



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

“Working with you for a better Hyde Park”

**AGENDA
PUBLIC HEARING/REGULAR MEETING
OF THE HYDE PARK ZONING BOARD OF APPEALS**

January 24, 2024 6:00 PM

This meeting will be held in person. All those who wish to speak may attend or watch the meeting broadcast live on Cable Channel 22. If you wish to speak but cannot attend – written comments are due by 3:00 pm on the day of the meeting. Email to zbasec@hydeparkny.us or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538.

PLEDGE OF ALLEGIANCE

APPROVE MINUTES of September 27, 2023.

NEW BUSINESS:

Appoint ZBA Vice-Chair for 2024.

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**RESOLUTION DESIGNATING ZONING BOARD OF APPEALS
VICE-CHAIRPERSON FOR THE YEAR 2024**

January 24, 2024

Resolution: #2024-A

Moved By:

Seconded By:

NOW BE IT RESOLVED, that Gerald Bowen be designated the Vice-Chairperson of the Zoning Board of Appeals for the year 2024, authorized to conduct meetings of the Zoning Board of Appeals and to sign Resolutions and related documents, including invoices and correspondence, on behalf of the Zoning Board of Appeals in the absence of the Chairperson.

Voice Vote:

- Chairman David McNary**
- James Agrawal**
- Gerald Bowen**
- Paul Donnelly**
- Richard Perkins**

NEW PUBLIC HEARINGS:

SPICEHANDLER & BROWN #23-16Z
22 Van Wert Place, Hyde Park
Grid #: 6164-01-077716

Owners & Applicants:
Stephen Spicehandler & Fritzie Brown

Area Variance – Section 108-4.4E in the Neighborhood District – to change the required minimum frontage on a street from 25 feet to 0 feet, in consideration of a right-of-way to the subject parcel, to permit the installation of a standby electrical generator associated with an existing single-family dwelling.

NRI/CIA HOTEL & VILLAS #23-19Z
1995-2066 Campus Road, Hyde Park
Grid #: 6063-02-889857

Owner: Culinary Institute of America
Applicant: NRI Hyde Park LLC
Project: Hotel and Villas at the CIA

Area Variance – Section 108-5.13C(9)(c) in the St. Andrews District – to allow a setback of 64 feet from the north boundary of the Zoning District, where 100 feet is required, to allow the construction of an inground pool and associated spa deck, in an area totaling approximately 5,989 square feet, and

Area Variance – Section 108-5.13C(9)(a) – to allow a minimum yard setback of 127 feet where 150 feet is required along Route 9, related to a new 18-space parking lot, totaling 864 square feet in area, and

Three Area Variances – Section 108-4.3G(2) – to allow three encroachments into the stream corridors.

NEW APPLICATION INTRODUCTION:

QUALITY INN #23-18Z

4142 Albany Post Road, Hyde Park
Grid #: 6064-02-997657

Owner: Hemal Shah, Hyde
Park Hotels LLC

Applicant: Timely Signs of
Kingston

Project: Quality Inn Signage

Area Variances – Section 108-24.2C(1)(b) in the Corridor Business District – to allow a sign face of 39.9 square feet where 30 square feet is the maximum permitted, and from **Section 108-24.2F(2)(b)** to change the letter height from the maximum permitted 10 inches to 28.5 inches for the letter “Q”, and to 14.625 inches for the word “Quality.”

ANDERSON CENTER #23-21Z

11 Hudson Lane, Staatsburg
Grid #: 6066-02-778644

Owner and Applicant:

Anderson Center Services, Inc.

Representative: Day Strokosa
Engineering

Project: Entry Gates

Area Variance – Section 108-5.15 in the Waterfront District – to permit a front yard setback of 7 feet where 50 feet is required, and

Area Variance -- Section 108-4.4A(2) to allow a wall height of 17 feet where 6 feet is the maximum permitted, and

Area Variance -- Section 108-24.2F(2)(b) to allow a letter height of 12 inches where 10 inches is the maximum permitted.

ADJOURN:

Next meeting date: Wednesday, February 28, 2024

*****Agendas are subject to change*****

For full details regarding the above applications, please visit <https://www.hydeparkny.us/617/Applications> or visit the Zoning Office during normal business hours to view a file.

All reasonable accommodations will be made for persons with disabilities. In such a case, please notify the Zoning Board of Appeals Secretary in advance so that arrangements can be made. *Board Members reserve the right to go into executive session at any time. Agenda items are subject to change in order or may be removed at any time. Draft Resolutions included were those available at this posting and may not be in final form or a complete listing and the Board may choose to remove from consideration at their discretion. All persons interested in a particular application are advised to visit the Town of Hyde Park's website daily. The agenda is posted at www.hydeparkny.us