



## Historic Town of Hyde Park

4383 Albany Post Road  
Hyde Park, NY 12538  
**Zoning Board of Appeals**  
**P:** (845) 229-5111, Ext. 2  
**E:** zbasec@hydeparkny.us

*“Working with you for a better Hyde Park”*

## **Agenda for Regular Meeting ZONING BOARD OF APPEALS**

**Wed., March 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 cable Channel 22.*

*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 ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538*

### **Workshop:**

1. Presentation by Hyde Park’s Conservation Advisory Council on protection of local waterways through stream corridor buffers

*The following public hearings and application introductions will begin, in sequence, at 6:30pm.  
Please arrive at 6:30pm to avoid missing any of the following public hearings.*

### **Continued Public Hearings:**

#### **#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 2.46 square feet for every 1 linear foot of storefront to allow a 63.25 square feet sign.

#### **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.

**New Public Hearings:**

**#22-01Z**

Speedway  
3694 Albany Post Road  
Poughkeepsie, NY 12601  
Tax Grid No. 6063-04-992465

**USE VARIANCE (or adjustment to the strict application of the Town of Hyde Park Zoning Code) regarding a prohibited use within commercial signage in Section 108-24.4 B** — to allow internally lit, toggleable message above digital gas prices on all dispensers at Speedway gas station, while no internally lit signs are permitted in the Town of Hyde Park.

**#22-02Z**

Michael 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 in Neighborhood District** to 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.

**#22-04Z**

David Rozan & Funda Saygin, c/o Kristina Dousharm Architecture  
42 Old Post Road  
Staatsburg, NY 12580  
Tax Grid No. 6167-03-018325

**Area Variance – Section 108-5.15 Bulk Regulations in Hamlet District** to change side yard setback from 10 feet to 3 feet, 10 inches for the construction of a deck on a house already built within the setback.

**New Application Introduction:**

**#22-03Z**

Hyde Park Quick Stop  
4912 Albany Post Road  
Staatsburg, NY 12580  
Tax Grid No. 6066-02-879622

**Three (3) Area Variances – Section 108-5.15 Bulk Regulations in Neighborhood Business District** to change maximum permitted lot coverage from 70% to 81.7%; change front yard setback from 20 feet to 5 feet, 7 inches; change maximum permitted scale from 7,500 gross square feet to 9,071 gross square feet to allow septic improvements, building renovations, and construction of additional fueling stations on an existing gas station and convenience store.

**#17-03Z-5**

Enclave Extension #5  
The Enclave at Hyde Park  
Cream Street at Long Brand Road  
Poughkeepsie, NY 12601

Tax Grid No.'s: 6263-01-470921, 6263-01-478912, 6263-01-487905, 6263-01-498899, 6263-02-522891, 6263-02-533893, 6263-02-543897, 6263-02-552902, 6263-02-562910, 6263-02-568880, 6263-02-559875, 6263-02-549869, 6263-02-538869, 6263-02-517869, 6263-02-514859, 6263-02-509841, 6263-01-495841, 6263-01-484840, 6263-01-472842, 6263-01-460847, 6263-01-459862, 6263-01-473883, 6263-01-480868, 6263-01-492864, 6263-01-495876, 6263-01-465957, 6263-01-475939, 6263-01-436890, 6263-01-447937, 6263-02-675871, 6263-02-585865

**FIFTH EXTENSION OF 2017 VARIANCE, Resolution #17-03Z Section 108-5.15 Bulk Regulations in Greenbelt District**

Extend for another year the authorized change of average density from 2.5 acres/dwelling unit to 1.41 acres/dwelling unit on a project site totaling 70.51 acres.

**New & Old Business**

**Adjourn**

*Next meeting: Wednesday, April 27, 2022*

*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.*