

Town of Hyde Park  
**Zoning Board of Appeals**  
4383 Albany Post Road  
Hyde Park, New York 12538

**MINUTES FOR SPECIAL MEETING**

**May 12, 2021 6:00 PM**

**Present:** Herbert Sweet, Chairman  
James Agrawal  
Paul Donnelly  
David McNary  
Richard Perkins

**Absent:**

**Others Present:** Patrick Logan, Attorney to the Board  
Sarina Teuschler, Secretary to the Board

The meeting began at 6:00. The Chairman, Herbert Sweet, asked that each member of the Board confirm that they were alone and no one present would influence their vote. All members confirmed.

Mr. Sweet lead the Pledge of Allegiance.

David McNary motioned to amend the minutes of January 27, 2021, as submitted by the Secretary, and James Agrawal seconded the motion.

**ROLL CALL VOTE:**

James Agrawal	YES	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

**Resolutions on Previously Heard Applications:**

**#20-13Z** Locusts on Hudson  
135 Old Post Road  
Staatsburg, NY 12580  
Tax Grid No. 6167-01-117843  
**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.

Chairman Sweet noted that the Public Hearing was closed April 28. No public comments were received in the post-hearing written comment period.

The Secretary sent the application Dutchess County Planning in March; and received their response (matter of local concern) and comments on May 10.

Hyde Park, NY 12538  
845-229-5111 ext. 2

**RESOLUTION ADOPTING A DETERMINATION OF SIGNIFICANCE  
Negative Declaration**

**The Locusts On Hudson, LLC**  
135 Old Post Road

**Date: May 12, 2021**

**Motion:** James Agrawal

**Resolution #: 20-13Z-1**

**Second:** David McNary

WHEREAS, the applicant, The Locusts on Hudson LLC, has submitted an application for an area variance to permit the recontouring and stabilization of land along the North Staatsburg Creek as part of its efforts to restore the area and establish a pond on a residential estate property located, in part, at 135 Old Post Road (the “Project”), identified as tax parcel no. 6167-01-117843, in the Waterfront District (the “Property”); and

WHEREAS, the proposal is depicted on a plan entitled “ZBA Plan – Locusts on Hudson,” Sheet ZBA-1, prepared by the LRC Group, dated May 27, 2020 (the “Site Plan”); and

WHEREAS, the Town of Hyde Park Zoning Law regulates activity within stream corridors, which comprise the bed of a stream and the land within 100 feet of the mean high water level on either side of the stream, as they contain valuable environmental resources and the Town wishes to leave open areas for the wildlife that use these corridors; and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-4.3(G)(2) to permit regrading and recontouring within the 100-foot stream corridor on the Property, with the Project to be located 0 feet from the stream (the “Requested Variance”); and

WHEREAS, the Project involves the disturbance of more than 2.5 acres on Property contiguous to a Register-Listed historic site, Locusts-on-Hudson; and

WHEREAS, pursuant to 6 NYCRR 617.4(c)(9), activities that involve the disturbance of more than 2.5 acres, occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places are Type I actions under the State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, there are no other involved agencies for the Project under SEQRA; and

WHEREAS, the ZBA referred the application materials to the Dutchess County Department of Planning and Development for its review pursuant to section 239-m of the General Municipal Law, which responded on May 10, 2021 that the Project is a matter of local concern with comments; and

WHEREAS, a duly noticed public hearing was held on July 22, 2020, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo’s Executive Order 202.1 and subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the public hearing at its July 22, 2020 meeting but kept the record open for the submission of written comments for a period of ten (10) days thereafter; and

WHEREAS, the Zoning Board of Appeals then reopened the public hearing for the Project, and a duly noticed public hearing was held on April 28, 2021, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo’s Executive Order 202.1 and subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the reopened public hearing at its April 28, 2021 meeting but kept the record open for the submission of written comments for a period of seven (7) days thereafter; and

WHEREAS, the ZBA has reviewed Part 1 of the EAF and draft Parts 2 and 3 of the EAF, and all available information concerning the potential impacts of the Project and finds that it has sufficient information on which to base a determination of significance; and

WHEREAS, the ZBA has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that for the reasons set forth in the EAF and supplemental materials, the ZBA hereby adopts a negative declaration, attached hereto and incorporated herein, finding that the Project as proposed will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

BE IT FURTHER RESOLVED, that the ZBA hereby directs its secretary to send notice of the Determination of Significance to the Environmental Notice Bulletin for publication and to make all other required filings.

