



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 OCTOBER 5, 2022, 6:00 PM
PUBLIC HEARING/REGULAR MEETING
OF THE HYDE PARK PLANNING BOARD**

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

MEMBERS ABSENT: STEPHANIE WASSER

**OTHERS PRESENT: VICTORIA POLIDORO, PB ATTORNEY
TODD HIRSCH, PB ATTORNEY
KATHLEEN MOSS, HP 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 Dexter
SECOND: Vice-Chair Oliver

To re-open the public hearing for the Small O'Malley Subdivision approval.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

There was no public comment.

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

To adjourn the public hearing for the Small O'Malley Subdivision approval to November 2, 2022.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

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

In Attendance:

Larry Boudreau, T-Rex

Kelly Libolt, KARC

Jennifer Van Tuyl, Cuddy & Feder

Kelly Libolt gave the Board an overview of her meeting with the Post Master and their plans to handle mail on site.

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To refer the Final Development Plan for Bellefield Phase II to Dutchess County Planning per 239m.

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

VOICE VOTE

Aye-6 Absent-1 Nay-0

Motion Carried

SALT POINT SOLAR AMENDMENT

Site Plan Amendment Approval shed container (#2022-42)

Location: 525 Salt Point Turnpike, Poughkeepsie, NY 12601

Grid#: 6263-03-305465

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

RESOLUTION GRANTING AMENDED SITE PLAN APPROVAL

Salt Point Solar

Date: October 5, 2022

Moved By: Vice-chair Oliver

Resolution: # 2022-42

Seconded By: Ann Weiser

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.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

NICHOLS OXYGEN SERVICE

Site Plan Approval Extension (#2022-48)

Location: 1564 Route 9G

Grid #: 6166-04-882279

MOTION: Vice-Chair Dexter

SECOND: Vice-Chair Oliver

To set a public hearing for Nichols Oxygen Service Extension of Site Plan approval for October 19, 2022.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

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

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

October 5, 2022
Resolution #: 2022-46

Moved By: **John Guercio Jr.**
Seconded By: **Ann Weiser**

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.

Aye Chairman Dupree
Aye Vice Chair Dexter
Aye Mr. Guercio
Aye Vice Chair Oliver

Absent Ms. Wasser
Aye Mr. Waters
Aye Ms. Weiser

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried

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

TOWN OF HYDE PARK PLANNING BOARD

Carter

34 Russett Road

6264-57-602440

SITE PLAN WAIVER

Town Code Section 108-9.4 C 2

Date: October 5, 2022

Resolution #: 2022-47

Moved By: Ann Weiser

Seconded By: Chris Oliver

***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.**

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

Voice Vote Aye-6 Absent-1 Nay-0 Motion Carried

KRUPNICK & WEISER

Site Plan Waiver Approval Rear Replacement Deck (#2022-49)
Location: 19 Scenic Drive, Hyde Park, NY 12538
Grid#: 6065-02-692962

Ann Weiser recuses herself from the review of this application and steps down from the dais.

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

Date: October 5, 2022
Resolution #: 2022-49

Moved By: Rob Waters
Seconded By: John Guercio Jr.

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.

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

VOICE VOTE Aye-5 Absent-1 Recused-1 Nay-0 Motion Carried

ADJOURNMENT :

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

To adjourn.

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

VOICE VOTE Aye-6 Absent-1 Nay-0 Motion Carried