

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

MINUTES FOR REGULAR MEETING

July 28, 2021 7:00 PM

Present: David McNary, Chairman
James Agrawal
Paul Donnelly
Richard Perkins
John Scileppi

Absent:

Others Present: Kathleen Moss, Zoning Administrator
Patrick Logan, Attorney to the Board
Sarina Teuschler, Secretary to the Board

The meeting began at 7:00 pm. Chairman McNary lead the Pledge of Allegiance. He confirmed there was a quorum, and introduced the secretary, witness, and counsel.

PUBLIC HEARINGS:

#21-10Z Gloede Neon Signs, for Chestnut Mobil Gas Station in East Park
1110 Violet Avenue
Hyde Park, NY 12538
East Park Business District
Tax Grid No. 6165-03-424184
Variance – Section 108-24.2 F (2)(a)
Change maximum logo dimensions on two wall signs up to 19.2 inches for logo height and up to 24 inches for logo width.
Variance – Section 108-24.2 F (2)(b)
Change maximum letter height on two wall signs up to 17 inches on the letters “C,” “h,” and “t” in the word “Chestnut.”

Representative to the applicant, Nancy Forrest of Gloede Signs, was present. She shared that she was representing over fifty individual Chestnut Markets around the area, trying to bring uniformity to their signage. There was no new information.

The Attorney to the Board, Patrick Logan, discussed the EAF parts 2 and 3. He stated that these types of minor sign variances typically don't have any environmental impact because the amount of disturbance would be the same regardless of the size of letters on the sign.

The Board had no questions about the EAF.

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

RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE

Chestnut Market Signage
1110 Violet Avenue

Date: July 28, 2021

Motion: David McNary

Resolution #21-10Z-2

Second: James Agrawal

WHEREAS, the applicant, GTY NY Leasing, Inc., has submitted an application for area variances to increase the maximum permissible graphic and letter height for two wall signs proposed for an existing gas station (the “Project”) at property located at 1110 Violet Avenue, identified as tax parcel no. 6165-03-424184, in the East Park Business District (the “Site”); and

WHEREAS, the proposed signage is depicted on a site plan entitled “Chestnut Markets,” Sheets 1.3 and 2.3, prepared by GNS Group Ltd., dated May 18, 2020, last revised June 8, 2021 (the “Site Plan”); and

WHEREAS, on June 16, 2021, by Resolution # 2021-20A, the Hyde Park Planning Board granted the applicant a discretionary bonus to increase the maximum permitted height and width of the “squirrel” logo on the proposed signage to 10.1 and 13 inches, respectively, and to increase the maximum permitted height of the letters, “C,” “h,” and “t” in the word “Chestnut” on the proposed signage to 13 inches; and

WHEREAS, the applicant seeks the following area variances:

1. To permit a height of 19.2 inches and a width of 24 inches for the “squirrel” logo on the proposed signage, where a maximum height and width of 10.1 and 13 inches, respectively, is permitted for said logo pursuant to Zoning Law Section 108-24.2(F)(2)(a) and Planning Board Resolution #2021-20A; and
2. To permit a height of 17 inches for the aforementioned letters on the proposed signage, where a maximum height of 13 inches is permitted for said lettering pursuant to Zoning Law Section 108-24.2(F)(2)(b) and Planning Board Resolution #2021-20A; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form Part 1 (“EAF”) dated June 8, 2021; and

WHEREAS, on June 23, 2021, the Zoning Board of Appeals classified the Project as an unlisted action under SEQRA and determined to conduct an uncoordinated review; and

WHEREAS, the Zoning Board of Appeals has considered all available information concerning the potential impacts of the Project and found that it has sufficient information on which to base a determination of significance; and

WHEREAS, the Zoning Board of Appeals 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 the Zoning Board of Appeals hereby determines that the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

Adopted:

James Agrawal	YES	
Paul Donnelly	YES	
Richard Perkins	YES	
John Scileppi	YES	
David McNary	YES	CARRIED

Filed with Town Clerk 7/29/21

Richard Perkins shared concerns about the amount of accessory signage at the Market, even though he found reasonable the increase in size of letters and graphic. He had visited the Site, and felt the number of signs distracted from the main graphic. There were many advertisements in the windows and multiple descriptor signs on each pump.