ROLL CALL VOTE:

James Agrawal	YES	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

Filed with Town Clerk 5/13/21

**NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT  
NEGATIVE DECLARATION**

**Project Name:** Locusts-on-Hudson Land Recontouring

**SEQRA Status:** Type I

**Location:** 135 Old Post Road, Staatsburg, NY 12580 lots 6167-01-117843 and 6167-01-168935 (the “Site”)

**Description of Action:**

The applicant, The Locusts on Hudson LLC, has submitted an application for an area variance to permit the recontouring and stabilization of land along the North Staatsburg Creek as part of its efforts to restore the area and establish a pond on a residential estate property located, in part, at 135 Old Post Road (the “Project”), identified as tax parcel no. 6167-01-117843, in the Waterfront District (the “Property”).

**Discussion of Part 2 of Full EAF, Potential Project Impacts**

The Zoning Board of Appeals has evaluated the Project's potential impacts as identified in Part 1 and Part 2 of the Full EAF and has determined that the Project will not result in any significant adverse environmental impacts, and that a Negative Declaration of Significance is warranted.

**1. Impact on Land.**

The Property consists of agricultural and residential uses. The Project will clean up and restore the portion of the Property depicted on the Project’s Site Plan and establish a pond on a portion of the Property that has become unsightly and poorly drained. The Project will restore and improve the drainage conditions on the Property and create depressed areas for the collection and storage of stormwater runoff to prevent widespread pooling of water throughout meadow fields at or about the Property and prevent damage to the historic barn structures on the westerly side of the Property. Because the Applicant commenced work prior to applying for the requisite permit and area variance, the work has largely been completed and the site has been stabilized.

A Stormwater Pollution Prevention Plan (the “SWPPP”) for the Project has previously been submitted to the Town Zoning Administrator and is incorporated herein by reference. The SWPPP was originally submitted on December 16, 2019 and was revised as of July 24<sup>th</sup>, 2020 in response to comments received from the Town’s engineering firm. The SWPPP was prepared pursuant to the Environmental Protection Agency’s and New York State Department of Environmental Conservation’s (“DEC”) Phase II Storm Water Regulations.

Erosion control measures have been and will be implemented to minimize the erosion of land. The erosion and sediment controls consist of temporary and permanent stabilization measures and the implementation of Best Management Practices. Please see the SWPPP, Section 4.0 for further details on these measures.

There are no State regulated wetlands impacted by the Project. The Project includes a .04-acre disturbance to a Federal wetland. The disturbance consists of the placement

of river stone to serve as rip rap to mitigate the potential for erosion. A pre-construction notification was prepared in accordance with the United States Army Corps of Engineers (USACE) Nationwide Permit general conditions and was provided to USACE on April 28, 2020. USACE responded after 45 days had passed, indicating that the work could proceed as proposed.

Based on the foregoing, the Project is not anticipated to have any significant adverse impacts on land.

**2. Impact on Geological Features.**

There are no unique landforms on the Property that will be impacted by the Project. The DEC's EAF Mapper indicated there are no unique geologic features on the Property.

Accordingly, the Project is not anticipated to have any significant adverse impact on geological features.

**3. Impact on Surface Water.**

As indicated above, a SWPPP was developed that includes adequate erosion and sediment controls to minimize the erosion of land and any corresponding impact to surface water resources. Please see the discussion above in Item 1.

Based on the foregoing, the Project will not create any significant adverse impacts to surface water resources.

**4. Impact on Groundwater.**

The Project will not have any significant adverse impacts on groundwater. The Project does not include use of groundwater or the generation of waste. The Project will not create additional impervious surfaces, beyond the surface of the pond itself, which is offset by the detention created by the pond.

Based on the foregoing, the Project will not create any significant adverse impacts to groundwater.

