



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 SEPTEMBER 21, 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
ROBERT WATERS
ANN WEISER**

MEMBERS ABSENT: STEPHANIE WASSER

**OTHERS PRESENT: VICTORIA POLIDORO, PB CONSULTING ATTORNEY
TODD HIRSCH, RODENHAUSEN CHALE POLIDORO
CYNTHIA WITMAN, PB SECRETARY**

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Chairman Dupree: Good evening, everyone and welcome to the September 21st meeting of the Hyde Park Planning Board. Please take note of exits around the room and now join me as we salute *Old Glory*.

The Chairman led the pledge.

PLEDGE OF ALLEGIANCE

NEW PUBLIC HEARING:

POYSER GROUND MOUNTED PV PANELS

Site Plan Approval Ground Mount PV Panels (#2022-41)
Location: 14 Hill and Hollow Road, Hyde Park, NY 12538
Grid#: 6265-03-045219

In Attendance: Craig Poyser and Renee Lucieer, Property owners

Chairman Dupree: Thank you. The first item on the agenda is a new public hearing for the Poyser, seeking approval for ground mounted photovoltaic panels, located at 14 Hill & Hollow Road. May I get a motion to open the public hearing?

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

To open the public hearing for Poyser Ground Mounted PV Panels.

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

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

Chairman Dupree: Motion carries unanimously. We discussed this at the last meeting in a workshop. There were no issues heard from the Board. This has the appropriate screening and as I said is near another photovoltaic array that we had approved earlier. I have to say this formally, any comments from the public about this application? Because there's no public here, I'm going to assume there is not. Any comments from the Board or its consultants? May I get a motion to close the public hearing?

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

To close the public hearing for Poyser Ground Mounted PV Panels.

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

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

Chairman Dupree: We have a resolution prepared that will be introduced by Mr. Oliver.

Town of Hyde Park Planning Board

RESOLUTION GRANTING SITE PLAN APPROVAL

Poyser Ground Mounted PV Panels

Date: September 21, 2022

Moved By: Vice-Chair Oliver

Resolution: # 2022-41

Seconded By: Ms. Weiser

WHEREAS, the Applicant, Craig Poyser, has submitted an application for site plan approval for the installation of a 20kW residential ground-mounted solar photovoltaic system to serve the residential structure located at 14 Hill and Hollow Road, Hyde Park, NY 12538, identified as tax parcel no. 6265-03-045219 (the "Site"), in the North Neighborhood Zoning District (the "Project"); and

WHEREAS, the Project is depicted on a site plan entitled "20 KW Solar Photovoltaic System for Craig Poyser," prepared by Mannino Electric, Inc., dated May 17, 2022, last revised August 29, 2022, consisting of Sheets PV-1, PV-2, PV-3, PV-4, PV-5, and PV-6 (the "Site Plan Set"); and

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

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated June 8, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); 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, by Resolution #22-14Z, dated August 24, 2022, the Hyde Park Zoning Board of Appeals granted the Applicant an area variance from Zoning Law § 108-4.3G(2) to permit a stream corridor setback of 30 feet where 100 feet is required; and

WHEREAS, a duly noticed public hearing for the Project was held on September 21, 2022, during which all those who wished to speak were heard.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby classifies the Project as a Type II action under SEQRA.

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.**
- 2. Revision and correction of the Schedule of Bulk Regulations found on Sheet PV-1 of the Site Plan Set to reflect the additional requirements for freestanding and ground-mounted solar collectors pursuant to § 130-6 of the Zoning Code, to the satisfaction of the Zoning Administrator.**
- 3. Revision of the Site Plan Set to include the three submitted drawings entitled “Single Phase Inverter,” “Power Optimizer,” and “Canadian Solar.”**
- 4. Revision of the Site Plan Set to include a footnote on each Sheet stating Page 1 of 13, Page 2 of 13, Page 3 of 13, Page 4 of 13, Page 5 of 13, Page 6 of 13, Page 7 of 13, Page 8 of 13, Page 9 of 13, Page 10 of 13, Page 11 of 13, Page 12 of 13, and Page 13 of 13, respectively.**

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

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

CONTINUED PUBLIC HEARING:

CAMP VICTORY LAKE MASTER PLAN & PHASE 1 CHURCH

Site Plan & Special Use Permit Approvals (#2018-66)

Location: 277 Crum Elbow Road, 232 & 262 Cardinal Road

Grid #s: 6265-04-630350, -539445, 6265-02-721505, 6265-04-672479, -681487, -712479

Chairman Dupree: The next item on the agenda is a continued public hearing for Camp Victory Lake. The applicant is seeking approval for a Master Plan as well as a Phase 1 that would include a large church or sanctuary with some additional improvements. May I get a motion to re-open the public hearing?

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To open the public hearing for Camp Victory Lake Master Plan & Phase 1 Church.

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

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

Chairman Dupree: We have no new information from the applicant, that's why no one is here to represent them tonight. They are still working out details with the Department of Public Works, over traffic patterns and the entrances that they've proposed, etc. They've asked us to adjourn this to October 19th to give them time to submit additional materials. Was there anyone from the public who'd like to speak about this application tonight? There being none, may I get a motion to adjourn this to October 19th?

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn the public hearing for Camp Victory Lake Master Plan & Phase 1 Church to October 19, 2022.

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

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

OTHER BUSINESS:

LEE & LESTER

Site Plan Waiver Approval Replacement Windows (#2022-44)
Location: 9 Beadart Place, Hyde Park, NY 12538
Grid#: 6065-19-670063

Chairman Dupree: The next item on the agenda is Lee and Lester. The applicants are requesting a site plan waiver to replace windows at a home located at 9 Beadart Place. The Zoning Administrator has recommended that we waive site plan review. In addition, this site is in a Scenic Area of State Wide Significance, but it is not visible directly from the river or the 2 historic sites, i.e. the Vanderbilt Estate and the FDR. Anyone have any questions? Then, I believe Ms. Dexter is introducing this resolution.

TOWN OF HYDE PARK PLANNING BOARD

Patricia Lee and Marc Lester
6065-19-670063
9 Beadart Place
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

September 21, 2022
Resolution #: 2022-44

Moved By: Vice-Chair Dexter
Seconded By: Mr. Guercio

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Patricia Lee and Marc Lester, for replacing two windows with a picture window, one single window and patio door on the property associated with a single-family home requiring a building permit, and,**

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

TOWN OF HYDE PARK PLANNING BOARD

**Randall and Lisa Prentiss
16 Mountain View Avenue
6167-03-261427
SITE PLAN Waiver
Town Code Section 108-9.4 C(2)**

**Date: September 21, 2022
Resolution #: 2022-45**

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

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Randall and Lisa Prentiss for the installation of rooftop solar panels on the property associated with a single-family home which requires a building permit, and,

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

Whereas, the applicant is proposing to install rooftop solar panels and

Whereas, the proposed addition meets the zoning code setback requirements, and

Whereas, the proposed changes are minor in nature, and

Whereas, Section 108-9.4 C(2), allows the Planning Board to waive the site plan procedures for minor changes requiring a building permit, 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 proposed changes as described in the building permit received by the Building Department September 7, 2022, and per the waiver request to the Planning Board dated September 19, 2022.

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

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried

ADJOURNMENT :

Chairman Dupree: May I ask for a motion to adjourn?

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To adjourn.

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

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

Chairman Dupree: Thank you to the Town Board for providing the resources to televise this meeting. Thank you to our media group, down below, who's actually doing the work to televising and thank you colleagues. Good night.