



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 October 25, 2017

Time: 7:00 PM

Pledge of Allegiance:

Minutes to be Approved: August 23, 2017, September 27, 2017

Next Meeting: November 29, 2017

Continued 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.

#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 status, (b) the use has not been discontinued, and (c) may be altered for 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.

Continued Application.

#17-16Z

Dorinda Bolander
309 Netherwood Rd.
Hyde Park, NY 12538

Variance – Section 108-5.14 Changing from multiple not permitted to permitted, one three family dwelling in the Greenbelt District.

New Application:

#17-17Z

Creek Park, Inc.
575 Creek Rd
Hyde Park, NY 12538

Variance – Section – 108-26.3 B (2) Changing the setback from the street line from 150 ft. to 30 ft.; and **Section** 108-26.3 B (2) changing the 50 ft. property line setback from 50 ft. to 30 ft.; also changing the 50 ft. property line setback from 50 ft. to 20 ft. in a licensed non-conforming mobile home park in order to change the location of one home lot in the Greenbelt District.

#17-18Z

Christopher Colby
66 River Rd
Hyde Park, NY 12538

Variance – Section 108-4.4C/5.15 changing site coverage from 15% to 25.6% also; **Section** 108-5.15 changing front yard setback from 50 ft. to 11.7 ft. for garage and overhang; and **Section** 108-5.15 changing front yard setback from 50 ft. to 27.1 ft. for front entry addition and overhang; and **Section** 108-5.15 changing rear yard setback from 50 ft. to 45.2 ft. for proposed addition and overhang; and **Section** 108.5.15 changing side yard setback from 25 ft. to 23.6 ft. for existing garage in the Waterfront 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.”