



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 15, 2022, 6:00 PM
PUBLIC HEARING/REGULAR MEETING OF
THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: MICHAEL DUPREE – CHAIRMAN
ANNE DEXTER - VICE CHAIR
CHRISTOPHER OLIVER – VICE CHAIR
STEPHANIE WASSER
ROBERT WATERS
ANN WEISER**

MEMBERS ABSENT: JOHN GUERCIO, JR

**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: Good Evening everyone and welcome to the June 15th meeting of the Hyde Park Planning Board. Please take note of all the exits around the room in case of emergency and now please join us as we salute the American Flag.

The Chairman led the Pledge of Allegiance.

PLEDGE OF ALLEGIANCE

CONTINUED PUBLIC HEARING:

SMALL-O'MALLEY SUBDIVISION

Minor Subdivision Plat Approval 5 lots (#2021-55)
Location: 148 Cream Street, Poughkeepsie 12601
Grid #: 6264-01-210630

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

To re-open the public hearing for Small-O'Malley Subdivision.

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

VOICE VOTE Aye-6 Absent-1 Nay- 0 Motion Carried

There was no public comment.

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

To adjourn the public hearing for Small-O'Malley Subdivision to August 3, 2022.

Aye	Ms. Weiser
Aye	Mr. Waters
Aye	Ms. Wasser
Aye	Vice-Chair Oliver
Absent	Mr. Guercio

Aye **Vice-Chair Dexter**
Aye **Chairman Dupree**

VOICE VOTE **Aye-6 Absent-1 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**
Absent **Mr. Guercio**
Aye **Vice-Chair Dexter**
Aye **Chairman Dupree**

VOICE VOTE **Aye-6 Absent-1 Nay- 0** **Motion Carried**

There was no public comment.

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

To close 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**
Absent **Mr. Guercio**
Aye **Vice-Chair Dexter**
Aye **Chairman Dupree**

VOICE VOTE **Aye-6 Absent-1 Nay- 0** **Motion Carried**

**Town of Hyde Park Planning Board
4383 Albany Post Road
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RESOLUTION GRANTING SITE PLAN APPROVAL

Cranston Ground-Mounted Solar System

Date: June 15, 2022

Moved By: Vice-Chair Dexter

Resolution: #2021-51A

Seconded By: Ms. Wasser

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, Sheets PV1, PV2, PV3, PV4, PV5, PV5.1, PV6 dated February 7, 2022, as amended on March 8, 2022, and as further amended on June 6, 2022 (collectively the "Site Plan Set"); 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, on February 16, 2022, the Planning Board determined that the Project is a Type II action under SEQRA pursuant to 6 NYCRR 617.5(c)(12), the construction, expansion or placement of minor accessory/appurtenant residential structures, and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law because it is located within 500 feet of Dutchess County Route 41, also known as Crum Elbow Road; and

WHEREAS, on February 23, 2022, the Dutchess County Department of Planning and Development responded that the Project is a matter of local concern; and

WHEREAS, a duly noticed public hearing for the Project was opened on March 16, 2022 and closed on June 15, 2022, during which time 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 escrows.**
- 2. Revision of the Site Plan Set to include the revision date of 6/6/2022 on each sheet of the Site Plan Set.**

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

WORKSHOP:

CIA HOTEL & VILLAS

Site Plan Approval Hotel & Villas (#2019-39)

Location: 1995-2066 Campus Road, 483-487 & 3957 Albany Post Road, Hyde Park, NY 12538

Grid #: 6064-04-965164, -932144, 6063-02-889857

In attendance:

*Michael Zarin, Esq. Zarin-Steinmetz
Marcia Goldstein, Zarin & Steinmetz
Lou Dorso, NR International, Chief Construction Officer
Chris Lapine, Civil Engineer, LaBella
Samantha Urban, Civil Engineer, LaBella
Tom Johnson, Senior Transportation Engineer, LaBella
Michael Barnicle, Principal, MPFP, Gensler
Michael Gatti, Principal, Gensler*

OTHER BUSINESS:

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

The Chairman confirmed that the Board Members had reviewed and agreed with the draft EAF Parts II & III prepared by Ms. Franson.

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION**

Hyde Park Quick Stop

Date: June 15, 2022

Moved By: Ms. Wasser

Resolution: # 2022-10A

Seconded By: Ms. Weiser

WHEREAS, the applicant, Jatt Boys Properties LLC, has submitted an application for special use permit and site plan approval to demolish an existing gas station and construct a new 3,150 square foot gas station and convenience store, along with related site improvements, at property located at 4912 Albany Post Road, tax parcel no. 6066-02-879622, in the Neighborhood Business District (the "Project"); and

WHEREAS, the project is depicted on a site plan entitled "Hyde Park Quick Stop" prepared by Mauri Architects PC, dated June 22, 2021, last revised May 20, 2022, Sheets PB-1, PB-2, PB-3, PB-4, PB-5, PB-6, SP-1, SP-2, SD-1, SA-1 (the "Site Plan Set"); and

WHEREAS, gas station uses are permitted in the Neighborhood Business District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated March 1, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 16, 2022, pursuant to Town of Hyde Park Environmental Quality Review Law § 54-6A(16), the Planning Board classified the Project as a Type I action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency has objected; and

WHEREAS, the Planning Board did not receive any comments from the Department of Environmental Conservation or the Department of Transportation despite a request from the Planning Board for comments; and

WHEREAS, the Planning Board has reviewed the EAF, including the reasoning set forth in part 3 of the EAF dated June 15, 2022, and all available information concerning the potential impacts of the Project and found that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared:

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

LEWIS, JEFF & MARY ANN

Site Plan Waiver roof mounted photovoltaic panels (#2022-23)
Location: 8 Watson Place, Hyde Park , NY 12538
Grid #: 6064-08-913873

TOWN OF HYDE PARK PLANNING BOARD

**Jeffrey Lewis
8 Watson Place
6064-08-913873**

**SITE PLAN Waiver
Town Code Section 108-9.4 C 2**

Date: June 15, 2022
Resolution #: 2022-23

Moved By: Ms. Weiser
Seconded By: Vice-Chair Oliver

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Jeffrey Lewis 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, 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 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 June 2, 2022.

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

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried

ADJOURNMENT :

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn.

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

VOICE VOTE Aye-6 Absent-1 Nay- 0 Motion Carried