

**TOWN OF HYDE PARK, N.Y.
ZONING BOARD OF APPEALS**

AGENDA
January 25, 2017 (Revised)

Time: 7:00 PM

Vote: Stanley Frangk – Vice Chair of Zoning Board of Appeals

Minutes to be Approved: December 28, 2016

Next Meeting: February 22, 2017

Continued Public Hearing:

#16-13Z

Staatsburg Storage – Hutchins
4920 Albany Post Road
Hyde Park, NY 12538

Variance – Section 108-24.2 C (2) (b) changing the maximum number of wall signs for any business with a separate external entry from two to fifteen wall signs; and the total sign area maximum per business from one hundred square feet to four hundred fifty square feet (total of all Staatsburg Storage wall signs and the primary tenant panel on the free standing sign); and changing the total sign area from three hundred ten square feet to four hundred ninety five square feet; and **Section 108-24.2 F(2) (a)** changing the maximum size of any graphic of ten inches in any dimension to a rectangular graphic for Staatsburg Storage on the primary tenant panel on the free standing sign to twenty six inches high by seventeen inches wide; and the eleven graphic wall panels from ten inches in any dimension to ninety six inches high by forty eight inches wide; and changing the graphic size on the remaining two panels from the size as relaxed by the Planning Board for two of the graphic panels on the southern portion of the building from thirteen inches in any dimension to the ninety six inches high by forty eight inches wide in the Neighborhood Business District.

#16-20Z

Barry – Bed & Breakfast
43310 Albany Post Rd
Hyde Park, NY 12538

Variance – Section – 108-5.15 Changing a front yard setback from 50 ft. to 15 ft. and changing a side yard setback from 20 ft. to 10 ft. for reconstruction of a single

family dwelling on a different footprint; and a variance from **Section 108-4.6 B** from the 100 ft. open space restriction to allow parking within 9 ft. and new structures to 24 ft. for a garage and to 40 ft. for the main building from the property line associated with a Historic site; and **Section 108-2.12** allowing an increase from 4 guest rooms to 5 guest rooms in a bed and breakfast establishment in the Neighborhood District.

New Public Hearing:

#17-02Z

Todd Hixson
23 Gilbert Dr
Hyde Park, NY 12538

Variance – Section 108-5.15 Changing a side yard setback from 20 ft. to 7.5 ft. for an existing pool; and **Section 108-5.15** changing a side yard setback from 10 ft. to 5 ft. for an accessory detached pool pump in the Neighborhood District.

New Application

#17-01Z

Glen Simmons
1 Simmons Drive
Staatsburg, NY 12580

Variance – Section 108-5.15 Changing a side yard setback from 25 ft. to 4 ft. and changing a front yard setback from 50 ft. to 38 ft. for construction of a detached two car garage in the Greenbelt District.

#17-03Z

Enclave at Hyde Park
Cream St
Hyde Park, NY 12538

Variance – Section 108-8-5.15 Changing average density from 2.5 A per DU to 1.41 A per DU (70.51 acres) in the Greenbelt District.

OTHER BUSINESS

“All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Secretary in advance so that arrangements can be made.”