**5. Impact on Flooding.**

The Project will not have any significant adverse impacts on flooding. As indicated by DEC's EAF Mapper, the Property is not within a designated floodway, the 100- or 500-year floodplain. Moreover, the Project itself is intended to restore and improve the drainage conditions on the Property and to create depressed areas for the collection and storage of stormwater runoff to prevent widespread pooling of water.

Based on the foregoing, the Project will not create any significant adverse impacts to flooding.

**6. Impact on Air Quality.**

The Project will not result in any significant adverse impacts on air quality. The Project does not include a State regulated air emission source or involve any activity that will have more than a de minimis impact on air quality.

Based on the foregoing, the Project will not create any significant adverse impacts to air quality.

## **7. Impact on Plants and Animals**

A Threatened and Endangered Species Habitat Suitability Assessment Report was prepared by Ecological Solutions, LLC. The Habitat Suitability Assessment was completed for several listed species including the Indiana bat (*Myotis sodalis*), Northern long-eared bat (*Myotis septentrionalis*), bald eagle (*Haliaeetus leucocephalus*), Blandings turtle (*Emys blandingii*), short-nose sturgeon (*Acipenser brevirostrum*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), and yellow breasted chat (*Icteria virens*).

With respect to the bat species, the assessment concluded the Project will not impact any trees or wooded areas and that no measures are required to avoid potential adverse effects.

With respect to bald eagles, the assessment indicated there is an assumed nest location west of the railroad (the Project is east of the railroad). The assumed nest location was buffered from Project activities and is not visible from the activities that occurred. No Project activity was within 660 feet of the nest. The assessment further concluded that the Project did not generate more than ambient noise levels on the site and no impacts to the nest or nesting activities were detected.

With respect to the sturgeon, the assessment concluded that while localized increase in suspended sediment may cause fish to temporarily avoid the area where bottom disturbing activities are occurring, the affected area would be expected to be small. The assessment acknowledged that fish generally avoid unsuitable conditions such as increases in suspended sediment and noise and that similar nearby suitable habitats would be available for use by fish to avoid the area being disturbed. Moreover, the assessment indicated that best management practices have been implemented to prevent the loss of construction materials and debris into the river via the North Staatsburg Creek and that an upland SWPPP has been implemented.

With respect to the Blandings' turtle, the assessment observed that there is no core habitat on/or immediately adjacent to the Project and concluded that there are no impacts to this species since there is no potential habitat on the site or in the vicinity of the site.

Likewise, with respect to the yellow breasted chat, the assessment concluded there is no potential habitat for this species in the 8.2-acre work area. Moreover, because the Project includes landscaping and beautification, there is not anticipated to be a loss of habitat if this species should be migrating through the Property.

Based on the foregoing, the Project will not have any significant adverse impacts on plants or animals.

**8. Impact on Agricultural Resources.**

As noted above, the Property currently has an agricultural use component. The Project will not impede the use of the Property for agricultural purposes.

Based on the foregoing, no significant adverse impacts to agricultural resources are anticipated from the Project

**9. Impact on Aesthetic Resources.**

Because the Project is an effort to recontour and beautify the Property, it is not anticipated to have a negative impact on aesthetic resources. Indeed, the effort will improve the aesthetics of the area.

Based on the foregoing, the Project will not result in any significant adverse impacts to aesthetic resources.

**10. Impact on Historic and Archaeological Resources.**

A Phase 1A Literature Search and Sensitivity Assessment and Phase 1B Archaeological Field Reconnaissance Survey have been undertaken by Hudson Valley Cultural Resource Consultants, Ltd. (Hudson Valley). The field survey identified the presence of a small Precontact site, in which a soil pile related to the Project is located. The Applicant's intent is to carefully remove the soil pile, avoiding impacts to the original grade. Hudson Valley's recommendation, provided to the New York State Historic Preservation Office (SHPO), is to implement an avoidance protocol that protects the precontact site.

By letter dated April 23, 2021, SHPO indicated it had reviewed the proposed avoidance plan for the Project and accordingly recommended that the Project will have no adverse effect on historic properties listed or eligible for listing on the National Register of Historic Places.

Based on the foregoing, the Project will not create any significant adverse impacts to cultural resources.

**11. Impact on Open Space and Recreation.**

The Project will not result in any loss of recreational opportunities or any reduction of an open space resource designated in a governmental open space plan. The Property is privately owned and is not used for public recreation.

