



Historic Town of Hyde Park  
Planning Board  
4383 Albany Post Road  
Hyde Park, NY 12538  
(845) 229-5111, Ext. 2

**DRAFT COPY**

*"Working with you for a better Hyde Park"*

**January 3, 2024, 6:00 PM**  
**PUBLIC HEARING/WORKSHOP/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**

**CONTINUED PUBLIC HEARING:**

**PALDINO GROUND MOUNTED PHOTOVOLTAIC PANELS**

Site Plan Approval GM PV Panels (#2023-61)  
Location: 11 Spy Glass Lane, Staatsburg, NY 12580  
Grid #: 6168-03-469114

**WORKSHOP:**

**RELYEA PROPERTIES LLC**

Site Plan Amendment Approval (#2023-64)  
Location: 1564 Route 9G, Hyde Park, NY 12538  
Grid #: 6166-04-882279

**GROUNDLED DISPENSARY**

Site Plan Approval Cannabis Retail Dispensary (2023-73)  
Location: 3665 Albany Post Road  
Grid #: 6063-04-974393

**OTHER BUSINESS:**

**RESOLUTION TO ESTABLISH VICE-CHAIRS DEXTER & OLIVER**

**ADJOURNMENT:**

Town of Hyde Park Planning Board  
4383 Albany Post Road  
Hyde Park NY 12538  
(845) 229-5111 Ext. 2

**DRAFT COPY**

**RESOLUTION TO GRANT SITE PLAN APPROVAL**

**Paldino Ground Mounted Solar**

**Date: January 3, 2024**

**Moved By:**

**Resolution #: 2023-61A**

**Seconded By:**

WHEREAS, the applicant, Empire Solar Solutions, has submitted an application for site plan approval to install 26.88kW Ground Mounted Solar array at 11 Spy Glass Lane in Staatsburg New York, tax parcel no. 133200-6168-03-469114 (the "Property"), in the Greenbelt District (the "Project"); and

WHEREAS, the Project is depicted on plans entitled, "Solar Panel Installation Paldino Residence," Sheets S-1, S-2, S-3, S-4 and S-5, prepared by Michael Edward Mele, PE, dated September 19, 2023, last revised October 19, 2023 (the "Site Plan Set"); and

WHEREAS, ground-mounted solar energy systems are permitted in all zoning districts, subject to the issuance of a solar system building permit and site plan approval by the Planning Board; and

WHEREAS, on November 15, 2023, the Planning Board classified the Project as a Type II action under SEQRA pursuant to 6 NYCRR § 617.5(c)(10), construction or placement of a minor accessory residential structure not changing land use or density; and

WHEREAS, on December 21, 2023, by resolution 2023-20Z, the ZBA granted an area variance to allow the percentage of impervious space on the lot to increase from 15% (the required maximum allowed) to 16.29%, or an additional 1,283.30 square feet; and

WHEREAS, a duly noticed public hearing was opened on December 6, 2023 and closed on January 3, 2023 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 shown on the Site Plan Set, and authorizes the Chair or his 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  
Vice-Chair Oliver  
Mr. Veith  
Ms. Wasser  
Mr. Waters**

**1 COPY**

---

**Michael Dupree, Planning Board Chairperson**

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

**Town of Hyde Park Planning Board**

4383 Albany Post Road  
Hyde Park NY 12538  
(845) 229-5111 ext. 2

**DRAFT COPY**

**RESOLUTION DESIGNATING PLANNING BOARD VICE-CHAIRPERSONS FOR  
THE YEAR 2024**

January 3, 2024

Moved By: Chairman Dupree

Resolution: #24-A

Seconded By:

**NOW BE IT RESOLVED, that Anne Dexter and Chris Oliver be designated the Vice-Chairpersons of the Planning Board, authorized to conduct meetings of the Planning Board and to sign Final Plats, Site Plans and related documents, including invoices and correspondence, on behalf of the Planning Board in the absence of the Chairperson.**

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

---

**Michael Dupree, Chairman**

**Voice Vote    Aye-    Absent-    Nay-    Motion Carried/Denied**