



Historic Town of Hyde Park
Zoning Board of Appeals
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2

"Working with you for a better Hyde Park"

AGENDA
PUBLIC HEARING/REGULAR MEETING
OF THE HYDE PARK ZONING BOARD OF APPEALS

May 24, 2023 6:00 PM

This meeting will be held in person. All those who wish to speak may attend or watch the meeting broadcast live on Cable Channel 22. If you wish to speak but cannot attend – written comments are due by 3:00 pm on the day of the meeting. Email to zbasec@hydeparkny.us or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538.

PLEDGE OF ALLEGIANCE

APPROVE MINUTES of March 22, 2023 ZBA meeting.

CONTINUED PUBLIC HEARING:

MARCOZ & CHALK #23-04Z

Location: 16 Poppinga Lane, Hyde Park
Grid #: 6065-02-602972

Owners & Applicants: Nadia Marcoz and
Adrian Chalk

Representatives: Peter J. Andros, P.E. and Ralf
Mayer

Area Variance – Section 108-4.3G(2) in the Waterfront District

To allow construction within the Hudson River stream corridor, allowing demolition of the existing single-family home and replacing it with a new single-family home on substantially the same footprint.

NEW PUBLIC HEARINGS:

SEGAL #23-07Z

Location: 20 Parker Avenue, Hyde Park
Grid #: 6065-20-845041

Owners & Applicants: Benjamin Segal and
Jennifer Segal

Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood District and Historic Overlay District

To change the minimum rear yard setback from 30 feet to 2 feet, and to change the minimum side yard setback from 20 feet to 2.5 feet for the construction of a replacement two-story accessory garage associated with a single-family dwelling.

MENDOZA #23-03Z

Owner & Applicant: Julio Mendoza

Location: 4 Windmill Road, Poughkeepsie

Grid #: 6264-03-387393

Area Variances – Section 108-4.3B(5)(b) Animal Husbandry in the Neighborhood District

To allow animal husbandry to be conducted as close as 60 feet from a residence on another lot where 350 feet is required (or 250 feet without a rooster), and

Section 108-4.3B(5)(c) Animal Husbandry – to allow 228 pounds of animals to be kept where 200 pounds is permitted, based on 1000 pounds of animals permitted per 1.5 acres of available land, and

Section 108-4.3B(5)(d) Animal Husbandry – to allow unenclosed storage of manure as close as 60 feet from a residence on another lot where 250 feet is required, and to allow unenclosed storage of manure as close as 78 feet to watercourses and wetlands, where 300 feet is required.

NEW APPLICATION INTRODUCTION:

HOUGHTALING #23-02Z

Location: 7 Beck Road, Poughkeepsie

Grid #: 6263-01-115657

Owners & Applicants: Al Houghtaling and Lisa Schoonmaker

Representative: Thomas P. Cummings, P.E.

Project Name: Al's Yard

Area Variances – Section 108-51.5 Bulk Regulations in the Greenbelt District

To change minimum side yard setback from 25 feet to 6 feet for an existing addition to a block garage and two steel storage containers, and change minimum side yard setback from 25 feet to 2 feet for an existing lean-to carport, at a licensed salvage yard and used car dealer location, and

Area Variance – Section 108-25.4C Scrap Yard Standards – to change the scrap yard setback from 50 feet around entire perimeter of scrap yard to as close as 2 feet, as shown on a sketch submitted by applicant.

CIA #23-06Z

Location: 1946 Campus Drive, Hyde Park

Grid #: 6063-02-906630 and 940557

Owner: Culinary Institute of America

Applicant: Michael Sloan, AIA

Representative: Sloan Architects, P.C.

Area Variances – Section 108-4.4A(2) in the CIA District

To allow wall heights, on two parcels, of 24 feet where 6 feet is permitted for the construction of new entry gates, and

Area Variance – Section 108-24.2C(3)(a) in the CIA District

To allow five signs where two are allowed, to be placed on the newly constructed entry gates.

ADJOURN:

Next meeting date: Wednesday, June 28, 2023

*****Agendas are subject to change*****

For full details regarding the above applications, please visit <https://www.hydeparkny.us/617/Applications> or visit the Zoning Office during normal business hours to view a file.

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board of Appeals Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us