Based on the foregoing, the Project will not have any significant adverse impact on open space and recreational resources.

**12. Impact on Critical Environmental Areas.**

The Project will not have any impacts on any critical environmental areas (CEAs) designated by NYSDEC because the Property does not contain any CEAs, nor are any CEAs located adjacent to the Property.

**13. Impact on Transportation.**

The nature of the Project is not one that will result in any increased use of the Property or generate of any increased traffic.

For the foregoing reasons, the Project will not have any significant adverse impacts on traffic or transportation.

**14. Impact on Energy.**

The Project will not require the use of energy following its completion. The only increased energy usage is the de minimis use associated with construction activities.

Accordingly, no significant adverse impact on energy will occur.

**15. Impact on Noise, Light, and Odor.**

No significant adverse noise or odor impacts are expected from the Project. During construction, any noise and odor impacts from construction equipment have been and will be temporary, of short duration and non-significant. After construction, during Project operations, no noise or odor impacts are anticipated. No exterior lighting is proposed.

Thus, the Project will not cause any significant adverse impacts involving noise, odor or light.

**16. Impact on Human Health.**

Given the nature of the Project, no significant impacts to human health are anticipated.

**17. Consistency with Community Plans.**

The land recontouring and beautification work will be in harmony with the surrounding land uses and the prevailing aesthetic character of the area. Subject to receipt of area variance relief and an Erosion and Sediment Control Permit from the Town, the Project is consistent with the Zoning Law of the Town of Hyde Park.

For the foregoing reasons, the Project will not have a significant adverse impact on community plans.

**18. Consistency with Community Character.**

As indicated above, the land recontouring and beautification work will be in harmony with the surrounding land uses and the prevailing aesthetic character of the area.

Accordingly, the Project will not have a significant adverse impact on the community character of the Town.

**Conclusion**

The Zoning Board of Appeals has thoroughly evaluated all aspects of the Project and carefully reviewed all relevant materials. For the reasons set forth above, the Zoning Board of Appeals has determined that the Project will not have any significant adverse impacts on the environment. As a result, a Negative Declaration will be filed and distributed pursuant to SEQRA regulations, and a Draft Environmental Impact Statement need not be prepared.

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Town of Hyde Park  
**ZONING BOARD OF APPEALS**  
4383 Albany Post Road  
Hyde Park, NY 12538  
845-229-5111 ext. 2

**RESOLUTION GRANTING AREA VARIANCE**

**The Locusts on Hudson LLC**  
135 Old Post Road

**Date: May 12, 2021**

**Motion:** James Agrawal

**Resolution #: 20-13Z-2**

**Second:** David McNary

WHEREAS, the applicant, The Locusts on Hudson LLC, has submitted an application for an area variance to permit the recontouring and stabilization of land along the North Staatsburg Creek as part of its efforts to restore the area and establish a pond on a residential estate property located, in part, at 135 Old Post Road (the “Project”), identified as tax parcel no. 6167-01-117843, in the Waterfront District (the “Property”); and

WHEREAS, the proposal is depicted on a plan entitled “ZBA Plan – Locusts on Hudson,” Sheet ZBA-1, prepared by the LRC Group, dated May 27, 2020 (the “Site Plan”); and

WHEREAS, the Town of Hyde Park Zoning Law regulates activity within stream corridors, which comprise the bed of a stream and the land within 100 feet of the mean high water level on either side of the stream, as they contain valuable environmental resources and the Town wishes to leave open areas for the wildlife that use these corridors; and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-4.3(G)(2) to permit regrading and recontouring within the 100-foot stream corridor on the Property, with the Project to be located 0 feet from the stream (the “Requested Variance”); and

WHEREAS, the ZBA referred the application materials to the Dutchess County Department of Planning and Development for its review pursuant to section 239-m of the General Municipal Law, which responded on May 10, 2021 that the Project is a matter of local concern with comments; and

WHEREAS, on May 12, 2021, the Zoning Board of Appeals classified the Project as a Type I action under the State Environmental Quality Review Act and declared its intent to serve as lead agency as there are no other involved agencies; and

