

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”

June 24, 2020 7:00 PM (Revised)

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 June 24, 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, May 27, 2020

Next Meeting: July 22, 2020

Previous Matters:

#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.

#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.

#20-07Z 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.

New Public Hearing:

#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.

#20-04Z

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.

#20-11Z

Roy Charter
15 Rogers Rd
Hyde Park, NY 12538

Variance – Section 108-4.4(2) Changing fence height from 6 ft. to 8 ft. in the Neighborhood District

#20-12Z

Darla Steinhauer and Derricks Tims
541 Creek Road
Poughkeepsie, NY 12601

Variance – Section 108-5.15 Changing a backyard setback from 25 ft. to 12 ft. for an above ground pool and deck in the Greenbelt District

New Applications:

#20-13Z

Locust on Hudson
135 Old Post Road
Staatsburg, NY 12580

Variance – Section 108-4.3(G)2 To allow construction within the stream corridor changing the undisturbed area from 100 ft. to 0 ft. for construction Incursion in the Waterfront District

#20-14Z

Macy, Sue
12 West Elm Avenue
Staatsburg, NY 12580

Variance – Section 108-5.15 Changing a sideyard setback from 5 ft. to 2 ft. to maximize the useable space in the Agriculture 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.”