



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

October 25, 2023 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

NEW PUBLIC HEARINGS:

HYDE PARK QUICK STOP #22-03Z-2
4912 Albany Post Road, Staatsburg
Grid #: 6066-02-879622

Owner: Harry Dhaliwal – Jatt Boys Properties LLC
Applicant: Jay Diesing, RA AIA – Mauri Architects PC
Project: Hyde Park Quick Stop

EXTENSION OF 2022 VARIANCES, Resolution #22-03Z

Area Variances – Section 108-5.15 Bulk Regulations in the Neighborhood Business District – to change maximum permitted impervious lot coverage from 70% to 79.5%, and change front yard setback from 20 feet to 5 feet, 7 inches, and change the maximum permitted scale from 7,500 gross square feet to 9,071 gross square feet to allow building renovations, septic improvements, and construction of additional fueling stations at an existing gas station and convenience store.

WOODS #23-12Z

8 Albertson Street, Hyde Park
Grid #: 6065-20-828200

Owner: Thomas Woods, 8
Albertson LLC
Applicant: Gary E. Beck Jr.,
Z3 Consultants

Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood Core District – to change the side yard setback from the required minimum of 15 feet to 3.5 feet, to rebuild a covered porch attached to a single-family dwelling.

HAGAN (KANE) #23-13Z

4 Old Violet Avenue, Hyde Park
Grid #: 6163-10-481732

Owner: Jennifer Hagan
Applicant: Chris Hagan

Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood District – to change the front yard setback from Pinebrook Drive from 50 feet to 32 feet to build an addition for an office and a deck with stairs across the back of the house.

NEW APPLICATION INTRODUCTION:

THE ENCLAVE AT HYDE PARK #17-03Z-6

Multiple lots, see variance application
Grid #s: multiple, see application

Owner & Applicant: 54 Hyde,
LLC
Representative: The LRC
Group
Project: The Enclave at Hyde
Park

SIXTH EXTENSION OF 2017 VARIANCE, Resolution #17-03Z

Area Variance – Section 106-5.15 Bulk Regulations in the Greenbelt District – To change the required maximum average density from 2.5 acres per dwelling unit to 1.41 acres per dwelling unit, to develop an average density subdivision and adaptively reuse the areas previously 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.

DUNKIN #23-14Z

3979 Albany Post Road, Hyde Park
Grid#: 6064-04-967222

Owner: Chen Realty I, Inc.
Applicant: Jay Diesing, RA
AIA – Mauri Architects PC
Project: Dunkin' Signage

Area Variances – Section 108-24.2.F(2)(b) in the Corridor Business District – to change the letter height on a wall sign from the maximum permitted 14" to 18",

and to change the letter height on two monument signs from the maximum permitted of 11" to 15", to comply with revised corporate re-branding standards.

CIA HOTEL & VILLAS #23-15Z
1995-2066 Campus Road, Hyde Park
Grid #: 6063-02-889857

Owner: Culinary Institute
of America
Applicant: NRI Hyde Park LLC
Project: CIA Hotel & Villas

Area Variance – Section 108-4.3(G)(2)(a) in the St. Andrews District – to permit a stream corridor setback of 56 feet from Maritje Kill where 100 feet is required, for the placement of a temporary sales/construction trailer for project to develop resort-hotel with residential units.

ADJOURN:

Next meeting date: Thursday, November 16, 2023

*****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