WHEREAS, a duly noticed public hearing was held on July 22, 2020, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo's Executive Order 202.1 and subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the public hearing at its July 22, 2020 meeting but kept the record open for the submission of written comments for a period of ten (10) days thereafter; and

WHEREAS, the Zoning Board of Appeals then reopened the public hearing for the Project, and a duly noticed public hearing was held on April 28, 2021, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo's Executive Order 202.1 and subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the reopened public hearing at its April 28, 2021 meeting but kept the record open for the submission of written comments for a period of seven (7) days thereafter; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the Requested Variance:

1. The Requested Variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.

Stream corridors contain valuable ecosystems and environmental resources, and the purpose of the Town's stream corridor regulations is to leave open areas for wildlife that uses these corridors. The Project will not interfere with that purpose, as no permanent structures will impede the corridor, the site has been stabilized and can be used by wildlife, and there will be no long-term impacts on the stream.

Furthermore, the Requested Variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties because of its location and design. The North Staatsburg Creek runs along the southwest portion of the Property, and the nearby or abutting properties are owned by the applicant, consist of CSX railroad property, or consist of undeveloped parcels owned by the State of New York. The stabilization and contouring work on the Property will be, at its closest point, hundreds of feet from the nearest public roadway (Old Post Road), and the majority of the work

will be significantly further from said road. The view of the Project from neighboring properties will be at least partially obscured by existing vegetation. The view of the Project from Old Post Road, and in particular the portion of the Project within the stream corridor, will also be partially obscured by existing vegetation, as well as by the topography of the site, which generally slopes down and away from the road. Moreover, Old Post Road is a rural, local road with a relatively minor amount of traffic, indicating that relatively few travelling thereon will be affected by any change to the Property. To the extent the Project will be visible, it will produce a desirable change in the character of the neighborhood by beautifying the area and stabilizing the banks of the creek. Further, the Project will not have a significant effect on the historic character of the area, as the Project will not detract from the historic setting of the Locusts on Hudson Estate site. Thus, the Project will be in harmony with the surrounding land uses and the prevailing aesthetic character of the area.

2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The Requested Variance would allow the applicant to recontour and stabilize land along the North Staatsburg Creek as part of its project to establish a pond on the Property and establish an overflow area between the pond and the creek. As the Project requires the connection of the pond to the creek, there is no way to achieve the applicant's goals without performing work within the stream corridor. Likewise, the goal of stabilizing the banks of the stream necessarily requires work to be performed within the stream corridor. There is no way to achieve the Project without the need for an area variance.

To the extent the work constituting the Project has already commenced, to undo this work and restore the Property to its previous condition is infeasible as it would produce disturbance within the corridor.

3. The Requested Variance is considered numerically substantial, as the entirety of the required stream corridor will be encroached upon. However, as discussed herein, the impacts of the Requested Variance will not be substantial.
4. The Requested Variance will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

The ZBA has determined, pursuant to the State Environmental Quality Review Act, that the Project does not have the potential to have significant adverse environmental impacts.

To the extent the Project is stabilizing the banks of the North Staatsburg Creek and installing a pond at the Property, the Project may be providing an ecological benefit to the area. In addition, the work being done within the stream buffer has been designed not to have a significant impact on the environment. The Project does not involve the installation of any structure or object that would impede wildlife's movement through or access to the area around the stream. The Project will be subject to a Stormwater Pollution Prevention Plan, which will require the implementation of best practices to further reduce environmental impacts to the creek from erosion and sedimentation. The Project has been and

will be subject to a wetland impact permit from the U.S. Army Corps of Engineers, which will ensure that it does not have a significant adverse impact on any nearby wetlands.

5. The difficulties are self-created.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variance subject to the following conditions:

1. Payment of all fees and escrow.
2. The granting of the area variance is limited to the area of disturbance necessary for the fulfillment of the Project, as shown on the Site Plan, and no other disturbance within the stream buffer is permitted without the issuance of a new area variance and any other applicable approvals or permits.
3. Compliance with the proposed avoidance plan for the Project, as recommended by the New York State Historic Preservation Office.

