



## Historic Town of Hyde Park

Zoning Board of Appeals  
4383 Albany Post Road  
Hyde Park, NY 12538  
(845) 229-5111, Extension 2, (845) 229-0349 Fax

***“Working with you for a better Hyde Park”***

### **AGENDA** **September 27, 2017**

**Time: 7:00 PM**

**Pledge of Allegiance:**

**Minutes to be Approved:** August 23, 2017

**Next Meeting:** October 25, 2017

**Other Business:**

**Release of Escrow:** (REVISED) Hyde Park Town Center North  
Enclave at Hyde Park

**New Public Hearing:**

**#17-15Z** Terry Holmes  
18 Lumb Lane  
Hyde Park, NY 12538  
**Variance – Section** 108-5.15 changing a side yard setback from 20 ft. to 8.5 ft. for construction of an addition in the Neighborhood District.

**#17-14Z** Lance & Kerri Nitahara  
5 Rogers Place  
Hyde Park, NY 12538  
**Variance – Section** 108-4.4 (D) as defined in 108-5.15 changing a side yard setback from 20 ft. to 5.5 ft. to the egress well, and changing side yard setback from 20 ft. to 7.83 ft. for construction of a one story addition in the Neighborhood District.

**New Application:**

**#17-16Z** Dorinda Bolander  
309 Netherwood Rd.  
Hyde Park, NY 12538  
**Use Variance – Section** 108-5.14 Changing from multiple not permitted to permitted, one three family dwelling in the Greenbelt District.

**Continued Public Hearing:**

**#17-10Z**

Kathryn Whitman  
33 East Elm Ave.  
Staatsburg, NY 12580

**Interpretation – Section 108-33.5** Does the third dwelling unit at 33 East Elm in Staatsburg, (a) qualify for non conforming use status, (b) does it qualify as a continuous use, and (c) therefore, does it meet the requirements to qualify for alteration and repair to a safe condition; and **Use Variance- Section 108-5.14** Changing from multiple not permitted to permitted, one three family dwelling in the Hamlet District.

**“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.”**