



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”

September 21, 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:

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

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

OTHER BUSINESS:

LEE & LESTER

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

PRENTISS, RANDALL & LISA

Site Plan Waiver Approval Roof-Mounted PV Panels (#2022-45)
Location: 16 Mountain View Avenue, Staatsburg, NY 12580
Grid#: 6167-03-261427

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

DRAFT COPY

RESOLUTION GRANTING SITE PLAN APPROVAL

Poyser Ground Mounted PV Panels

Date: September 21, 2022

Moved By:

Resolution: # 2022-41

Seconded By:

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.**

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

Michael Dupree, Planning Board Chair

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

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

DRAFT COPY

September 21, 2022
Resolution #: 2022-44

Moved By:
Seconded By:

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

Whereas, the applicant is proposing to replace two windows with a picture window, one single window and patio door, 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 12, 2022, and per the request to the Planning Board dated September 14, 2022.

Mr. 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

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)

DRAFT COPY

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

Moved By:
Seconded By:

***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.**

Mr. 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