

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”

May 27, 2020 7:00 PM

REGULAR MEETING OF THE ZONING BOARD OF APPEALS

IMPORTANT NOTE: THERE WILL BE NO GATHERING AT TOWN OF HYDE PARK TOWN HALL 4383 ALBANY POST ROAD, HYDE PARK, NY 12538

THE HYDE PARK ZONING BOARD’S REGULAR MEETING for May 27, 2020 will be held virtually and Livestreamed on the Town of Hyde Park’s YouTube Channel. Please follow the Link below to view:

<https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcaYrQ/live>

PLEDGE OF ALLEGIANCE

Time: 7:00 PM

Pledge of Allegiance

Roll Call:

Minutes to be Approved: February 26, 2020, April 22, 2020

Next Meeting: June 24, 2020

Continued Public Hearing:

#20-01Z Verizon Cell Tower – Anderson “Staatsburg South Micro”
11 Hudson Lane
Staatsburg, NY 12580
Variance – Section 101-8B Changing a property line setback from 68.2 ft to 50 ft. for installation of a tall structure with telecommunications in the Waterfront District.

New Public Hearing:

#20-05Z James and JoAnn Pickles
73 Roosevelt Rd
Hyde Park, NY 12538
Variance – Section 108-5.15 Changing front yard setback from 50 ft. to 39 ft. for construction of garage in the Neighborhood District.

#20-06Z

Kenneth & Renee Hanaburgh
7 West View Dr.
Hyde Park, NY 12538

Variance – Section 108-5.15 Changing front yard setback from 50 ft. to 48 ft.; and changing side yard setback from 20 ft. to 6 ft. for construction of an attached deck in the Neighborhood District.

#20-07Z

Salvatore Rosa
26 Kipp Road
Rhinebeck, NY 12572

Variance – Section 108-5.15 Changing a front yard setback from 50 ft. to 35 ft. for a pool deck on an above ground pool in the Greenbelt District.

Continued Application:

#20-04Z

Michael Lehan
1387 Rt 9G
Hyde Park, NY 12538

Interpretation – Section 108-6.5 Changing of a non-conforming use. The applicant, Michael Lehan, is seeking a finding from the Zoning Board of Appeals regarding the proposed use of the property for a base of operation associated with a small landscape business is of similar or lesser impact than the existing non conforming use of monument display and sales and garage storage in the Neighborhood District.

New Application:

#17-03Z

Enclave at Hyde Park
Cream St
Hyde Park, NY 12538

Tax Map#: 6263-01-470921, 6263-01-478912, 6263-01-487905, 6263-01-498899, 6263-02-522891, 6263-02-533893, 6263-02-543897, 6263-02-552902, 6263-02-562910, 6263-02-568880, 6263-02-559875, 6263-02-549869, 6263-02-538869, 6263-02-517869, 6263-02-514859, 6263-02-509847, 6263-01-495841, 6263-01-484840, 6263-01-472842, 6263-01-460847, 6263-01-459862, 6263-01-473883, 6263-01-480868, 6263-01-492864, 6263-01-495876, 6263-01-465957, 6263-01-475939, 6263-01-436890, 6263-01-447937, 6263-02-675871, 6263-02-585865 (in the Greenbelt District)

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.

#20-09Z

John & Kim Stofa
South Cross Rd
Staatsburg, NY 12580

Variance – Section 108-4.3G (2) To allow construction of a new driveway within the 100 ft. stream corridor changing the undisturbed corridor from 100 ft. to 0 ft. in the Greenbelt District.

#20-08Z

John & Kim Stofa
South Cross Rd
Staatsburg, NY 12580
Interpretation – Section 108-4.3G(2)

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.”