The Zoning Administrator, Kathleen Moss, shared how the Town Code governed signage. For window signs, the maximum covered area allowed is 25% of the window. Regarding the signs on the pumps, she was unsure if the signs were advertisement or safety/directional information.

Mr. Perkins restated that he was not concerned about the signs for which the applicant was seeking a variance. He believes the property should be fully in compliance before the Board grants a variance. Ms. Forrest said she would appreciate the variance being contingent on the additional accessory signage conforming to code. Mr. Perkins agreed.

Finally, Attorney to the Board, Patrick Logan, advised that because there are many signs on the property, an increase in size of one *would* have an affect on the character of the neighborhood. This can be mitigated by conditioning the approval with an affirmative requirement that all signage on the Site must be in compliance with the Zoning Law.

Richard Perkins motioned to open the public hearing; and James Agrawal seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

There were no members of the public present to comment. The Secretary received no written comments.

James Agrawal motioned to close the public hearing; and John Scileppi seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0

CARRIED

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 VARIANCES

Chestnut Market Signage
1110 Violet Avenue

Date: July 28, 2021

Motion: David McNary

Resolution #21-10Z-3

Second: James Agrawal

WHEREAS, the applicant, GTY NY Leasing, Inc., has submitted an application for area variances to increase the maximum permissible graphic and letter height for two wall signs proposed for an existing gas station (the “Project”) at property located at 1110 Violet Avenue, identified as tax parcel no. 6165-03-424184, in the East Park Business District (the “Site”); and

WHEREAS, the proposed signage is depicted on a site plan entitled “Chestnut Markets,” Sheets 1.3 and 2.3, prepared by GNS Group Ltd., dated May 18, 2020, last revised June 8, 2021 (the “Site Plan”); and

WHEREAS, on June 16, 2021, by Resolution # 2021-20A, the Hyde Park Planning Board granted the applicant a discretionary bonus to increase the maximum permitted height and width of the “squirrel” logo on the proposed signage to 10.1 and 13 inches, respectively, and to increase the maximum permitted height of the letters, “C,” “h,” and “t” in the word “Chestnut” on the proposed signage to 13 inches; and

WHEREAS, the applicant seeks the following area variances (the “Requested Variances”):

3. To permit a height of 19.2 inches and a width of 24 inches for the “squirrel” logo on the proposed signage, where a maximum height and width of 10.1 and 13 inches, respectively, is permitted for said logo pursuant to Zoning Law Section 108-24.2(F)(2)(a) and Planning Board Resolution #2021-20A; and
4. To permit a height of 17 inches for the aforementioned letters on the proposed signage, where a maximum height of 13 inches is permitted for

said lettering pursuant to Zoning Law Section 108-24.2(F)(2)(b) and Planning Board Resolution #2021-20A; and

WHEREAS, pursuant to Section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development, which responded on June 29, 2021, that the Project was a matter of local concern; and

WHEREAS, the Project was referred to the Town of Hyde Park Planning Board for its comment thereon, which replied via letter dated July 12, 2021; and

WHEREAS, a duly noticed public hearing regarding the application was held on July 28, 2021, during which all those who wished to speak were heard; and

WHEREAS, on July 28, 2021, by Resolution # 21-10Z-2, the Zoning Board of Appeals determined 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; 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 Variances:

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

The increased dimension for the signs' squirrel symbol and letters allows the applicant to easily and effectively represent itself to passersby traveling along Violet Avenue, aka Route 9G. The sign design is not intrusive or out of character with the area. The scale of the symbol and lettering is proportionate to the size of the wall and building on which it is displayed. If the signs were made to comply with the logo and letter size restrictions of the Zoning Law, the signs would look out of scale and disproportionately small when compared to the scale of the building on which they are placed. The increase in the permissible symbol and letter height will therefore not have a significant impact on the neighborhood or negatively affect nearby properties.

