



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 March 28, 2018 (Revised)

Time: 7:00 PM

Pledge of Allegiance:

Minutes to be Approved: February 28, 2018

Next Meeting: April 25, 2018

Continued Public Hearing:

#17-16Z

Dorinda Bolander
309 Netherwood Rd.
Hyde Park, NY 12538

Use Variance – Section 108-5.14 Changing from multiple dwelling “not permitted” to “permitted”, to allow the establishment of one three-family dwelling on a lot in the Greenbelt District.

#17-19Z

Dorinda Bolander
309 Netherwood Rd
Hyde Park, NY 12538

Area Variance – Section 108-5.15 Changing maximum average density from 2.5 acres per dwelling to 2.56 acres for 4 dwellings in the Greenbelt District.

#17-20Z

Janet Hughes
531 Creek Rd
Poughkeepsie, NY 12601

Appeal of the October 20, 2017 Notice of Violation issued by the Zoning Administrator which found that the premises were being occupied unlawfully and directed the owner to limit the use of each building to a two family dwelling in the Greenbelt District.

New Public Hearing:

#18-03Z

Robert Dupont, Architect
For/ A. Hilliker, V. Liu
8 Howard Blvd.

Hyde Park, NY 12538

Variance – Section 108-5.15 Changing a side yard setback from 20 ft. to 8 ft. at eaves; and **Section** 108-5.15 Replacing an existing accessory building increasing height from 15 ft. to 18 ft. in the Neighborhood District within the Historic Overlay District.

#17-03Z

Enclave at Hyde Park
Cream St
Hyde Park, NY 12538

Extension of Variance - On March 22, 2017 the applicant was granted a variance for the following: Changing average density from 2.5 A per DU to 1.41 A per DU (70.51 acres) in the Greenbelt District. The applicant is seeking an extension of the time in which to exercise this variance pursuant to Section 108-33.5 (F) of the Code.

#18-04Z

Andy Dahowski
For/ Conrad & Martha Morgan
8 Gilbert Dr
Hyde Park, NY 12538

Variance – Section 108-5-15 changing front yard setback from 50 ft. to 35 ft. for construction of a front porch with roof in the Neighborhood District.

New Application:

#18-05Z

Joseph & Ann-Marie Van Etten
408 Violet Ave
Poughkeepsie, NY 12601

Variance – Section 105-5.15 changing gross square feet from 7,500 to 50,500 gross square feet to allow relocation of their existing business, Associates Golf Car, Inc. in the Neighborhood Business District.

#18-06Z

Deborah Seidman
60 Mills Cross Rd
Hyde Park, NY 12538

Variance – Section 108-4.3G(2) To allow construction within the 100 ft. stream corridor changing the undisturbed corridor from 100 ft. to 0 ft. for site work associated with a proposed single family home in the Greenbelt District.

Other Business:

Discuss: Hyde Park Town Center North, Lead Agency

“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.”