



Historic Town of Hyde Park

4383 Albany Post Road
Hyde Park, NY 12538
Zoning Board of Appeals
P: (845) 229-5111, Ext. 2
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“Working with you for a better Hyde Park”

Agenda for Regular Meeting ZONING BOARD OF APPEALS

Wed., February 23, 2022 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 Channel 22. Attendees are required to wear a face covering.*

*If you wish to speak but cannot attend— written comments are due by 4:00pm on the day of the meeting.
Email to zbasec@hydeparkny.us | Or mail to ATTN: ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538*

Meeting begins 6:00pm
Pledge of Allegiance

New Application Introduction:

#22-02Z Thompson, c/o David Freeman
3 Pond Road
Poughkeepsie, NY 12601
Tax Grid No. 6163-03-023417
Area Variance – Section 108-5.15 Bulk Regulations
Change maximum permitted density from 2 dwelling units per 1 acre to 2 dwelling units per 0.39 acres to allow an existing accessory apartment in the Neighborhood District.

Continued Public Hearings:

#21-15z Camp Victory Lake
277 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6265-04-630350
Area Variance – Section 108-5.15 Bulk Regulations
Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space in the Greenbelt District.
Area Variance – Section 108-4.3 G(2)(a)
Change stream corridor setback from 100 feet to 0 feet from the Fall Kill Creek for a stream crossing and other construction incursions in the Greenbelt District.

#21-19z Rite Aid Pharmacy
1 Crum Elbow Road

Hyde Park, NY 12538

Tax Grid No. 6162-03-429214

Located in East Park Business District

Area Variance – Section 108-24.2 C(1)(a)

Change total square footage allowed of all wall-mounted signs on a single lot from 100 square feet up to 166.35 square feet.

Change single sign area (sq. ft.) from 1 square foot for every 1 linear foot of storefront up to 2.53 square feet for every 1 linear foot of storefront to allow larger wall-mounted signs.

Area Variance – Section 108-24.2 C(1)(b)

Change total number of allowed freestanding signs per business per lot from 1 to 2 signs.

Change maximum height of decorative elements on a freestanding sign from 8 feet up to 11 feet.

Area Variance – Section 108-24.2 C(1)(d)

Change maximum single wall-mounted sign area from 32 square feet up to 63.25 square feet, for two signs.

Area Variance – Section 108-24.2 C(3)(b)

Change total sign area of safety signs from 2 square feet to 4 square feet.

Area Variance – Section 108-24.2 F(2)(a)

Change maximum symbol dimensions from 10 inches up to 30 inches for two freestanding signs; and maximum symbol dimensions from 10 inches up to 30 inches for two wall-mounted signs.

Area Variance – Section 108-24.2 F(2)(b)

Change maximum letter height from 10 inches up to 21 inches on two wall-mounted signs.

#21-21Z

Key Construction

1234 Route 9G

Hyde Park, NY 12538

Tax Grid No. 6165-04-524481

Area Variance – Section 108-5.15 Bulk Regulations

Change maximum permitted building scale from 40,000 square feet to 66,941 square feet for the construction of an office space, warehouse, and storage units on a 17.2-acre parcel in the East Park Business District.

New & Old Business

Adjourn

Next meeting: Wed., March 23, 2021

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.