28,722 square or 0.659 acres of land.

This action is classified as a Type II SEQR, no further action is required.

QUITCLAIM DEED

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the _____ day of _____, 202__,

BETWEEN CHELSEA FARMS, LLC, a New York State Limited Liability Company, with offices at 29C Hudson View Drive, Beacon, NY 12508, party of the first part, and

DUTCHESS COUNTY, a municipal corporation organized under the laws of the State of New York, with offices at 22 Market Street, Poughkeepsie, NY 12601, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten ($10.00) Dollars lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby remise, release and quitclaim unto the party of the second part, its heirs or successors and assigns of the party of the second part forever,

ALL of the right, title and interest, if any, of the party of the first part in and to lands within the right of way of the County highway known as (Chelsea Road, CR-92), comprising the plots, pieces or parcels of land, with the improvements thereon, erected, situate, lying and being in the Town of Wappinger, Dutchess County, New York, and being more particularly described by metes and bounds in Schedule A, attached hereto (hereafter "the Premises");

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to the above described Premises, if any, and subject to all enforceable easements, covenants and restrictions of record, if any.

THIS CONVEYANCE is made subject to Section 13 of the Lien Law.

TO HAVE AND TO HOLD the Premises herein granted unto the party of the second part, its heirs or successors and assigns of the party of the second part forever.

IN WITNESS WHEREOF, the party of the first par, has caused these presents to be signed and sealed the day and year first above written.

CHELSEA FARMS, LLC

By: **THE SILVER FAMILY LIMITED PARTNERSHIP** (Member)

By: **SILVER REALTY, LLC** (General Partner)

By: _____
David Silver, Managing Member

ACKNOWLEDGEMENT

STATE OF NEW YORK)
) SS:
COUNTY OF DUTCHESS)

On _____, 202__, before me, the undersigned, a Notary Public in and for said State, personally appeared David Silver, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public – State of New York

