



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"

FEBRUARY 16, 2022, 6:00 PM
PUBLIC HEARING/WORKSHOP/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD

The Hyde Park Planning Board Meeting is scheduled to be conducted **remotely via Zoom** as authorized by New York State Legislation Bill A8591, amending the Open Meetings Law. If this authority is repealed prior to the meeting, then **the alternative** would be to meet in person at the Town Hall at 4383 Albany Post Road, Hyde Park, NY 12538. Please check the Planning Board agenda on the Town's Website at <https://www.hydeparkny.us/AgendaCenter>, 24 hours prior to the meeting time to determine the final meeting location.

To participate in any scheduled public hearing or attend the meeting by videoconference via Zoom; Please click on the following link:

<https://us02web.zoom.us/j/89497881986?pwd=bWhKKzJ4cnVnRFpXcHZueDFjOTN0QT09>

Meeting ID: 894 9788 1986
Passcode: 893334
One tap mobile
+19292056099,,89497881986#,,,,*893334# US (New York)

Dial by your location
+1 929 205 6099 US (New York)
Meeting ID: 894 9788 1986
Passcode: 893334
Find your local number: <https://us02web.zoom.us/u/kbwbxk45rC>

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

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

WORKSHOP:

HYDE PARK TOWN CENTER NORTH- BUILDING #2

Site Plan Approval (#2022-04)
Location: 4272-4288 Albany Post Road
Grid #: 6065-04-933017

CRANSTON GM PV PANELS

Site Plan Approval ground mounted photovoltaic panels (#2021-51)
Location: 162 Crum Elbow Road, Hyde Park, NY 12538
Grid #: 6265-03-073025

WASSER GM PV PANELS

Site Plan Approval ground mounted photovoltaic panels (#2022-03)
Location: 11 Nichris Lane, Staatsburg, NY 12580
Grid #: 6167-01-441910

OTHER BUSINESS:

GLEASON FAMILY PROPERTIES

Site Plan Extension to meet Conditions of Approval (#2021-14)
Location: 517 Salt Point Turnpike, Poughkeepsie, NY 12601
Grid #: 6263-03-327395

GULF SIGNAGE

Sign Permit recommendation free-standing and wall-mounted signs (#2021-32)
Location: 4152 Albany Post Road
Grid #: 6165-03-429214

ZHUO 61 FULLER LANE

Site Plan Waiver Roof, Deck, Home Repair (#2022-05)
Location: 61 Fuller Lane, Hyde Park, NY 12538
Grid # : 6064-02-635952

ADJOURNMENT:

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Planning Board Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us

Remote Public Hearing Procedures for the Town of Hyde Park Planning Board:

- If possible, Town of Hyde Park Virtual Meetings will be live streamed on the town's YouTube Channel: <https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcaYrQ/live>
 - a) The public is advised to subscribe to this channel using the above link in order to receive notifications when meetings begin.

Live Public Participation:

- If you would like to participate live via audio and video, or audio only, you must pre-register at least 3 hour before the scheduled hearing. For a Wednesday meeting, registration is required by Wednesday at 3:00 pm.
 - a) To pre-register, you must email the Planning Board Secretary at planningsec@hydeparkny.us and include your exact name and address, as well as the name of the Public Hearing you want to participate in. You will be sent a Meeting ID and Password for you to join the hearing.
 - b) If you login to join the hearing and your screen name does not match your pre-registration name (for example, if you use your spouse's computer, his/her/their name would pop up), you will not be permitted to speak at the meeting.

Written Public Comment for the Hyde Park Planning Board:

- Written comments can be submitted via email or letter before the live Public Hearing, and **within 7 days** after the final Public Hearing. Send your comments to the Planning Board Secretary at 4383 Albany Post Road, Hyde Park, NY 12538 or by email to planningsec@hydeparkny.us
- If you would like your comment read into the record during the live Public Hearing, your comment must be received by **3 p.m.** on the date of the hearing, be able to be read in 3 minutes or less and be relevant to the subject of the public hearing.
 - a) Additionally, we ask that all comments conform to basic standards of civil public discourse and courtesy. Boards will reserve the right to refuse to read into the record obscene comments or comments containing personal attacks on others, but the comment shall be made part of the public record of the hearing.
 - b) Comments longer than 3 minutes will be accepted into the record and distributed to board members but will not be required to be read during the meeting.
 - c) Emails can also be sent during the live Public Hearing and will be entered into the record but will not be required to be read during the meeting.
- You can submit written comments during the live hearing via the Zoom Chat function and should be sent directly to Chairman Dupree.
 - a) Obscene comments and/or personal attacks will not be tolerated and will be deleted from the record.
 - b) Once you are logged in, you will be placed in the Virtual Waiting Room. The moderator will let you into the meeting at the appropriate time. You can watch the proceedings of the meeting via the live stream link while you are waiting. When you enter the meeting, you will be muted to give you time to turn off the volume on the YouTube link to prevent feedback.