2. The benefit sought by the applicant could be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The applicant wishes to display their logo and name in order to represent itself to passersby and alert potential visitors of its location. The applicant could potentially reduce the size of the squirrel symbol and letters but doing so would cause the signs to be awkwardly out of scale with their

surroundings. Doing so would also make portions of the sign less easily discernible.

- 3. The Requested Variances are numerically substantial. If granted, the permitted dimensions for the height and width of the squirrel logo would increase by 9.1 inches and 11 inches respectively, an increase of approximately 91% and 85%. In addition, the permitted dimensions for the height of certain lettering on the signs would increase by 4 inches, an increase of approximately 31%.
- 4. The Requested Variances will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

Allowing the symbol and letter size to be larger than what is permitted by the Zoning Law will not result in the signs having any significant additional adverse effects on the environment. As discussed above, the impacts of the Requested Variance on the Site and neighborhood will be minimal. There will be no ground disturbance or impact on environmental resources as a result of the area variances, and the impact the signs will have on the environment would be approximately the same if the symbols and lettering were zoning compliant.

- 5. The difficulties are self-created.

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

- 1. Payment of all fees and escrow.
- 2. All other signage at the site must be in compliance with the Zoning Law.

Adopted:

James Agrawal	YES	
Paul Donnelly	YES	
Richard Perkins	YES	
John Scileppi	YES	
David McNary	YES	CARRIED

Filed with Town Clerk 7/29/21

#21-12Z George & Susan Utter
83 Reservoir Road
Staatsburg, NY 12580
Tax Grid No. 6167-04-685398
Variance – Section 108-5.15
Change side yard setbacks from 25 feet to 10 feet and front yard setbacks from 50 feet to 45.2 feet in the Greenbelt District for the construction of a garage.

Paul Donnelly motioned to open the public hearing; and John Scileppi seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

Applicants, George & Susan Utter, were present. They described their current garage – it is old and in need of repair. They are seeking to demolish it, and build the new garage in the same general location, but slightly further north. This will increase the conformity of the side yard setback.

John Scileppi stated that this property was built before Zoning.

The garage will be growing in size from a single-car to a two-car garage.

Mr. Utter demonstrated on a projected photo where the current garage is, and where he proposes to build the new garage. According to Mr. Utter, the land on the other side of the stone wall delineating his property line (for which the variance is sought) is a “Forever Green” space.

Richard Perkins stated that the garage will be invisible when driving east to west. Additionally, Mr. Utter believes it will not be visible from any nearby houses.

Finally, there will be no change to the driveway.

There were no members of the public present to comment. The Secretary received no written comments.

John Scileppi motioned to close the public hearing; and Paul Donnelly seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111

RESOLUTION TO GRANT AREA VARIANCE

George W. & Susan Utter
83 Reservoir Road
Staatsburg, N.Y. 12580

Date: 7/28/2021

Motion: Richard Perkins

Resolution #21-12z

Second: James Agrawal

WHEREAS, the applicant, George W. Utter, has submitted an application for area variances to complete the remodeling of a sub-standard garage (the “Project”) at property located at 83 Reservoir Road, Staatsburg, N.Y. 12580, identified as tax parcel no. 6163-03-405378, in the Greenbelt Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a survey map entitled “83 Reservoir Road” prepared by Robert L. Campbell, L.S., dated 3/12/2020 (the “Survey Map”), and in architectural drawings entitled “The Utter Garage” prepared by Jason Flynn, dated 4/12/2021 (the “Drawings”); and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a front yard setback of 45.2 feet where 50 feet is required and a side yard setback of 10 feet where 25 feet is required; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family, two-family or three-family residence 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 July 28, 2021 at a regular meeting during which all those who wished to speak were heard; 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 requested variance(s) would allow the applicant to replace an undersized garage. The new garage will provide a significant visual improvement in the immediate area and be more practical in its use to the applicant. In addition, the applicant is increasing conformity of the side yard setback from the current 3 feet to 10 feet. The front yard setback is the same distance as with the existing garage.

