



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 15, 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

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

WORKSHOP:

CIA HOTEL & VILLAS

Site Plan Approval Hotel & Villas (#2019-39)
Location: 1995-2066 Campus Road, 483-487 & 3957 Albany Post Road, Hyde Park, NY 12538
Grid #: 6064-04-965164, -932144, 6063-02-889857

OTHER BUSINESS:

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

LEWIS, JEFF & MARY ANN

Site Plan Waiver roof mounted photovoltaic panels (#2022-23)
Location: 8 Watson Place, Hyde Park, NY 12538
Grid #: 6064-08-913873

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

RESOLUTION GRANTING SITE PLAN APPROVAL

Cranston Ground-Mounted Solar System

Date: June 15, 2022

Moved By:

Resolution: #2021-51A

Seconded By:

WHEREAS, the applicant, Jason Cranston, has submitted an application for site plan approval for the installation of a ground-mounted solar system to serve an existing residential structure (the "Project") on property located at 162 Crum Elbow Road, tax parcel no. 6265-03-073025, in the Greenbelt Zoning District (the "Property"); and

WHEREAS, the Project is depicted on a site plan entitled, "Photovoltaic System," prepared by PLUGPV LLC, Sheets PV1, PV2, PV3, PV4, PV5, PV5.1, PV6 dated February 7, 2022, as amended on March 8, 2022, and as further amended on June 6, 2022 (collectively the "Site Plan Set"); and

WHEREAS, ground-mounted solar systems are permitted in the Greenbelt Zoning District subject to site plan approval; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form ("EAF") dated October 19, 2021, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on February 16, 2022, the Planning Board determined that the Project is a Type II action under SEQRA pursuant to 6 NYCRR 617.5(c)(12), the construction, expansion or placement of minor accessory/appurtenant residential structures, and that a Draft Environmental Impact Statement would not be prepared; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law because it is located within 500 feet of Dutchess County Route 41, also known as Crum Elbow Road; and

WHEREAS, on February 23, 2022, the Dutchess County Department of Planning and Development responded that the Project is a matter of local concern; and

WHEREAS, a duly noticed public hearing for the Project was opened on March 16, 2022 and closed on June 15, 2022, during which time 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 escrows.**
- 2. Revision of the Site Plan Set to include the revision date of 6/6/2022 on each sheet of the Site Plan Set.**

**Chairman Dupree
Vice-Chair Dexter
Mr. Guercio**

Vice-Chair Oliver
Ms. Wasser
Mr. Waters
Ms. Weiser

Michael Dupree, Planning Board Chair

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

DRAFT

**RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE
NEGATIVE DECLARATION**

Hyde Park Quick Stop

Date: June 15, 2022

Moved By:

Resolution: # 2022-10A

Seconded By:

WHEREAS, the applicant, Jatt Boys Properties LLC, has submitted an application for special use permit and site plan approval to demolish an existing gas station and construct a new 3,150 square foot gas station and convenience store, along with related site improvements, at property located at 4912 Albany Post Road, tax parcel no. 6066-02-879622, in the Neighborhood Business District (the "Project"); and

WHEREAS, the project is depicted on a site plan entitled "Hyde Park Quick Stop" prepared by Mauri Architects PC, dated June 22, 2021, last revised May 20, 2022, Sheets PB-1, PB-2, PB-3, PB-4, PB-5, PB-6, SP-1, SP-2, SD-1, SA-1 (the "Site Plan Set"); and

WHEREAS, gas station uses are permitted in the Neighborhood Business District subject to special use permit and site plan approval; and

WHEREAS, the applicant has submitted a Full Environmental Assessment Form ("EAF") dated March 1, 2022, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on March 16, 2022, pursuant to Town of Hyde Park Environmental Quality Review Law § 54-6A(16), the Planning Board classified the Project as a Type I action under SEQRA and declared its intent to serve as lead agency in a coordinated review, to which no other agency has objected; and

WHEREAS, the Planning Board has reviewed the EAF, including the reasoning set forth in part 3 of the EAF dated June 15, 2022, and all available information concerning the potential impacts of the Project and found that the Planning Board has sufficient information on which to base a determination of significance; and

WHEREAS, the Planning Board has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby determines that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared:

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

Ms. Weiser

Michael Dupree, Planning Board Chair

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

DRAFT

TOWN OF HYDE PARK PLANNING BOARD
Jeffrey Lewis
8 Watson Place
6064-08-913873
SITE PLAN Waiver
Town Code Section 108-9.4 C 2

Date: June 15, 2022
Resolution #: 2022-23

Moved By:
Seconded By:

Whereas, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Jeffrey Lewis 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, 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 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 June 2, 2022.

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

Mr. Michael Dupree
Planning Board, Chairman

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