



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”*

**DRAFT MINUTES OF THE JUNE 1, 2022, 6:00 PM  
PUBLIC HEARING/REGULAR MEETING OF  
THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: MICHAEL DUPREE – CHAIRMAN  
ANNE DEXTER - VICE CHAIR  
JOHN GUERCIO, JR.  
CHRISTOPHER OLIVER – VICE CHAIR  
STEPHANIE WASSER  
ROBERT WATERS  
ANN WEISER**

**OTHERS PRESENT: BONNIE FRANSON, PB CONSULTING PLANNER  
VICTORIA POLIDORO, PB CONSULTING ATTORNEY  
PETER SETARO, PB CONSULTING ENGINEER  
KATHLEEN MOSS, ZONING ADMINISTRATOR  
CYNTHIA WITMAN, PB SECRETARY**

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**Chairman Dupree:** Welcome everyone to the June 1st meeting of the Hyde Park Planning Board. Thank you for joining us. Please take note of all the exits around the room in case of emergency or mishap. And now please join me as we salute the *Stars and Stripes*.

**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

*In attendance:*

*Neal Chervin, Sunrun Installation Services  
Robert Wright, Property Owner*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To open the public hearing for Wright, Robert-Roof Mounted Photovoltaic Panels site plan approval.**

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

**VOICE VOTE            Aye-7   Absent-0   Nay- 0            Motion Carried**

*There was no public comment.*

**MOTION: Vice-Chair Dexter**

**SECOND: Ms. Weiser**

**To close the public hearing for Wright, Robert-Roof Mounted Photovoltaic Panels site plan approval.**

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

**VOICE VOTE            Aye-7   Absent-0   Nay- 0            Motion Carried**

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

**RESOLUTION GRANTING SITE PLAN APPROVAL  
Wright Roof-Mounted Solar Panels**

**Date: June 1, 2022  
Resolution: #2022-17**

**Moved By: Ms. Wasser  
Seconded By: Mr. Waters**

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.**

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

**VOICE VOTE**

**Aye-7 Absent-0 Nay-0**

**Motion Carried**

**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

*In attendance:*

*Brandon Petrella, RA AIA, Mauri Architects*

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Hyde Park Quick Stop site plan and special use permit approvals.**

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

**VOICE VOTE                    Aye-7   Absent-0   Nay- 0           Motion Carried**

*There was no public comment.*

**MOTION: Ms. Weiser**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Hyde Park Quick Stop site plan and special use permit approvals to July 20, 2022.**

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

**VOICE VOTE                    Aye-7   Absent-0   Nay- 0           Motion Carried**

**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

**MOTION: Vice-Chair Dexter**  
**SECOND: Vice-Chair Oliver**

**To re-open the public hearing for Cranston ground mounted Photovoltaic Panels site plan approval.**

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

**VOICE VOTE                    Aye-7   Absent-0   Nay- 0           Motion Carried**

*There was no public comment.*

**MOTION: Ms. Weiser**  
**SECOND: Vice-Chair Oliver**

**To close or adjourn the public hearing for Cranston ground mounted Photovoltaic Panels site plan approval to June 15, 2022.**

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

**VOICE VOTE                    Aye-7   Absent-0   Nay- 0           Motion Carried**

**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

**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: Vice-Chair Dexter**  
**Seconded By: Vice-Chair Oliver**

***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.

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

**VOICE VOTE**

**Aye-7 Absent-0 Nay-0**

**Motion Carried**

**ADJOURNMENT:**

**MOTION: Vice-Chair Dexter**

**SECOND: Vice-Chair Oliver**

**To adjourn.**

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

**VOICE VOTE**

**Aye-7 Absent-0 Nay- 0 Motion Carried**