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

According to the Survey Map, the applicant’s location to build is constrained to the area of the current garage due to the placement of house and pool.

Those two structures limit maneuverability. Moving or removing either of these would not be reasonable.

3. The Requested Variance is somewhat numerically substantial. While the applicant is requesting a setback change from 25 feet to 10 feet, the project is increasing conformity of the side yard setback from the current 3 feet to 10 feet. In the front yard, where the applicant seeks to change setbacks from 50 feet to 45.2 feet, the setback is less substantial as it is a change of only 4.8 feet.
4. The Requested Variance will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district. There will be a small increase in impermeable surface area, but with a total acreage of 2.43 acres, the ample yard should be adequate to absorb the difference.
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(s):

1. Payment of all fees.

Adopted:

James Agrawal	YES	
Paul Donnelly	YES	
Richard Perkins	YES	
John Scileppi	YES	
David McNary	YES	CARRIED

Filed with Town Clerk 7/29/21

#21-13Z Ronald Jensen
16 Roe Drive
Hyde Park, NY 12538
Tax Grid No. 6164-02-857502
Variance – Section 108-5.15
Change side yard setbacks of the Neighborhood District from 20 feet to 15 feet, 6 inches for the construction of a replacement deck.

Paul Donnelly motioned to open the public hearing; and John Scileppi seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

Applicant, Ronald Jensen, explained his project. On the side of his house, outside the kitchen, was a small concrete stoop. Upon digging up an underground oil tank, they discovered the stoop had contributed to rot in the foundation of the house. They removed the stoop and repaired the foundation. Rather than building another stoop, Mr. Jensen wants to build a deck to allow outdoor seating and a grill.

The proposed deck is only 7 feet by 7 feet.

There is no barrier between the properties of the Site and nearest neighbor; but according to Mr. Jensen, the neighbor has no qualms.

There were no members of the public present to comment. The Secretary received no written comments.

James Agrawal motioned to close the public hearing; and Paul Donnelly seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0

CARRIED

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

Ronald Jensen
16 Roe Drive
Hyde Park, NY 12538

Date: 7/28/2021

Motion: John Scileppi

Resolution #21-13Z

Second: Richard Perkins

WHEREAS, the applicant, Ronald Jensen, has submitted an application for an area variance to construct a replacement deck and egress from the kitchen (the "Project") at 16 Roe Drive, Hyde Park, NY 12538 identified as tax parcel no. 6164-02-857502, in the Neighborhood Zoning District (the "Site"); and

WHEREAS, the Project is depicted on a plan entitled "7' x 7' side deck" prepared by Ronald Jensen, dated 6/21/2021 (the "Plan"); and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a side yard setback of 15 feet, 6 inches where 20 feet is required (the "Requested Variance"); and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family, two-family or three-family residence 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 July 28, 2021 during a regular meeting at which all those who wished to speak were heard; 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 deck replaces a concrete stoop; and a flower garden separates the deck from the neighbor's property. The applicant does not believe the reduction in setback requirements would be noticeable to his neighbors.
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 proposed 7' x 7' deck provides egress from the kitchen and is relatively small in size. The deck replaces a stoop in need of repair.
3. The Requested Variance is not numerically substantial. The Requested Variance is roughly a 22% increase in nonconformity, but the dimensions of the deck are small.
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 proposed deck borders on the back yard of the nearest neighbor and there is foliage between the properties that reduces its visibility from this neighbor.
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(s):

1. Payment of all fees and escrow.

Adopted:

James Agrawal	YES
Paul Donnelly	YES
Richard Perkins	YES

John Scileppi YES
David McNary YES CARRIED

Filed with Town Clerk 7/29/21

#21-14Z John Palmer
 14 Newbold Drive
 Hyde Park, NY 12538
 Tax Grid No. 6164-04-506402
Variance – Section 108-5.15
Change side yard setbacks of the Neighborhood District from 20 feet to 10 feet for an existing deck.

