

**TOWN OF HYDE PARK
ZONING BOARD OF APPEALS**

4383 Albany Post Road
Hyde Park, N.Y. 12538
Phone (845) 229-5111 X 2
Fax (845) 229-0349

APPLICATION NO. _____

**APPLICATION TO THE ZONING BOARD OF APPEALS
TOWN OF HYDE PARK, NEW YORK
REQUEST FOR *AREA* VARIANCE(S)**

(TYPE, OR PRINT IN DARK INK)

I. **PROPERTY ADDRESS:** See Attached List* _____

TAX GRID NO.: See Attached List* _____

ZONING DISTRICT: Greenbelt _____

II. **PROPERTY OWNERSHIP:**

NAME OF OWNER: 54 Hyde, LLC _____

ADDRESS: 2 Manhattanville Road, Suite 403 _____

Purchase, NY 10577

III. **APPLICANT INFORMATION:** *Mailing address

APPLICANT NAME: 54 Hyde, LLC _____

ADDRESS: 2 Manhattanville Road, Suite 403 _____

Purchase, NY 10577

PHONE NUMBER: 914-285-1430 _____

(IF THE APPLICANT IS NOT THE OWNER, WRITTEN PROOF THAT THE OWNER
CONSENTS TO THE APPLICATION MUST BE SUBMITTED WITH THE APPLICATION.)

IV. **SUBJECT TO APPEAL (If Applicable)**

Pursuant to the provisions of the Zoning Code of the Town of Hyde Park, this application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator/Building Inspector _____.
(name)

A copy of this decision, dated _____, must be attached.

V. APPEAL REQUEST

This appeal takes the form of a request for:

(a) Area Variance(s)

Please be advised that all sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief. It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied. Additional sheets may be attached as necessary. Please also note carefully the list of required attachments on the last page of this application.

(b) Original Jurisdiction

If an area variance is required as part of a Special Use Permit or Site Plan application, no appeal is required; however, the application for a variance is to be submitted with your Planning Board application and the Zoning Administrator will forward it directly to the Zoning Board of Appeals. (Section 108.9.3H, Section 108.8.3D and Section 108.33.3)

VI. AREA VARIANCE REQUEST

I/We, LRC Group, hereby apply to the Zoning Board of Appeals for a variance of the following sections and requirements of the Provision of Chapter 108 of the Code of the Town of Hyde Park, specifically as follows:

SECTION	CONCERNING	CHANGE FROM:	CHANGE TO:
108- <u>5.15</u>	<u>Max. Avg. Density</u>	<u>2.5 A/DU</u>	<u>1.41 A / DU</u>
108- <u> </u>	<u> </u>	<u> </u>	<u> </u>
108- <u> </u>	<u> </u>	<u> </u>	<u> </u>

Reason for request:

To develop an Average Density subdivision within the Greenbelt District and adaptively reuse the areas previously disturbed under the originally approved Meadows subdivision to develop 50 dwelling units where 28 are currently permitted and 74 are fully approved per Filed Map No. 11697B, dated February 5, 2008.

(i) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.

See attached.

(ii) Explain if the granting of the variance is necessary, or whether the same result could be achieved by some other method not requiring a variance.

See attached.

(iii) Explain if the requested area variance(s) is substantial, and if not, explain why it is not substantial.

See attached.

(iv) Explain if the variance(s) will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. If not, please justify why it won't have an adverse effect.

See attached.

(v) Explain if your need for an area variance(s) is the result of self-created difficulties on your part. If not, please explain how the difficulties are not self-created.

See attached.

VII. LIST OF ATTACHMENTS

1. **Site or Plot Plan: Seven (7) copies.**
2. **Letter or communication which resulted in application to the ZBA (if applicable).**
3. **List of abutting property owners, by name, address and grid number.**
4. **Letter of owner consenting to application (if applicable).**
5. **Type I Action Only – Original and six (6) copies of the SEQRA FULL ENVIRONMENTAL ASSESSMENT FORM, 617.21, Appendix A, DEC Model Form 14-16-2 (2/97) with Part I completed.**
6. **Unlisted Actions Only – Original and six (6) copies of SEQRA SHORT ENVIRONMENTAL ASSESSMENT FORM, 617-21, Appendix C, DEC Model Form 14-16-4 (2/87) Text 12, with Part I completed.**
8. **The owners of land as identified by the applicant in any agriculture data statement.**
9. **Other attachments deemed pertinent by the applicant (please list):**
 - (a) _____
 - (b) _____
 - (c) _____
 - (d) _____
 - (e) _____

