



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"

June 1, 2022, 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

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

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

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

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

ADJOURNMENT:

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Planning Board Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us

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

RESOLUTION GRANTING SITE PLAN APPROVAL

Wright Roof-Mounted Solar Panels

Date: June 1, 2022

Moved By:

Resolution: #2022-17

Seconded By:

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.**

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

**Mr. Waters
Ms. Weiser**

Michael Dupree, Planning Board Chairperson

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied

DRAFT

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:
Seconded By:

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.

Mr. Michael Dupree
Planning Board, Chairman

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

VOICE VOTE

Aye-

Absent-

Nay-

Motion Carried/Denied