ROLL CALL VOTE:

James Agrawal	YES	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

Filed with Town Clerk 5/13/21

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**#21-06Z**

James Picker  
45 East Market Street  
Hyde Park, NY 12538  
Tax Grid No. 6065-04-965271  
**Variance – Section 108-5.15**  
Change front yard setback from 50 ft. to 20 ft. to allow extension of addition on garage in the Neighborhood District.  
**Variance – Section 108-4.53(G)(2)**  
Alter stream corridor setback from 100 ft. to 72.6 ft. to allow existing deck to remain in the Neighborhood District.

Chairman Sweet noted that the Public Hearing was closed April 28. No public comments were received in the post-hearing written comment period.

Town of Hyde Park  
**ZONING BOARD OF APPEALS**  
4383 Albany Post Road  
Hyde Park, NY 12538  
845-229-5111 ext. 2

**RESOLUTION TO GRANT TWO AREA VARIANCES**

James Picker  
45 East Market Street  
Hyde Park, NY 12538

**Date: May 12, 2021**

**Motion:** David McNary

**Resolution # 21-06Z**

**Second:** James Agrawal

WHEREAS, the applicant, James Picker, is seeking an area variance (the “First Requested Variance”) from Section 108-5.15 to change the front setback of 50 feet to 20 feet, 10 inches to allow for the construction of an addition to the existing studio on a property located at 45 East Market Street, Hyde Park, NY 12538 (the “Site”) identified as tax parcel no. 6065-04-965271, in the Neighborhood District; and

WHEREAS, the applicant, James Picker, is also seeking an area variance (the “Second Requested Variance”) from Section 108-4.5G(2) to change the allowed distance from an existing rear deck within the stream corridor from 100 feet to 72.6 feet on a property located at 45 East Market Street, Hyde Park, NY 12538 (the “Site”) identified as tax parcel no. 6065-04-965271 in the Neighborhood District; and

WHEREAS, records at Dutchess County Parcel Access show that the house was built in 1813 prior to the introduction of zoning in the Town of Hyde Park; and

WHEREAS, records at Dutchess County Parcel Access show that the parcel is 0.72 acres; and

WHEREAS, the applicant has submitted a Site Plan / Existing Deck Plan & Section created by Synergy Design, PO Box 6220, Kingston, NY 12401; and

WHEREAS, the applicant has submitted a Plot Plan From Survey created by Charles J Miller LS #28084, Millbrook, NY dated August 5, 1986; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(16), the granting of an individual setback variance is a Type II action under the State Environmental Quality Review Act and is not subject to review under the Act; and

WHEREAS, a duly noticed public hearing was held on April 28, 2021, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo’s Executive Order 202.1 and the subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the public hearing at its April 28, 2021 meeting but kept the record open for the submission of written comments for a period of seven (7) days thereafter; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the two requested variances:

**For the First Requested Variance:**

1. The variance will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties. The addition to the existing studio will be setback to be approximately in line with the existing studio and house and the house next door as well. While closer to the front property line than common current practice, that was typical when the house was built over 200 years ago.
2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
3. The First Requested Variance is numerically substantial but not in its impact when considering the location of the existing structures.
4. The First Requested Variance will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district. The expansion will result in insignificant ground disturbance and an insignificant increase in impervious surface area at the Site. Therefore, the First Requested Variance will not have an adverse effect or impact on the environment.
5. The area variance is self-created.

**For the Second Requested Variance:**

1. The variance will not produce an undesirable change to the character of the neighborhood or a detriment to nearby properties. The deck is at the rear of the structure and is not visible from the road or from neighboring properties.
2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.
3. The Second Requested Variance is numerically substantial but not in its impact to the Stream Corridor. The house and adjoining rear patio are located at the front portion of the parcel and are as far from the stream as is practical.
4. The existing deck will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district. The deck has produced an insignificant ground disturbance and an insignificant increase in impervious surface area at the Site. Therefore, the Second Requested Variance will not have an adverse effect or impact on the environment.

5. The variance was self-created.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the two requested variances subject to the following conditions:

1. Payment of all fees and escrow.

ROLL CALL VOTE:

James Agrawal	YES	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

Filed with Town Clerk 5/13/21

**#21-07Z** Chad Rymph  
 7 River Road  
 Hyde Park, NY 12538  
 Tax Grid No. 6065-04-649211  
**Variance – Section 108-4.3(G)(2)**  
 Alter stream corridor setbacks on the east side of the house from 100 ft. to 47 ft., south side from 100 ft. to 57 ft., and west side from 100 ft. to 80 ft. to allow construction of screened-in porch and new bathroom to an existing house in the Waterfront District.