QUITCLAIM DEED WITHOUT COVENANTS

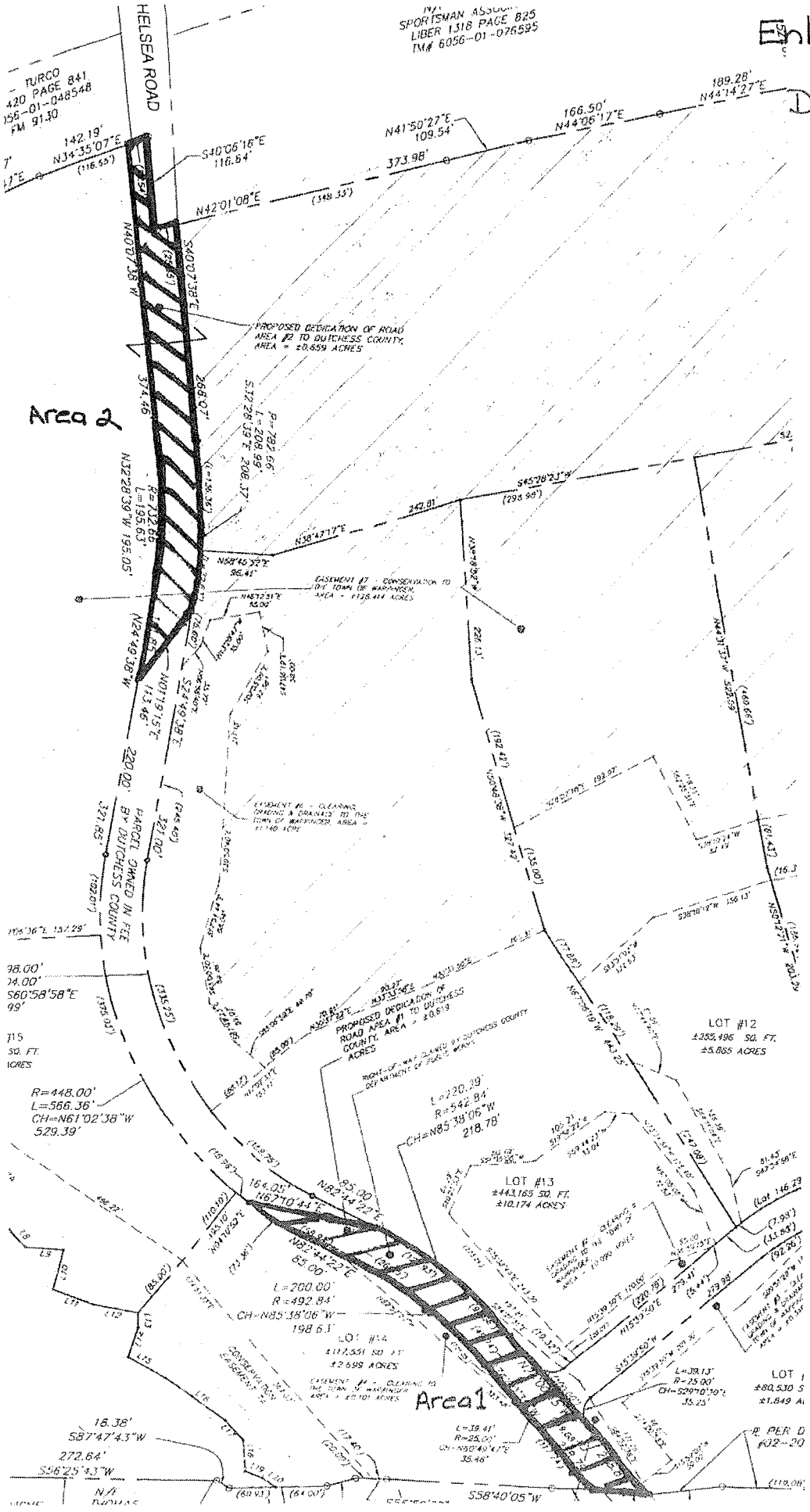
CHELSEA FARMS LLC
TO
DUTCHESS COUNTY

Record and Return to:

Caroline E. Blackburn, Esq.
Dutchess County Office Building
Office of the County Attorney
22 Market Street, 5th Floor
Poughkeepsie NY 12601

Tax Parcel #6056-01-138527

Chelsea Road, Town of Wappinger, County of Dutchess


Enlargement of Dedication Areas
HELSEA ROAD
Area 2
Area1
PROPOSED DEDICATION OF ROAD AREA #2 TO DUTCHESS COUNTY, AREA = ±0.659 ACRES
PROPOSED DEDICATION OF ROAD AREA #1 TO DUTCHESS COUNTY, AREA = ±0.619 ACRES
PARCEL OWNED IN FEE BY DUTCHESS COUNTY
LOT #12
±355,496 SQ. FT.
±5.865 ACRES
LOT #13
±443,165 SQ. FT.
±10.174 ACRES
LOT #14
±117,551 SQ. FT.
±2.699 ACRES
R=448.00'
L=566.36'
CH=N61°02'38"W
529.39'
L=220.19'
R=542.84'
CH=N85°38'06"W
218.78'
L=200.00'
R=492.84'
CH=N85°38'06"W
198.63'
N82°44'22"E
85.00'
N67°10'43"E
164.05'
S58°40'05"W
272.64'
S87°47'43"W
18.38'
S58°25'43"W
N/F SPORTSMAN ASSOC. LIBER 1318 PAGE 825 TM# 6056-01-076595
TURCO 420 PAGE 841 6056-01-048548 TM 91.30
N42°01'08"E
373.98'
N41°50'27"E
109.54'
N44°06'17"E
166.50'
N44°14'27"E
189.28'
S40°06'16"E
116.64'
N34°35'07"E
142.19'
N40°01'38"W
334.46'
N22°28'38"W
195.05'
N24°49'38"W
S45°28'23"W
242.81'
N38°47'17"E
S58°40'05"W

PROPOSED LEGAL DESCRIPTION

FOR THE DEDICATION OF CHELSEA ROAD

TO THE COUNTY OF DUTCHESS

Dedication Area 1

All that certain plot, piece or parcel of land situate, lying and being in the Town of Wappinger, County of Dutchess, State of New York, being a portion of land shown on Filed Map _____, prepared by Hudson Land Design Professional Engineering P.C. and filed in the Dutchess County Clerk's office, being more particularly bounded and described as follows:

Beginning at a point on the southerly line of proposed Chelsea Road at its intersection with the division line between lands now or formerly of Kent on the southeast and lands now or formerly of Chelsea Farms, LLC on the northwest;

Thence proceeding along the southerly line of proposed Chelsea Road the following four (4) courses and distances:

1) North 74°00'35" West, a distance of 218.79 feet to a point of curve;

2) 200.00 feet along a curve to the left with a radius of 492.84 feet, having a chord bearing and distance of North 85°38'06" West, 198.63 feet to a point;

3) South 82°44'22" West, a distance of 85.00 feet to a point of curve; and

4) 73.36 feet along a curve to the right with a radius of 448.00 feet, having a chord bearing and distance of South 87°25'50" West, 73.28 feet to a point;

Thence proceeding North 67°10'44" East, through the proposed bed of Chelsea Road, a distance of 164.05 feet to a point on the proposed northerly line of Chelsea Road;

Thence proceeding along the northerly line of proposed Chelsea Road the following two (2) courses and distances:

1) 220.29 feet along curve to the right with a radius of 542.84 feet, having a chord bearing and distance of South 85°38'06" East, 218.78 feet to a point; and

2) South 74°00'35" East, a distance of 268.82 feet to its intersection with the division line between the lands now or formerly of Ryan & Hetling on the southeast and lands now or formerly of Chelsea Farms, LLC on the northwest;

Thence proceeding South 61°00'25" West through the proposed bed of Chelsea Road and continuing along the division line of Kent on the southeast and lands now or formerly of Chelsea Farms, LLC on the northwest, a distance of 70.74 feet to the Point of Beginning.

Containing 26,977 square feet or 0.619 acres of land.