James Agrawal motioned to open the public hearing; and Richard Perkins seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

Applicant, John Palmer, presented his project. In 2004, Mr. Palmer sought and received a variance for an addition on his house. Around 2011, he built a deck attached to the addition without a permit. The deck is currently 10 feet off the property line; this is equal to the side yard setback of the approved addition.

According to the applicant, the size of the deck cannot be reduced. It would leave a door off the bedroom with nowhere to go.

There were no members of the public present to comment. The Secretary received no written comments.

Chairman McNary motioned to close the public hearing; and Paul Donnelly seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-511, ext. 2

RESOLUTION TO GRANT AREA VARIANCE

John Palmer

14 Newbold Dr
Hyde Park, NY 12538

Date: July 28, 2021

Motion: David McNary

Resolution #21-14Z

Second: Richard Perkins

WHEREAS, the applicant, John Palmer, has submitted an application for an area variance to change a side-yard setback from 20 ft. to 10 ft. for an existing deck at the back of the house on property located at 14 Newbold Dr, Hyde Park, NY 12538, identified as tax parcel no. 6164-04-506402, in the Neighborhood Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a plan entitled “Deck on back of house” prepared by John Palmer dated 6/24/21; and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a side yard setback of 10 ft. where 20 ft. is required (the “Requested Variance”); and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family, two-family or three-family residence 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 July 28, 2021 at a regular meeting during which all those who wished to speak were heard; 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 project is entirely located at the back of the house, and is visible only to the closest easterly neighbor.

2. The benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The applicant could reduce the size of the deck by 10 feet to the east, to avoid nonconformity. However, this would change the character of the back yard and rear of house. Additionally, redesigning the deck in this way would decrease the owner’s enjoyment of the deck.

Furthermore, there is an elevated door on the rear of the house which is accessible only from the deck. To remove the deck and require strict setback compliance would result in an unusable door.

3. The Requested Variance is numerically substantial. The Requested Variance will reduce the side yard setback from 20 ft. to 10 ft. This is a 50% change.
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 project is entirely located at the back of the house, and thus will not impact the physical conditions of the rest of the neighborhood. The deck, because it is elevated, will not result in a significant ground disturbance or increase of impervious surface area.

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(s):

1. Payment of all fees.

Adopted:

James Agrawal	YES	
Paul Donnelly	YES	
Richard Perkins	YES	
John Scileppi	YES	
David McNary	YES	CARRIED

Filed with Town Clerk 7/29/21

New Applications:

- #21-15Z** Camp Victory Lake
277 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6265-04-630350
Variance – Section 108-5.15
Change maximum permitted building height in the Greenbelt District from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space.
Variance – Section 108-4.3 G (2) a
Change stream corridor setback from 100 feet to 26 feet from the Fallkill Creek to allow a construction incursion.

The applicant's engineer was unable to attend the meeting; but the applicant and the architect were present. Architect, Stuart Markowitz, shared information about the

master development plan. Representative to the owner, Deanna Lambert, shared their experience with the Planning Board thus far.

Attorney to the ZBA, Patrick Logan, explained procedure. The Planning Board will complete the environmental review for the application. He also explained that, because there may be a change in the application as they move through the Planning Board process, the ZBA does not yet need to set a public hearing or refer the application to the Dutchess County Department of Planning & Development.

No action was taken and no decisions were made. This application will remain on the agenda as a *New Application* for August 25, 2021.

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OTHER BUSINESS:

There was no other business.

James Agrawal motioned to adjourn; and John Scileppi seconded the motion.

VOICE VOTE

ALL IN FAVOR: 5
ALL OPPOSED: 0 CARRIED

The meeting adjourned at 8:02 pm.

Submitted by,

Sarina Teuschler
Secretary to the Zoning Board of Appeals