



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

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

**OTHERS PRESENT: PETER SETARO, PB CONSULTING ENGINEER
BONNIE FRANSON, PB CONSULTING PLANNER
VICTORIA POLIDORO, PB CONSULTING ATTORNEY
KATHLEEN MOSS, ZONING ADMINISTRATOR
CYNTHIA WITMAN, PB SECRETARY**

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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

In attendance:

Kelly Libolt, KARC Planning Consultants, Inc

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To open the public hearing for Hyde Park Town Center North-Building #2.

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

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

Public comments were given by James McQuade of 14 Pine Woods Road and Kathy Ragonetti of 24 Van Dam Road.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for Hyde Park Town Center North-Building #2 to April 20, 2022.

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

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

EAST PARK DELI AND GROCERY

Site Plan Approval Exterior Modification (#2022-07)

Location: 1106 Violet Avenue

Grid #: 6165-03-424169

In attendance:

Andrew Milliken, Milliken Associates

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To open the public hearing for East Park Deli and Grocery a.k.a. Krauszer's.

- Aye Ms. Weiser**
- Aye Mr. Waters**
- Aye Ms. Wasser**
- 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 were no public comments.

MOTION: Ms. Weiser

SECOND: Vice-Chair Dexter

To adjourn the public hearing for East Park Deli and Grocery a.k.a. Krauszer's to April 20, 2022.

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

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

MALCARNE SHOWROOM

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

In attendance:

Nevien Sidarous, Malcarne Contracting

MOTION: Vice-Chair Dexter
SECOND: Vice-Chair Oliver

To open the public hearing for Malcarne Showroom.

Aye Ms. Weiser
Aye Mr. Waters
Aye Ms. Wasser
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 were no public comments.

MOTION: Vice-Chair Dexter
SECOND: Vice-Chair Oliver

To close the public hearing for Malcarne Showroom.

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

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

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

MOTION: Vice-Chair Dexter
SECOND: Vice-Chair Oliver

To re-open the public hearing for Cranston Ground Mounted PV Panels.

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

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

MOTION: Vice-Chair Dexter
SECOND: Vice-Chair Oliver

To adjourn the public hearing for Cranston Ground Mounted PV Panels to May 4, 2022.

Aye Ms. Weiser
Aye Mr. Waters
Aye Ms. Wasser
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:

WASSER GM PV PANELS

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

Board Member, Stephanie Wasser has recused herself from the review of this application and Alternate Board Member John Kane steps in.

RESOLUTION GRANTING SITE PLAN APPROVAL

Wasser Solar Project

Date: April 6, 2022
Resolution: # 2022-03A

Moved By: Mr. John Kane
Seconded By: Mr. John Guercio, Jr.

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.**

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

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

ADJOURNMENT:

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To adjourn.

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

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

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