

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”

July 22, 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 July 22, 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: May 27, 2020, June 24, 2020

Next Meeting: August 26, 2020

Previous Matters:

#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.

#20-12Z

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

#20-06Z

Kenneth & Renee Hanaburgh / Peters
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.

Continued Public Hearing:

#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

New Public Hearing:

#20-13Z

Locusts 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 side yard setback from 5 ft. to 2 ft. to maximize the useable space in the Hamlet Core District

Other Business:

Remote Zoning Board of Appeals Public Hearing Procedures for the Town of Hyde Park:

- Town of Hyde Park Virtual Meetings will be live streamed on the town's YouTube Channel:

<https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcayrQ/live>

- a) The public is advised to subscribe to this channel using the above link in order to receive notifications when meetings begin.

Live Public Participation:

- If you would like to participate live via audio and video, or audio only, you must pre-register at least 2 business days before the scheduled hearing. For a Wednesday meeting, registration is required by Monday at 4:00 pm.)

- a) To pre-register, you must email the Town's Webmaster (webmaster@hydeparkny.us) and include your exact name and address, as well as the name of the Public Hearing you want to participate in. You will be sent a Meeting ID and Password for you to join the hearing.

- b) If you login to join the hearing and your screen name does not match your pre-registration name (for example, if you use your spouse's computer, his/her/their name would pop up), you will not be admitted to the meeting.

Written Public Comment for the Hyde Park Zoning Board of Appeals:

- Written comments can be submitted via email or letter before the live Public Hearing, and within 10 days after the final live Public Hearing. Send your comments to the Zoning Board of Appeals Secretary at 4383 Albany Post Road, Hyde Park, NY 12538 or by email to zbasecretary@hydeparkny.us

- If you would like your comment read into the record during the live Public Hearing, your comment must be received by 3 p.m. on the date of the hearing, be able to be read in 3 minutes or less and be relevant to the subject of the public hearing.

- a) Additionally, we ask that all comments conform to basic standards of civil public discourse and courtesy. Boards will reserve the right to refuse to read into the record obscene comments or comments containing personal attacks on others, but the comment shall be made part of the public record of the hearing.**

- b) Comments longer than 3 minutes will be accepted into the record and distributed to board members but will not be required to be read during the meeting.**

- c) Emails can also be sent during the live Public Hearing and will be entered into the record but will not be required to be read during the meeting.

- You can submit written comments during the hearing via the Chat function on the YouTube live stream.

- a) To participate in Chat, you must create your own channel. Prior to your first meeting, go to the live stream link, <https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcayrQ/live>, and press Create Channel. You will be asked to add your name. You will be taken to another page (your actual Channel page), but you do not have to do anything else. Now, any time you go to the live stream link, Chat will automatically be enabled.

- b) Obscene comments and/or personal attacks will not be tolerated and will be deleted from the record.

c) Once you are logged in, you will be placed in the Virtual Waiting Room. The moderator will let you into the meeting at the appropriate time. You can watch the proceedings of the meeting via the live stream link while you are waiting. When you enter the meeting, you will be muted to give you time to turn off the volume on the YouTube link to prevent feedback.