VIII. SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

I hereby certify that the information enclosed herewith and on the application is accurate and factual:

Signature of Applicant:  **Date:** 1/9/17

I the record owner do hereby authorize The LRC Group to represent me before the Zoning Board of Appeals during the area variance process:

Signature of Applicant:  **Date:** 1/9/17

THE ENCLAVE AT HYDE PARK

<u>LOT #</u>	<u>ADDRESS #</u>	<u>STREET</u>	<u>GRID #</u>	<u>NOTES</u>
1	TBD	LONG BRANCH RD	6263-01-470921-0000	KEPT ORIGINAL GRID #
2	TBD	LONG BRANCH RD	6263-01-478912-0000	KEPT ORIGINAL GRID #
3	TBD	LONG BRANCH RD	6263-01-487905-0000	KEPT ORIGINAL GRID #
4	TBD	LONG BRANCH RD	6263-01-498899-0000	KEPT ORIGINAL GRID #
5	TBD	VALLEY RIDGE CT	6263-02-522891-0000	KEPT ORIGINAL GRID #
6	TBD	VALLEY RIDGE CT	6263-02-533893-0000	KEPT ORIGINAL GRID #
7	TBD	VALLEY RIDGE CT	6263-02-543897-0000	KEPT ORIGINAL GRID #
8	TBD	VALLEY RIDGE CT	6263-02-552902-0000	KEPT ORIGINAL GRID #
9	TBD	VALLEY RIDGE CT	6263-02-562910-0000	KEPT ORIGINAL GRID #
10	TBD	VALLEY RIDGE CT	6263-02-568880-0000	KEPT ORIGINAL GRID #
11	TBD	VALLEY RIDGE CT	6263-02-559875-0000	KEPT ORIGINAL GRID #
12	TBD	VALLEY RIDGE CT	6263-02-549869-0000	KEPT ORIGINAL GRID #
13	TBD	VALLEY RIDGE CT	6263-02-538869-0000	KEPT ORIGINAL GRID #
14	TBD	TREELINE CT	6263-02-517869-0000	KEPT ORIGINAL GRID #
15	TBD	TREELINE CT	6263-02-514859-0000	KEPT ORIGINAL GRID #
16	TBD	TREELINE CT	6263-02-509847-0000	KEPT ORIGINAL GRID #
17	TBD	TREELINE CT	6263-01-495841-0000	KEPT ORIGINAL GRID #
18	TBD	TREELINE CT	6263-01-484840-0000	KEPT ORIGINAL GRID #
19	TBD	TREELINE CT	6263-01-472842-0000	KEPT ORIGINAL GRID #
20	TBD	TREELINE CT	6263-01-460847-0000	KEPT ORIGINAL GRID #
21	TBD	TREELINE CT	6263-01-459862-0000	KEPT ORIGINAL GRID #
22	TBD	TREELINE CT	6263-01-473883-0000	KEPT ORIGINAL GRID #
23	TBD	TREELINE CT	6263-01-480868-0000	KEPT ORIGINAL GRID #
24	TBD	TREELINE CT	6263-01-492864-0000	KEPT ORIGINAL GRID #
25	TBD	TREELINE CT	6263-01-495876-0000	KEPT ORIGINAL GRID #
26	231	CREAM ST	6263-01-465957-0000	KEPT ORIGINAL GRID # & ADDRESS
PARCEL A	TBD	LONG BRANCH RD	6263-01-475939-0000	NEW GRID #
PARCLE B	TBD	LONG BRANCH RD	6263-01-436890-0000	KEPT ORIGINAL GRID #
PARCEL C	15	LONG BRANCH RD	6263-01-447937-0000	KEPT ORIGINAL GRID # & ADDRESS - STRUCTURE STAYING
WATER PARCEL	26	VALLEY RIDGE CT	6263-02-675871-0000	KEPT ORIGINAL GRID # & ADDRESS
SEWER PARCEL	24	VALLEY RIDGE CT	6263-02-585865-0000	KEPT ORIGINAL GRID # & ADDRESS

