



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

Thurs., December 16, 2021 6:00 PM

*This meeting will be held in person and is broadcast live on Channel 22.
Attendees are required to wear a face covering.*

*Written comments are due by 4:00pm on the day of the meeting.
Email to zbasec@hydeparkny.us*

Or mail to ATTN: ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538

Meeting begins 6:00pm

Pledge of Allegiance

Minutes to be Approved: November 18, 2021

Continued Public Hearings:

#21-15z

Camp Victory Lake
277 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6265-04-630350

Variance – Section 108-5.15 Bulk Regulations

Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space in the Greenbelt District.

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 in the Greenbelt District.

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

#21-19z

Rite Aid Pharmacy
1 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6162-03-429214
Located in East Park Business District
Variance – Section 108-24.2 C(1)(a)

Change total square footage allowed of all wall-mounted signs on a single lot from 100 square feet up to 239.375 square feet.

Change single sign area (sq. ft.) of 1 square foot for every 1 foot of linear storefront to 4.16 square feet for every 1 foot of linear storefront to allow larger wall-mounted signs.

Variance – Section 108-24.2 C(1)(b)

Change total number of allowed freestanding signs per business per lot from 1 to 2 signs.

Change maximum freestanding sign height from 7 feet up to 7.833 feet for two signs.

Change maximum height of decorative elements on a freestanding sign from 8 feet up to 11 feet.

Variance – Section 108-24.2 C(1)(d)

Change maximum single wall-mounted sign area from 32 square feet up to 107.25 square feet, for two signs.

Variance – Section 108-24.2 C(3)(b)

Change total sign area of safety signs from 2 square feet up to 4 square feet.

Variance – Section 108-24.2 F(2)(a)

Change maximum symbol dimensions from 10 inches up to 19.5 inches for two freestanding signs; and maximum symbol dimensions from 10 inches up to 50.875 inches for two wall-mounted signs.

Variance – Section 108-24.2 F(2)(b)

Change maximum letter height from 10 inches up to 21.375 inches on two wall-mounted signs.

For full details regarding this application, please visit

<https://www.hydeparkny.us/617/Applications> or visit the Zoning Office during normal business hours to view the file.

New Application Introduction:

#21-20Z

Samuel & Stephanie Cooper
44 Beck Road
Poughkeepsie, NY 12601 (mailing address)
Tax Grid No. 6263-01-191910

Variance – Section 108-4.3 G(2)(a)

Change stream corridor setback from 100 feet to 33 feet from a waterbody in the Fall Kill Creek watershed to replace a deck on a house already within the stream corridor on property in the Greenbelt District.

#21-21Z

Key Construction
1234 Route 9G
Hyde Park, NY 12538
Tax Grid No. 6165-04-524481

Variance – Section 108-5.15 Bulk Regulations

Change maximum permitted building scale from 40,000 square feet to 64,016 square feet for the construction of an office space, warehouse, and storage units on a 17.2-acre parcel in the East Park Business District.

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

New Public Hearings:

#21-22Z

William & Mele Cattell
140 Old Quaker Lane
Hyde Park, NY 12538
Tax Grid No. 6264-02-895580

Variance – Section 108-4.3 G(2)(a)

Change stream corridor setback from 100 feet to 41 feet from a waterbody in the Wappingers Creek watershed for the construction of a screened-in porch on a house already within the stream corridor on property in the Greenbelt district.

New & Old Business

Adjourn

Next meeting: Wednesday, January 26, 2021

*** Agendas are subject to change.*