Chairman Sweet noted that the Public Hearing was closed April 28. No public comments were received in the post-hearing written comment period.

Town of Hyde Park  
**Zoning Board of Appeals**  
 4383 Albany Post Road  
 Hyde Park NY 12538  
 (845) 229-5111 ext. 2

**RESOLUTION TO GRANT AREA VARIANCE**

Chad Rymph  
 7 River Rd  
 Hyde Park, NY 12538

**Date: May 12, 2021**

**Motion:** Herbert Sweet

**Resolution #: 21-07Z**

**Second:** David McNary

WHEREAS, the applicant, Chad Rymph, has submitted an application for an area variance (the “Requested Variance”) from Section 108-4.3(G)2 to allow construction of a new porch and bathroom on the rear of an existing building within the 100 ft. stream corridor changing the setback from 100 ft. to 47 ft. to the east, 100

ft. to 57 ft. to the south, and 100 ft. to 80 ft. to the west on a property located at 7 River Rd, Hyde Park, NY 12538 identified as tax parcel no. 6065-04-649211 (the “Site”), in the Waterfront District; and

WHEREAS, the stream that defines the stream corridor wraps around the property from the East to the South to the West and is a tributary of the Crum Elbow Creek, a class C stream; and

WHEREAS, records at Dutchess County Parcel Access show that the building was erected in 1922 prior to the introduction of zoning in the Town of Hyde Park; and

WHEREAS, records at Dutchess County Parcel Access show that the parcel is 0.81 acres; and

WHEREAS, the proposal addition is depicted on a drawing prepared by D. Freeman, Architect, 26 Sheldon Dr, Poughkeepsie, NY 12603 dated March 22, 2021; and

WHEREAS, the applicant submitted a property survey prepared by J William Komisar, LLC, 504 Haight Ave, Poughkeepsie NY 12603 dated February 22, 2002; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(16), the granting of an individual setback variance and pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family residence; are Type II actions under the State Environmental Quality Review Act and are not subject to review under the Act; and

WHEREAS, a duly noticed public hearing was held on April 28, 2021, during a remote meeting held by the Zoning Board of Appeals in accordance with New York State Governor Cuomo’s Executive Order 202.1 and the subsequent extensions thereof, during which all those who wished to speak were heard; and

WHEREAS, the Zoning Board of Appeals closed the public hearing at its April 28, 2021 meeting but kept the record open for the submission of written comments for a period of seven (7) days thereafter; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the Requested Variance:

1. The Requested Variance will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The Site contains an existing one-family dwelling with an existing detached garage. The proposed screened porch and bath to the rear of the building will not be visible from the road and will also be shielded by foliage from the

view of the existing neighbors. Additionally, the accompanying revised roof line will improve the appearance of the structure.

2. The benefit sought by the applicants cannot be achieved by some method, feasible for the applicants to pursue, other than an area variance.

The rear porch and adjoining bath are practically situated for the applicant's enjoyment of the rear yard and for access to the existing structure.

3. The Requested Variance may be considered numerically substantial, as the permitted dimensions for the required setbacks will decrease from 100 ft by up to 53%. However, as discussed herein, the impacts of the Requested Variance will not be substantial.
4. The Requested Variance will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

The Requested Variance will allow an addition to the rear of the dwelling at the Site. The addition will result in insignificant ground disturbance and an insignificant increase in impervious surface area at the Site. Therefore, the Requested Variance will not have an adverse effect or impact on the environment.

5. The difficulties are self-created.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variance subject to the following condition:

1. Payment of all fees and escrow.

ROLL CALL VOTE:

James Agrawal	YES	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

Filed with Town Clerk 5/13/21

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Richard Perkins motioned to adjourn, and James Agrawal seconded the motion.

ROLL CALL VOTE:

James Agrawal	NO	
Paul Donnelly	YES	
David McNary	YES	
Richard Perkins	YES	
Herbert Sweet	YES	CARRIED

The meeting adjourned at 6:35 pm.