



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 MAY 4, 2022, 6:00 PM  
PUBLIC HEARING/REGULAR MEETING OF  
THE HYDE PARK PLANNING BOARD**

**MEMBERS PRESENT: ANNE DEXTER - VICE CHAIR  
CHRISTOPHER OLIVER – VICE CHAIR  
STEPHANIE WASSER  
ROBERT WATERS  
ANN WEISER**

**MEMBERS ABSENT: MICHAEL DUPREE, CHAIRMAN  
JOHN GUERCIO, JR.**

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

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**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

**MOTION: Vice-Chair Oliver**

**SECOND: Ms. Weiser**

**To re-open the public hearing for Small-O’Malley Subdivision.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Absent</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Absent</b>	<b>Chairman Dupree</b>

**VOICE VOTE                      Aye-5   Absent-2   Nay- 0                      Motion Carried**

*There was no public comment.*

**MOTION: Ms. Weiser**

**SECOND: Vice-Chair Oliver**

**To adjourn the public hearing for Small-O’Malley Subdivision to June 15, 2022.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Absent</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Absent</b>	<b>Chairman Dupree</b>

**VOICE VOTE                      Aye-5   Absent-2   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 Oliver**

**SECOND: Ms. Weiser**

**To re-open the public hearing for Cranston Ground Mounted PV Panels.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Absent</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Absent</b>	<b>Chairman Dupree</b>

**VOICE VOTE                      Aye-5   Absent-2   Nay- 0                      Motion Carried**

*There was no public comment.*

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

**To adjourn the public hearing for Cranston Ground Mounted PV Panels to June 1, 2022.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>
<b>Aye</b>	<b>Ms. Wasser</b>
<b>Aye</b>	<b>Vice-Chair Oliver</b>
<b>Absent</b>	<b>Mr. Guercio</b>
<b>Aye</b>	<b>Vice-Chair Dexter</b>
<b>Absent</b>	<b>Chairman Dupree</b>

**VOICE VOTE                      Aye-5   Absent-2   Nay- 0                      Motion Carried**

**WORKSHOP:**

**WRIGHT, ROBERT RM PV PANELS**

Site Plan Approval roof mounted Photovoltaic Panels  
Location: 1 Boxwood Ct., Poughkeepsie, NY 12601  
Grid #: 6264-57-605434

*In attendance:                      Neal Chervin, Sunrun Installation Services*  
*Robert Wright, Property Owner*

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

**To set a public hearing for Wright, Robert Roof Mounted PV Panels for May 18, 2022 or June 1, 2022.**

<b>Aye</b>	<b>Ms. Weiser</b>
<b>Aye</b>	<b>Mr. Waters</b>

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

**VOICE VOTE**                      **Aye-5 Absent-2 Nay- 0**            **Motion Carried**

**OTHER BUSINESS:**

**DEKKER & BARD**

Site Plan Waiver Rear Hot-Tub  
Location: 17 Beadart Place, Hyde Park, NY 12538  
Grid #: 6167-03-018325

**TOWN OF HYDE PARK PLANNING BOARD**  
**Francois Dekker and Steven Bard**  
6065-19-683128  
17 Beadart Place  
**SITE PLAN Waiver**  
*Town Code Section 108-9.4 C 2*

**May 4, 2022**  
**Resolution #: 2022-16**

**Moved By: Ms. Weiser**  
**Seconded By: Ms. Wasser**

***Whereas***, a request for Site Plan Waiver has been made to the Town of Hyde Park Planning Board by Francois Dekker and Steven Bard, for the construction of a 92” x 92” spa 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 construct a hot tub, 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 April 21, 2022, and per the request to the planning board dated April 25, 2022.

**Absent**    **Chairman Dupree**  
**Aye**        **Vice Chair Dexter**

Absent Mr. Guercio  
Aye Vice Chair Oliver  
Aye Ms. Wasser  
Aye Mr. Waters  
Aye Ms. Weiser

VOICE VOTE Aye-5 Absent-2 Nay-0 Motion Carried

**ROZAN, DAVID**

Site Plan Waiver Rear Deck  
Location: 42 Old Post Road, Staatsburg, NY 12580  
Grid #: 6167-03-018325

**TOWN OF HYDE PARK PLANNING BOARD**  
**David Rozan**  
**42 Old Post Road, Staatsburg, NY 12580**  
**6167-03-018325**

**SITE PLAN WAIVER**  
**Rear Deck**  
***Town Code Section 108-9.4 C 2***

May 4, 2022  
Resolution #: 2022-12

Moved By: Mr. Waters  
Seconded By: Vice-Chair Oliver

***Whereas, an application requesting a waiver of site plan has been made to the Town of Hyde Park Planning Board by Mr. Rozan, on March 2, 2022 for property located at 42 Old Post Road in the Town of Hyde Park, and***

***Whereas, the application is to have new 13' x 21' deck added to the rear of the house, and***

***Whereas, a variance for the side yard setback was granted on 4/27/22, by Resolution #22-04Z, and***

***Whereas, the proposed addition meets all other zoning code setback requirements, and***

***Whereas, the Planning Board has reviewed the request for this change in the Historic Overlay District, and***

***Whereas, the change will have minimal impact to the character of the neighborhood, 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 February 20, 2022, and per the request to the Planning Board dated March 2, 2022.***

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

VOICE VOTE                      Aye-5    Absent-2            Nay-0            Motion Carried

**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

**MOTION: Vice-Chair Oliver**  
**SECOND: Mr. Waters**

**To authorize the Chairman to send a letter of recommendation for Hyde Park Quick Stop to the ZBA.**

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

VOICE VOTE                      Aye-5    Absent-2    Nay-0            Motion Carried

**ADJOURNMENT:**

**MOTION: Ms. Wasser**  
**SECOND: Ms. Weiser**

**To adjourn.**

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

VOICE VOTE                      Aye-5    Absent-2    Nay-0            Motion Carried