



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”*

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

**Meeting To be held in the Hyde Park Town Hall, 4383 Albany Post Road**

**PLEDGE OF ALLEGIANCE**

**NEW PUBLIC HEARING:**

**HYDE PARK TOWN CENTER NORTH- BUILDING #2**

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

**EAST PARK DELI AND GROCERY**

Site Plan Approval Exterior Modification (#2022-07)  
Location: 1106 Violet Avenue  
Grid #: 6165-03-424169

**MALCARNE SHOWROOM**

Site Plan Approval Exterior Modification (#2022-11)  
Location: 4236 Albany Post Road  
Grid #: 6064-02-958898

**CONTINUED PUBLIC HEARING:**

**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

**WORKSHOP:**

**OTHER BUSINESS:**

**WASSER GM PV PANELS**

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

**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](http://www.hydeparkny.us)

## RESOLUTION GRANTING SITE PLAN APPROVAL

### Wasser Solar Project

**Date: April 6, 2022**

**Moved By:**

**Resolution: # 2022-03A**

**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, Staatsburg, tax parcel 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 revision dated January 20, 2022 and submitted January 28, 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, on February 16, 2022, the Planning Board classified the Project as a Type II action under the State Environmental Quality Review Act; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development, which responded on February 23, 2022, that it was a matter of local concern; and

WHEREAS, a duly noticed public hearing for the Project was held on March 16, 2022, with written comments accepted for an additional seven days, during which all those who wished to speak were heard.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby waives the submission requirements of Section 108-9.4 of the Zoning Law as the information is not needed for the processing of this application.**

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

- 1. Payment of all fees and escrow.**

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

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