



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

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

**October 5, 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**

**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

**OTHER BUSINESS:**

**BELLEFIELD PHASE II FINAL DEVELOPMENT PLAN/SUBDIVISION**

Final Development Plan/Subdivision Approval-Pre-submission (#2022-27-28)  
Location: 15 West Dorsey Lane, Hyde Park, NY 12538  
Grid#: 6163-01-131849

**SALT POINT SOLAR AMENDMENT**

Site Plan Amendment Approval shed container (#2022-42)  
Location: 525 Salt Point Turnpike, Poughkeepsie, NY 12601  
Grid#: 6263-03-305465

**TAPIA, EDUARDO**

Site Plan Waiver Approval RM PV Panels & Replacement Windows (#2022-46)  
Location: 41 Fuller Avenue, Hyde Park, NY 12538  
Grid#: 6065-19-738027

**CARTER, DREXTON & JANINE**

Site Plan Waiver Approval enclose garage for family room in town house (#2022-47)  
Location: 34 Russett Road, Poughkeepsie, NY 12601  
Grid#: 6264-57-602440

**NICHOLS OXYGEN SERVICE**

Site Plan & Special Use Permit Approval Extension (#2022-48)

Location: 1564 Route 9G

Grid #: 6166-04-882279

**KRUPNICK & WEISER**

Site Plan Waiver Approval Rear Replacement Deck (#2022-49)

Location: 19 Scenic Drive, Hyde Park, NY 12538

Grid#: 6065-02-692962

**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](http://www.hydeparkny.us)

Town of Hyde Park Planning Board  
4383 Albany Post Road  
Hyde Park NY 12538  
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## RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

### Salt Point Solar

**Date: October 5, 2022**

**Moved By:**

**Resolution: # 2022-42**

**Seconded By:**

WHEREAS, on September 5, 2018, by Resolution # 2018-01B, the Planning Board granted site plan and special use permit approval to the applicant, Salt Point Solar, LLC, to develop a 2-megawatt solar farm on a 41.44-acre property located at 525 Salt Point Turnpike (the "Property"), as depicted on a site plan entitled "Preliminary Design Drawings for Salt Point, LLC," sheets C-100, C-150, C-200, C-300, C-301, C-400, C-500, C-501, C-502, C-600, and L-100, prepared by Rina Consulting and Spinella Engineering, PLLC, dated December 18, 2017, last revised August 13, 2018 (the "Approved Site Plan"); and

WHEREAS, on March 20, 2019, the Planning Board acknowledged a de minimis change to the Approved Site Plan to include the installation of a battery back-up; and

WHEREAS, the Approved Site Plan was signed by the Planning Board Chair on May 15, 2019; and

WHEREAS, on May 29, 2019, the applicant applied for amended site plan approval to eliminate the seasonal restrictions on tree clearing, based on a letter received from the US Fish and Wildlife Service received on September 4, 2018; and

WHEREAS, the Planning Board granted amended site plan approval by Resolution #2018-01D dated June 19, 2019; and

WHEREAS, on August 29, 2022, the applicant applied for amended site plan approval for the placement of an existing green Conex shed container on the Property; and

WHEREAS, the amended site plan is shown on plans entitled, "Salt Point Solar, LLC", prepared by Cypress Creek Renewables, dated May 24, 2022, Sheet C-200 (the "Amended Site Plan"); and

WHEREAS, the applicant is not proposing to amend its special use permit; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development, which responded on September 22, 2022 that the project was a matter of local concern; and

WHEREAS, the Zoning Administrator has recommended that the Planning Board waive the requirement for a public hearing on the Amended Site Plan pursuant to Section 108-9.4C(2) of the Zoning Law.

**NOW THEREFORE BE IT RESOLVED, that the Planning Board waives the requirement for a public hearing upon the recommendation of the Zoning Administrator.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby reaffirms its prior negative declaration adopted on September 5, 2018.**

**BE IT FURTHER RESOLVED, that the Planning Board hereby approves the Amended Site Plan and authorizes the Chair or his authorized designee to sign the Amended Site Plan after compliance with the following conditions:**

- 1. Payment of all fees and escrow.**

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

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**Michael Dupree, Planning Board Chairperson**

**VOICE VOTE**

**Aye-**

**Absent-**

**Nay-**

**Motion Carried/Denied**

TOWN OF HYDE PARK PLANNING BOARD

**Carter**  
**34 Russett Road**  
6264-57-602440  
**SITE PLAN WAIVER**  
*Town Code Section 108-9.4 C 2*

**DRAFT COPY**

**Date: October 5, 2022**  
**Resolution #: 2022-47**

**Moved By:**  
**Seconded By:**

***Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Drexton and Janine Carter, for property located at 34 Russett Road in the Town of Hyde Park; and***

*Whereas, the application is to enclose an attached garage to create an additional living/family room within the townhouse unit in the Greenfields townhouse section and*

*Whereas, the change does not reduce the standard for two parking spaces per dwelling unit, and*

*Whereas, the change will have minimal impact on the neighborhood, and*

*Whereas, the Planning Board has reviewed the request submitted by the applicant, and has received a recommendation from the Zoning Administrator, and*

*Whereas, no other changes are proposed to the structure at this time and the applicant is required to return to the Planning Board for all other changes to the property,*

***NOW THEREFORE BE IT RESOLVED, that the Town of Hyde Park Planning Board hereby waives site plan requirements for the file entitled Carter regarding the specific request as submitted in the Building Department file for Carter dated September 6, 2022.***

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Michael Dupree  
Planning Board Chairman

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

**Voice Vote**

**Aye-**

**Absent-**

**Nay-**

**Motion Carried/Denied**

TOWN OF HYDE PARK PLANNING BOARD

Eduardo Tapia  
6065-19-738027  
41 Fuller Lane  
SITE PLAN Waiver  
Town Code Section 108-9.4 C 2

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October 5, 2022  
Resolution #: 2022-46

Moved By:  
Seconded By:

**Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Eduardo Tapia, for replacing thirteen windows of the same size and installing roof mounted solar panels 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 thirteen windows and install roof mounted 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 12, 2022, and per the request to the Planning Board dated September 14, 2022.**

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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**

**Neil Krupnick and Ann Weiser**

**19 Scenic Drive**

**6065-02-692962**

**SITE PLAN Waiver**

**Town Code Section 108-9.4 C 2**

**DRAFT COPY**

**Date: October 5, 2022**

**Resolution #: 2022-49**

**Moved By:**

**Seconded By:**

***Whereas*, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Neil Krupnick and Ann Weiser to replace the rear deck on existing footprint to their single-family home; 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 may be visible from the Hudson River, but does not include any lighting; 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 Building Permit Application dated September 2, 2022 and the request for a waiver of site plan received by the Planning Department on September 29, 2022.**

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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