



## 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”*

### AGENDA April 25, 2018 (Revised)

**Time:** 7:00 PM

**Pledge of Allegiance:**

**Minutes to be Approved:** March 28, 2018

**Next Meeting:** May 23, 2018

**Continued Public Hearing:**

**#17-16Z**

Dorinda Bolander  
309 Netherwood Rd.  
Hyde Park, NY 12538

**Use Variance – Section** 108-5.14 Changing from multiple dwelling “not permitted” to “permitted”, to allow the establishment of one three-family dwelling on a lot in the Greenbelt District.

**#17-19Z**

Dorinda Bolander  
309 Netherwood Rd  
Hyde Park, NY 12538

**Area Variance – Section** 108-5.15 Changing maximum average density from 2.5 acres per dwelling to 2.56 acres for 4 dwellings in the Greenbelt District.

**New Public Hearing:**

**#18-05Z**

Joseph and Ann-Marie Van Etten  
408 Violet Ave  
Poughkeepsie, NY 12601

**Variance – Section** 105-5.15 changing gross square feet from 7,500 to 50,500 gross square feet to allow relocation of their existing business, Associates Golf Car, Inc. in the Neighborhood Business District.

**#18-06Z**

Deborah Seidman  
60 Mills Cross Rd  
Hyde Park, NY 12538

**Variance – Section** 108-4.3G(2) To allow construction within the 100 ft. stream corridor changing the undisturbed corridor from 100 ft. to 0 ft. for site work associated with a proposed single family home in the Greenbelt District.

**#18-08Z**

Dominic and Vida Odescalachi  
228 South Quaker Lane  
Hyde Park, NY 12538

**Variance – Section** 108-5-15 changing front yard setback from 50 ft. to 30 ft. for construction of a front porch with roof in the Greenbelt District.

**New Application:**

**#18-07Z**

Hyde Park Town Center North Bldg. 3, 4, and 5  
4272 and 4274 Albany Post Rd  
Hyde Park, NY 12538

**Variance – Section** 108-4.4 A (3) Changing the maximum building volume from 60,000 Cubic feet to 66,000 Cubic feet in the Town Center Historic District which is visible along the boundary of a designated place on the State and National register of historic places.

**#16-20Z**

Barry Bed & Breakfast  
43310 Albany Post Rd  
Hyde Park, NY 12538

**Extension of Variance** – On February 22, 2017, the applicant was granted a variance on the following: **Section** – 108-5.15 Changing a front yard setback from 50 ft. to 15 ft. and changing a side yard setback from 20 ft. to 10 ft. for reconstruction of a single family dwelling on a different footprint; and a variance from **Section** 108-4.6 B from the 100 ft. open space restriction to allow parking within 9 ft. and new structures to 24 ft. for a garage and to 40 ft. for the main building from the property line associated with a Historic site; and **Section** 108-2.12 allowing an increase from 4 guest rooms to 5 guest rooms in a bed and breakfast establishment in the Neighborhood 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.

**#18-09Z**

Joseph Olah  
30 Russett Rd  
Hyde Park, NY 12538

Variance – **Section** 108-5.15 Changing rear yard setback from 30 ft. to 22 .5 ft. for a deck, and from 30 ft. to 14 ft. for stairs, and changing side yard setback from 20 ft. to 6.3 ft. for an existing deck in the Neighborhood District.

**Other Business:**

**“All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board Secretary in advance so that arrangements can be made.”**