



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

April 27, 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

#22-02Z **Thompson** c/o David Freeman
3 Pond Road
Poughkeepsie, NY 12601
Tax Grid No. 6163-03-023417

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change maximum permitted density from 2 dwelling units per 1 acre to 2 dwelling units per 0.39 acres to allow an existing accessory apartment.

#22-04Z **David Rozan & Funda Saygin**, c/o Kristina Dousharm Architecture
42 Old Post Road
Staatsburg, NY 12580
Tax Grid No. 6167-03-018325

Area Variance – Section 108-5.15 Bulk Regulations in Hamlet District to change side yard setback from 10 feet to 3 feet, 10 inches for the construction of a deck on a house already built within the setback.

NEW PUBLIC HEARINGS:

#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.

#17-03Z-5 **Enclave Extension #5** c/o LRC Group
The Enclave at Hyde Park
Cream Street at Long Brand Road
Poughkeepsie, NY 12601
Multiple Tax Grid #s

Please contact Zoning department for full list, or visit www.hydeparkny.us/617/Applications

FIFTH EXTENSION OF 2017 VARIANCE, Resolution #17-03Z

Section 108-5.15 Bulk Regulations in Greenbelt District

Extend for another year the authorized change of average density from 2.5 acres/dwelling unit to 1.41 acres/dwelling unit on a project site totaling 70.51 acres.

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

Area Variances – 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 minimum distance of chicken pen to closest residence, from 300 feet to 135 feet, and change minimum distance of enclosed chicken manure storage to a well, from 200 feet to 152 feet (applicant’s well).

NEW APPLICATION INTRODUCTION:

#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 Variances – Section 108-5.15 Bulk Regulations in Neighborhood District to change maximum permitted density from 0.5 acres per dwelling unit to 0.39 acres per dwelling unit for a two-family dwelling.

OTHER BUSINESS

ADJOURN

Next meeting: Wednesday, May 25, 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.