**RESOLUTION CLASSIFYING THE ACTION AND REFERRING THE APPLICATION TO THE
DUTCHESS COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, THE
DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL AND COMMUNITY HEALTH, AND
THE DUTCHESS COUNTY WATER AND WASTEWATER AUTHORITY**

Hyde Park Town Center North – Building 2

Date: February 16, 2022

Moved By:

Resolution: #2022-04

Seconded By:

WHEREAS, the applicants, N & N Hyde Park LLC, have submitted an application for site plan amendment approval to establish an office use in an existing building identified as Building 2 located in an existing shopping center and other related site plan improvements (the “Project”) on property located at 4272-4288 Albany Post Road, tax parcel no. 6065-04-933017, in the Town Core/PW-2 Zoning District (the “Property”); and

WHEREAS, the Project is depicted on a site plan entitled, “Building 2 Demo and Modification Plan,” prepared by Berger Engineering and Surveying, dated January 13, 2022, and elevations entitled, “Hyde Park Office,” prepared by DeGraw & DeHaan Architects, dated December 10, 2021 (collectively, the “Site Plan”); and

WHEREAS, the Site Plan depicts a future project identified as Ready Coffee for reference only and which is not being approved or considered as part of this Site Plan application; and

WHEREAS, general commercial uses are permitted in the Town Core/PW-2 Zoning District subject to site plan approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated January 14, 2022, 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(c)(18), the reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, is a Type II action under SEQRA; and

WHEREAS, the Project is located within 500 feet of New York State Route 9, also known as Albany Post Road; and

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

WHEREAS, pursuant to a memorandum dated February 27, 2018 from Jason W. Teed, PE at the Dutchess County Department of Behavioral and Community Health, Building 2 “must not be occupied until plans are submitted to, and reviewed and approved by [the Dutchess County Department of Behavioral and Community Health] and construction compliance is granted”

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

- 1. Classifies the Project as a Type II action under SEQRA.**
- 2. Directs its secretary to refer the Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**
- 3. Directs its secretary to refer the Site Plan to the Dutchess County Department of Behavioral and Community Health and the Dutchess County Water and Wastewater Association.**

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

Michael Dupree, Planning Board Chair

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

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

Cranston Ground-Mounted Solar

Date: February 16, 2022

Moved By:

Resolution: #2021-51

Seconded By:

WHEREAS, the applicant, Jason Cranston, has submitted an application for site plan approval for the installation of a ground-mounted solar system to serve an existing residential structure (the "Project") on property located at 162 Crum Elbow Road, tax parcel no. 6265-03-073025, in the Greenbelt Zoning District (the "Property"); and

WHEREAS, the Project is depicted on a site plan entitled, "Photovoltaic System," prepared by PLUGPV LLC, dated February 7, 2022, Sheets PV1, PV2, PV3, PV4, PV5, PV5.1, PV6 and Sheets 1, 2 and 3 entitled, "PlugPV LLC" by Solar Foundations USA, dated June 6, 2021 (the "Site Plan"); and

WHEREAS, ground-mounted solar systems are permitted in the Greenbelt Zoning District subject to site plan approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form (“EAF”) dated October 19, 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(c)(12), the construction, expansion or placement of minor accessory/appurtenant residential structures is a Type II action under SEQRA; and

WHEREAS, the Project is located within 500 feet of Dutchess County Route 41, also known as Crum Elbow Road; and

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

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

1. **Classifies the Project as a Type II action under SEQRA;**
2. **Directs its secretary to refer the Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

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

Michael Dupree, Planning Board Chair

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

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

Wasser Solar Project

Date: February 16, 2022

Moved By:

Resolution: #2022-03

Seconded By:

WHEREAS, the applicants, Stephanie and Steven Wasser, have submitted an application for site plan approval for the installation of a 13kW residential ground mounted solar array to serve the residential structure located at 11 Nichris Lane, Hyde Park, tax no. 6167-01-441910 (the "Site"), in the Greenbelt Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Wasser," prepared by Suncommon, dated October 1, 2021, last revised January 20, 2022, PV-01, PV-02, PV-03, PV-04, PV-05, SC-01 and SC-02 (the "Site Plan"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to site plan approval; and

