



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 JUNE 1, 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.
CHRISTOPHER OLIVER – VICE CHAIR
STEPHANIE WASSER
ROBERT WATERS
ANN WEISER**

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

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Chairman Dupree: Welcome everyone to the June 1st meeting of the Hyde Park Planning Board. Thank you for joining us. Please take note of all the exits around the room in case of emergency or mishap. And now please join me as we salute the *Stars and Stripes*.

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

WRIGHT, ROBERT RM PV PANELS

Site Plan Approval roof mounted Photovoltaic Panels (#2022-17)

Location: 1 Boxwood Ct., Poughkeepsie, NY 12601

Grid #: 6264-57-605434

In attendance:

*Neal Chervin, Sunrun Installation Services
Robert Wright, Property Owner*

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To open the public hearing for Wright, Robert-Roof Mounted Photovoltaic Panels site plan approval.

**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 was no public comment.

MOTION: Vice-Chair Dexter

SECOND: Ms. Weiser

To close the public hearing for Wright, Robert-Roof Mounted Photovoltaic Panels site plan approval.

**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

Town of Hyde Park Planning Board
4383 Albany Post Road
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**RESOLUTION GRANTING SITE PLAN APPROVAL
Wright Roof-Mounted Solar Panels**

**Date: June 1, 2022
Resolution: #2022-17**

**Moved By: Ms. Wasser
Seconded By: Mr. Waters**

WHEREAS, the applicant, Robert Wright, has submitted an application for site plan approval for the installation of roof-mounted solar panels on a single-family townhouse located at 1 Boxwood Court, Hyde Park, tax no. 6264-57-605434 (the "Site"), in the Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "Site Plan," prepared by SunRun, dated September 14, 2021, Sheet Nos. PV-1.0, PV-2.0, PV-3.0, PV-4.0, and PV-5.0 (the "Site Plan Set"); and

WHEREAS, roof-mounted solar panels are permitted in all zoning districts, subject to a solar system building permit issued by the Town's Building Inspector and Zoning Administrator; and

WHEREAS, the Site is located in a development that was created under site plan and subdivision approval; and

WHEREAS, any new use or change within said development requires site plan amendment or approval by the Planning Board; and

WHEREAS, on June 1, 2022, the Planning Board determined that the Project is a Type II action under the State Environmental Quality Review Act and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, a duly noticed public hearing for the Project was held on June 1, 2022, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants site plan approval to the Project as depicted on the Site Plan Set 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 Vice-Chair Oliver
Aye Ms. Wasser
Aye Mr. Waters
Aye Ms. Weiser**

VOICE VOTE

Aye-7 Absent-0 Nay-0

Motion Carried

CONTINUED PUBLIC HEARING:

HYDE PARK QUICK STOP

Site Plan & Special Use Permit Approvals Convenience Store & Fuel Station (#2022-10)

Location: 4912 Albany Post Road, Staatsburg, NY 12580

Grid #: 6066-02-879622

In attendance:

Brandon Petrella, RA AIA, Mauri Architects

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To re-open the public hearing for Hyde Park Quick Stop site plan and special use permit approvals.

**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 was no public comment.

MOTION: Ms. Weiser

SECOND: Vice-Chair Oliver

To adjourn the public hearing for Hyde Park Quick Stop site plan and special use permit approvals to July 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

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 Photovoltaic Panels site plan approval.

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 was no public comment.

MOTION: Ms. Weiser
SECOND: Vice-Chair Oliver

To adjourn the public hearing for Cranston ground mounted Photovoltaic Panels site plan approval to June 15, 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:

BOHLMANN, JUSTIN & DANIELLE

Site Plan Waiver Approval roof mounted photovoltaic panels (#2022-22)
Location: 53 Garden Street, Hyde Park, NY 12538
Grid #: 6064-08-839865

TOWN OF HYDE PARK PLANNING BOARD
Justin and Danielle Bohlmann
53 Garden Street
6064-08-839865
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: June 1, 2022
Resolution #: 2022-22

Moved By: Vice-Chair Dexter
Seconded By: Vice-Chair Oliver

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Justin and Danielle Bohlmann to install roof mounted photo voltaic panels on the existing single-family home, and,

Whereas, the application is to install roof mounted solar panels on an existing single-family home in the NYS SASS district and on a parcel adjoining a property on the historic register, and

Whereas, the panels are mounted at the same angle as the roof, and

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

Whereas, the change does not reduce any open space between the historic structure and the home at 53 Garden Street, 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 May 20, 2022.

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

VOICE VOTE

Aye-7 Absent-0 Nay-0

Motion Carried

ADJOURNMENT:

MOTION: Ms. Weiser

SECOND: Vice-Chair Dexter

To adjourn.

**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