Historic Town of Hyde Park

Planning Board
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“Working with you for a better Hyde Park”

DRAFT MINUTES OF THE SEPTEMBER 25, 2019
SPECIAL MEETING OF THE HYDE PARK PLANNING BOARD
SITE VISIT HUTCHINS STAATSBURG STORAGE & MINTZER SOLAR
ARRAY OPEN TO THE PUBLIC

MEMBERS PRESENT:  MICHAEL DUPREE, CHAIRMAN
ANNE DEXTER - VICE CHAIR
DIANE DI NAPOLI
BRENT PICKETT
STEPHANIE WASSER
ANN WEISER

MEMBERS ABSENT:  CHRISTOPHER OLIVER

OTHERS PRESENT:  VICTORIA POLIDORO, PB CONSULTING ATTORNEY
CYNTHIA WITMAN, PLANNING BOARD SECRETARY
KATHLEEN MOSS, ZONING ADMINISTRATOR

HUTCHINS STAATSBURG STORAGE ADDITIONAL UNITS
Site Plan Amendment & Special Use Permit Approvals Additional Units (#2019-20)
Location: 4920 Albany Post Road, Staatsburg, NY 12580
Grid#: 6066-02-891661

In Attendance:  Robert Turner, Tinkelman Architecture, PLLC
Scott Hutchins, owner Hutchins Staatsburg Storage

Chairman Dupree called the meeting to order at 5:35 pm.  As the footprints of the
proposed buildings were not indicated in the field, there were several questions
regarding the locations as the group toured the site.  Mr. Turner made
measurements when asked. It was established that Buildings 4A and 4B will come to roughly the curbing of the drive.

**Ms. Polidoro:** Where will the utilities behind the existing building go once the new building goes behind it?

**Mr. Hutchins:** The oil tank will go inside and the AC units will relocate to the roof.

**Ms. DiNapoli:** Will they be visible from the front?

**Mr. Hutchins:** No, the roof is very long.

*Mr. Hutchins indicated that the units in 4A & 4B will be 5 X 5. Mr. Turner indicated the general area for Bldg. #6, which is directly behind the existing main building.*

**Ms. Wasser:** What is between Bldg. #1 and Bldg. #6?

**Mr. Turner:** What’s there now will remain (dirt and rock).

**Chairman Dupree:** Will the shed stay?

**Mr. Hutchins:** Yes.

**Ms. Polidoro:** It’s in the same area as the banked parking.

**Mr. Hutchins:** If we have to put in the parking, then we’ll remove the shed.

There was a discussion about DEC permits for disturbance near the wetland and whether the banked parking would be necessary given the nature of the storage business. Ms. Moss indicated that she would like to see the wetland delineated in the field. There was a question of whether the site plan disturbance area is sufficient to account for the actual site alterations.

**Chairman Dupree:** We really don’t want people parking back here along the wetland border.

**Ms. DiNapoli:** The Code’s number of parking spaces is only a guideline or recommendation.

*Several Board Members indicated their displeasure that the building locations were not flagged or marked in any way, as measuring on the spot took up a great deal of time. As the group rounded the area toward proposed Bldgs. # 7-11, there was a gate near the rental home and garage, which are to be removed for*
construction. The Board Members remarked on the height and size of the rock outcrop which will block the view of these buildings from Route 9. The Board Members made note of mature trees that would likely be taken down. The tour finished up in the front of property on the north end where Bldg#5 is proposed. The four corners of this building were staked out. Mr. Turner walked off the grass area intended to become the drive access to Bldg. #5, along with the rock outcrop with landscaping that is slated to be removed.

**Ms. Wasser:** How tall will this building be?

**Mr. Hutchins:** 10-12’ to the peak of the end pitched roof.

Ms. DiNapoli inquired if it might be possible to shift the entire building northward about 10’ in order to relocate the drive aisle/access around the rocky landscape bed, which would then buffer the parking area. At a quick glance, Mr. Turner and Mr. Hutchins thought this might be possible, but needed to verify that with some calculations.

**Ms. Wasser:** What color will the building be?

**Mr. Hutchins:** Dark brown with a green roof.

Ms. Polidoro noted that no decisions were made in the field but several suggestions were made.

The Board Members, led by Dr. Mintzer of H & A Veterinary Associates and Tate Lacy of SunPower, crossed over to the adjoining property at 4938 Albany Post Road. Mr. Lacy gave a brief description of the 992 sq. ft. of arrays, arranged in 2 groups of 30 panels between the rock outcroppings along the eastern property border. It was noted that they will not be visible from the Hutchins property at all due to the height of the rock. All of the panels will face south-southwest at a fixed angle. They will be 11.3 feet tall. Mr. Lacy indicated there would be no tree removal and that additional trees will be added to the north side to buffer the residential view from South Cross Road. Some of the Board members noted that additional shrubbery might need to be considered between the parking lot and rock ledge. This application is expected to be submitted to the Board for the October 16th agenda.

The Chairman adjourned the meeting at 6:40 pm.