



Historic Town of Hyde Park

4383 Albany Post Road
Hyde Park, NY 12538
Zoning Board of Appeals
P: (845) 229-5111, Ext. 2
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“Working with you for a better Hyde Park”

Agenda for Regular Meeting ZONING BOARD OF APPEALS

May 25, 2022 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 4:00pm on the day of the meeting.
Email to zbasec@hydeparkny.us | Or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538*

CONTINUED PUBLIC HEARINGS:

#21-15z **Camp Victory Lake** c/o Rennia Engineering
277 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6265-04-630350

Area Variance – Section 108-5.15 Bulk Regulations in Greenbelt District
Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space.

Area Variance – Section 108-4.3 G(2)(a)
Change stream corridor setback from 100 feet to 0 feet from the Fall Kill Creek for a stream crossing and other construction incursions.

#21-19z **Rite Aid Pharmacy** c/o Gloede Signs
1 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6162-03-429214
Located in East Park Business District

Total of Six (6) Area Variances
Please contact Zoning department for full list, or visit www.hydeparkny.us/617/Applications

#22-05Z **Pedro Acero**
8 Rymph Blvd
Poughkeepsie, NY 12601
Tax Grid No. 6263-03-477473

Area Variance – Section 108-5.15 Bulk Regulations in Greenbelt District to change front yard setback from 50 feet to 40 feet for the construction of a porch on the front of a house already built within the setback.

#22-07Z John Kochem
26 Bella’s Way
Poughkeepsie, NY 12601
Tax Grid No. 6164-02-901912

Two (2) Area Variances – Section 108-4.3 B. (5) Animal Husbandry to change distance of chicken & rooster pen to four residences, from minimum of 350 feet to as close as 135 feet; change distance of unenclosed chicken manure storage to two wells, from minimum of 200 feet to as close as 160 feet; and change distance of unenclosed chicken manure storage to three residences, from minimum of 250 feet to as close as 201 feet.

NEW PUBLIC HEARINGS:

#22-06Z Vumbico c/o Berger Engineering
120 River Road
Hyde Park, NY 12538
Tax Grid No. 6064-03-531762

Two (2) Area Variances – Section 108-5.15 Bulk Regulations in Waterfront District to change maximum lot coverage from 15% to 23% and building height allowance from 35 feet to 38 feet for the construction of a new house on a vacant lot.

#22-08Z Ishak c/o John Caro
34 Greenbush Drive
Poughkeepsie, NY 12601
Tax Grid No. 6163-03-382434

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change maximum permitted density from 0.50 acres per dwelling unit to 0.39 acres per dwelling unit for a two-family dwelling.

#22-09Z Andrew Winstel c/o Day-Stokosa Engineering
9 Schryver Lane
Hyde Park, NY 12538
Tax Grid No. 6165-02-580660

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change front yard setback from a minimum of 50 feet to 23 feet for the construction of a garage.

NEW APPLICATION INTRODUCTION:

#22-10Z Culinary Institute of America c/o Timely Signs
1946 Campus Drive
Hyde Park, NY 12538
Tax Grid No. 6063-02-906630

Area Variance – Section 108-24.2 C (3) (a) to change maximum sign area per sign face from 30 sq ft to 35.35 sq ft on two freestanding monument signs.

ADJOURNED TO JUNE 22, 2022:

#22-03Z Hyde Park Quick Stop c/o Mauri Architects
4912 Albany Post Road
Staatsburg, NY 12580
Tax Grid No. 6066-02-879622

Three (3) Area Variances – Section 108-5.15 Bulk Regulations in Neighborhood Business District to change maximum permitted lot coverage from 70% to 81.7%; change front yard setback from 20 feet to 5 feet, 7 inches; change maximum permitted scale from 7,500 gross square feet to 9,071 gross square feet to allow septic improvements, building renovations, and construction of additional fueling stations on an existing gas station and convenience store.

OTHER BUSINESS

ADJOURN

Next meeting: Wednesday, June 22, 2022

**** 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.