



Historic Town of Hyde Park

Office of the Zoning Administrator
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Hyde Park Zoning Board

"Working with you for a better Hyde Park"

PUBLIC HEARING NOTICE

Date: June 11, 2020

NOTICE IS HEREBY GIVEN, that the Zoning Board of Appeals ("ZBA") of the Town of Hyde Park will hold a public hearing on the application of Enclave at Hyde Park regarding property located at **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)

The applicant seeks 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. Said hearing will take place on June 24, 2020, at 7:00 P.M.

Pursuant to notices and health advisories issued by Federal, State, and Local officials related to the COVID-19 virus pandemic and as permitted under Governor Cuomo's Executive Order Number 202.1 and the subsequent Executive Orders issued thereunder, the ZBA will be meeting virtually and there will be no in person meeting at the Town Hall. Instead, the public will have the ability to see and hear the meeting live on the Town of Hyde Park YouTube Channel at:

<https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcaYrQ/live>. The public may subscribe to this channel using the above link in order to receive notifications when meetings begin.

PLEASE TAKE FURTHER NOTICE that the ZBA's agenda will be made available online in advance of the meeting at <https://www.hydeparkny.us/AgendaCenter>. To the extent practicable, the application documents will also be available on the Town's website.

PLEASE TAKE FURTHER NOTICE that all persons in favor of or in opposition to the above application will have an opportunity to be heard. If you would like to participate in the public hearing live via audio and video, or audio only, you must pre-register by Monday, June 22, 2020 at 4:00 pm. To pre-register, you must email the Town's Webmaster (webmaster@hydeparkny.us) and include your exact name and address. You will be sent a Meeting ID and Password for you to join the hearing. If you log in to join the

hearing and your screen name does not match your pre-registration name, you will not be admitted to the hearing. For example, if you use your spouse's computer, be sure that your name is entered as the zoom participant and not your spouse's. 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 page to prevent feedback.

Written comments can be submitted before the live public hearing, and within 10 days after the close of the final live public hearing. Written comments can be emailed to the ZBA Secretary at zbasec@hydeparkny.us or mailed to the ZBA Secretary at 4383 Albany Post Road, Hyde Park, NY 12538.

PLEASE TAKE FURTHER NOTICE that 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. Additionally, we ask that all comments confirm to basic standards of civil public discourse and courtesy. The ZBA reserves the right to refuse to read into the record obscene comments or comments containing personal attacks on others, but the comment will still be made part of the public record of the hearing. Comments taking longer than 3 minutes to read will be accepted into the record and distributed to board members but will not be required to be read during the meeting. Email comments 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.

PLEASE TAKE FURTHER NOTICE that you can also submit written comments during the public hearing via the Chat function on the YouTube live stream. To participate in Chat, you must create your own channel. Prior to the 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, the Chat function will automatically be enabled. Obscene comments and/or personal attacks will not be tolerated and will be deleted from the record.

PLEASE TAKE FURTHER NOTICE that, in accordance with Executive Order 202.1, said meeting will be recorded and a transcript will be prepared at a later date, in addition to the regular meeting minutes.