PROPOSED LEGAL DESCRIPTION

FOR THE DEDICATION OF CHELSEA ROAD

TO THE COUNTY OF DUTCHESS

Dedication Area 2

All that certain plot, piece or parcel of land situate, lying and being in the Town of Wappinger, County of Dutchess, State of New York, being a portion of land shown on Filed Map _____, prepared by Hudson Land Design Professional Engineering P.C. and filed in the Dutchess County Clerk's office, being more particularly bounded and described as follows:

Beginning at a point on the northerly line of proposed Chelsea Road at its intersection with the division line between lands now or formerly Chelsea Farms, LLC on the southeast and lands now or formerly of Chelsea Sportsman Association on the northwest;

Thence proceeding along the northerly line of proposed Chelsea Road the following two (2) courses and distances:

1) South 40°07'38" East, a distance of 268.07 feet to a point of curve; and

2) 208.99 feet along a curve to the right with a radius of 782.66, having a chord bearing and distance of South 32°28'39" East a distance of 208.37 feet to a point;

Thence proceeding South 01°19'15" West, through the proposed bed of Chelsea Road, a distance of 113.46 feet to a point on the southerly line of proposed Chelsea Road;

Thence proceeding along the southerly line of proposed Chelsea Road the following three (3) courses and distances:

1) North 24°49'38" West, a distance of 101.85 feet to a point of curve;

2) 195.63 feet along a curve to the left with a radius of 732.66 feet, having a chord bearing and distance of North 32°28'39" West, 195.05 feet to a point; and

3) North 40°07'38" West, a distance of 374.46 feet to its intersection with the division line between the lands of Chelsea Farms, LLC on the southeast and lands now or formerly of Turco on the northwest;

Thence proceeding through the bed of Chelsea Road the following three (3) courses and distances:

1) North 34°35'07" East, a distance of 25.54 feet to a point;

2) South 40°06'16" East, a distance of 116.64 feet to a point; and

3) North 42°01'08" East, a distance of 25.65 feet to the Point of Beginning.

Containing 28,722 square feet or 0.659 acres of land.

Public Works and Capital Projects Roll Call

District	*Name*	*Yes*	*No*
District 7 - Hyde Park and Pleasant Valley	Truitt*	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston*		
District 3 - LaGrange	Polasek*		
District 16 - Fishkill and Beacon	Valdés Smith*		
District 9 - City of Poughkeepsie	Atkins*		
District 1 - Town of Poughkeepsie	Gorman		
District 10 - City of Poughkeepsie	Johnson (VC)	absent	
District 12 - East Fishkill	Metzger (C)		
District 13 - East Fishkill and Wappinger	Paoloni		
District 15 - Wappinger	Faust		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 23 - Pawling, Beekman and East Fishkill	Rolison		

Present: 11 Resolution: ✓ Total : 11 0

Absent: 1 Motion: ____ Yes No

Vacant: 0 Abstentions: 0

2025036 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION BY WAY OF DONATION OF TWO PARCELS OWNED BY CHELSEA FARMS, LLC LOCATED ON CR 92 (CHELSEA ROAD) IN THE TOWN OF WAPPINGER, IN THE COUNTY OF DUTCHESS

MARCH 6, 2025

Roll Call Sheets

District	Last Name	YES	NO
District 7 - Hyde Park and Pleasant Valley	Truitt	✓	
District 25 - Amenia, Washington, Pleasant Valley & Millbrook	Houston	absent	
District 3 - LaGrange	Polasek		
District 16 - Fishkill and Beacon	Valdés Smith		
District 9 - City of Poughkeepsie	Atkins		
District 1 - Town of Poughkeepsie	Gorman		
District 2 - LaGrange, Pleasant Valley & Town of Poughkeepsie	Travelpiece		
District 4 - Hyde Park and Town of Poughkeepsie	Lawler		
District 5 - Town of Poughkeepsie	D'Aquanni		
District 6 - Town of Poughkeepsie	Kaul		
District 8 - City and Town of Poughkeepsie	Brendli		
District 10 - City of Poughkeepsie	Johnson		
District 11 - Clinton, Pleasant Valley, and Rhinebeck	Kearney		
District 12 - East Fishkill	Metzger		
District 13 - East Fishkill and Wappinger	Paoloni	absent	
District 14 - Wappinger and Town of Poughkeepsie	Versaci		
District 15 - Wappinger	Faust		
District 17 - Town and Village of Fishkill	McHoul		
District 18 - City of Beacon and Fishkill	Page		
District 19 - North East, Stanford, Pine Plains, Milan & Red Hook	Drago		
District 20 - Red Hook, Tivoli, and Rhinebeck	Munn		
District 21 - East Fishkill	Caswell		
District 22 - Beekman and Union Vale	Garito		
District 23 - Pawling, Beekman and East Fishkill	Rolison		
District 24 - Dover and Pawling	House		

Present:	23	**Resolution:**	✓	**Total :**	23	0
Absent:	2	**Motion:**			Yes	No
Vacant:	0			**Abstentions:**	2	

2025036 AUTHORIZATION TO ACQUIRE A FEE ACQUISITION BY WAY OF DONATION OF TWO PARCELS OWNED BY CHELSEA FARMS, LLC LOCATED ON CR 92 (CHELSEA ROAD) IN THE TOWN OF WAPPINGER, IN THE COUNTY OF DUTCHESS

MARCH 10, 2025