WHEREAS, the Property is already served by an existing 12kW ground-mounted solar array; 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)(12), the construction or placement of minor accessory residential structures not changing land use or density is a Type II action under SEQRA; and

WHEREAS, the Project is located within 500 feet of US Route 9, also known as Albany Post Road; and

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

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

- 1. Classifies the Project as a Type II action under SEQRA;**
- 2. Directs its secretary to refer the Site Plan to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law.**

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

**Mr. Kane
Mr. Oliver
Mr. Waters
Ms. Weiser**

Michael Dupree, Planning Board Chair

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

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

GLEASON FAMILY PROPERTIES

Date: February 16, 2022

Moved By:

Resolution: # 2021-14B

Seconded By:

WHEREAS, on August 18, 2021, by Resolution # 2021-14A, the Planning Board granted site plan approval to Gleason Family Properties, LLC, to redevelop an existing 1.406 acre lot with two existing structures located at 517 Salt Point Turnpike (the "Property") into a professional office and storage facility with associated site improvements (the "Project"); and

WHEREAS, the Property is further identified as Tax Grid No. 6263-03-327395 in the Neighborhood Business Zoning District; and

WHEREAS, site plan approval was conditioned on satisfaction of 5 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 February 14, 2022; 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 February 3, 2022, 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 August 15, 2022.

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

Michael Dupree, Planning Board Chairperson

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

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

**Food Mart
4152 Albany Post Road
Parcel 6064-02-980677
Wall Signage**

Date: February 16, 2022

Moved By:

Resolution#: 2021-32

Seconded By:

WHEREAS, Nancy Forest of GNS Group Ltd, on June 8, 2021, submitted a completed application for wall signage associated with the convenience store at the Gulf Station 4152 Albany Post Road, Grid Number 6064-02-980677, in the Corridor Business zoning district, and

WHEREAS, the sign will not be internally lit; and

WHEREAS, the sign is consistent in color and style throughout the site; and

WHEREAS, the applicant has provided a wall sign permit application that is code compliant and needs no relaxation of the standard letter height, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the wall sign for the convenience store 'Food Mart' at the Gulf station, based on the sign permit application submitted by Nancy Forest on June 8, 2021.

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

Michael Dupree, Planning Board Chairperson

VOICE VOTE Aye- Absent- Nay- Motion

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

**Gulf
4152 Albany Post Road
Parcel 6064-02-980677
Free standing Signage**

Date: February 16, 2022

Moved By:

Resolution#: 2021-32A

Seconded By:

WHEREAS, Nancy Forest of GNS Group Ltd, on June 8, 2021, submitted a completed application for a free-standing sign associated with the convenience store at the Gulf Station, 4152 Albany Post Road, Grid Number 6064-02-980677, in the Corridor Business zoning district; and

WHEREAS, the sign will not be internally lit with the exception of the gasoline prices as allowed in Article 24, Signs; and

WHEREAS, the sign will be down lit from custom LED light bars; and

WHEREAS, the sign is consistent in color and style throughout the site; and

WHEREAS, the applicant has provided an application for a replacement free-standing sign that is code compliant and needs no variance, now therefore

BE IT RESOLVED, the Board hereby recommends the Zoning Administrator issue the sign permit for the Free-standing sign for the rebranding to Gulf, based on the sign permit application submitted by Nancy Forest on June 8, 2021 and last revised January 25, 2021.

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

Michael Dupree, Planning Board Chairperson

VOICE VOTE Aye- Absent- Nay- Motion

TOWN OF HYDE PARK PLANNING BOARD

Xiao Yu Zhuo

6064-02-635952

61 Fuller Lane

SITE PLAN Waiver

Town Code Section 108-9.4 C 2

Date: February 16, 2022

Resolution#: 2022-05

Motion by:

Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Xiao Yu Zhuo for the repairs to his home due to a fallen tree. The house is located at 61 Fuller Lane; and

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

Whereas, the proposed change is declared a Type II action under SEQRA; and

Whereas, the repairs meet the zoning code setback requirements; and

Whereas, Section 108-9.4 C 2, allows the Planning Board to waive the site plan procedures for requiring a building permit; and

Whereas, the Zoning Administrator has recommended that for this change it is appropriate to waive the site plan requirements; 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; now

THEREFORE, BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the repairs as described in the building permit received by the Building Department January 28, 2022, last revised February 8, 2022, and per the request to the Planning Board dated February 8, 2022.

Mr. Michael Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied