



Historic Town of Hyde Park

Zoning Board of Appeals

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

March 24, 2021 7:00 PM

REGULAR MEETING OF THE ZONING BOARD OF APPEALS

Agenda amended 3/17/17

IMPORTANT NOTE: THERE WILL BE NO GATHERING AT TOWN OF HYDE PARK TOWN HALL 4383 ALBANY POST ROAD, HYDE PARK, NY 12538

The Hyde Park Zoning Board of Appeals’ regular meeting for February 24, 2021 will be held virtually, and live-streamed on the Town of Hyde Park’s YouTube channel. Please follow the link below to view:

<https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcayrQ/live>

Next Meeting: April 28, 2021

Meeting begins 7:00pm

Pledge of Allegiance

Roll Call

Minutes to be Approved: February 24, 2021

Previous Matters:

#20-13Z

Locusts on Hudson

135 Old Post Road

Staatsburg, NY 12580

Variance – Section 108-4.3(G)2 To allow construction within the stream corridor changing the undisturbed area from 100 ft. to 0 ft. for construction Incursion in the Waterfront District

#21-01Z

Sulejman & Hava Dodic

4305 Albany Post Road

Hyde Park, NY 12538

Variance – Section 108-5.15 Changing density from 12 dwelling units per acre to 14 dwelling units per acre for the addition of one dwelling unit to an existing house on a 5,880 sq. ft. parcel in the Town Core PW-1 district

New Public Hearing:

#17-03Z

Enclave Variance Extension #4
The Enclave at Hyde Park
Cream St at Long Brand Rd
Poughkeepsie, NY 12601

Tax Map #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 in the Greenbelt District

Fourth Extension on Variance – Section 108-5.15 changing average density from 2.5 acres/dwelling unit to 1.41 acres/dwelling unit (70.51 acres) in the Greenbelt District (*originally granted in 2017*)

New Application:

#21-02Z

Interpretation – **Section 108-28 Rural Event Venues:** Whether Section 108-28 of the Zoning Law permits the construction of new permanent structures and buildings to house kitchen, bathroom, and/or public assembly facilities as part of a “rural event venue” use.

Other Business:

The Zoning Board of Appeals wishes to **schedule additional monthly meetings** for the purpose of voting on application resolutions for which the public hearings have been closed at the prior regular monthly meeting.

Agendas are subject to change.

REMOTE PUBLIC HEARING PROCEDURES FOR THE TOWN OF HYDE PARK ZONING BOARD OF APPEALS

Town of Hyde Park Virtual Meetings will be live streamed on the town's YouTube Channel:
<https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcayrQ/live>

The public is advised to subscribe to this channel using the above link in order to receive notifications when meetings begin.

Live Public Participation:

If you would like to participate live via audio and video, or audio only, you must pre-register at least 2 business days before the scheduled hearing. For a Wednesday meeting, registration is required by Monday at 4:00 pm.

- To pre-register, you must email the Town's Webmaster (webmaster@hydeparkny.us) and include your exact name and address, as well as the name of the Public Hearing you want to participate in. You will be sent a Meeting ID and Password for you to join the hearing.
- If you login to join the hearing and your screen name does not match your pre-registration name (for example, if you use your spouse's computer, his/her/their name would pop up), you will not be admitted to the meeting.
- Once you are logged in, you will be placed in the Virtual Waiting Room. The moderator will let you into the meeting at the appropriate time. You can watch the proceedings of the meeting via the live stream link while you are waiting. When you enter the meeting, you will be muted to give you time to turn off the volume on the YouTube link to prevent feedback.

Written Public Comment for the Hyde Park Zoning Board of Appeals:

Written comments can be submitted via email or letter before the live Public Hearing, and within 7 days after the final live Public Hearing. Send your comments to the Zoning Board of Appeals Secretary at 4383 Albany Post Road, Hyde Park, NY 12538 or by email to zbasec@hydeparkny.us

If you would like your comment read into the record during the live Public Hearing, your comment must be received by 3 p.m. on the date of the hearing, be able to be read in 3 minutes or less and be relevant to the subject of the public hearing.

- Additionally, we ask that all comments conform to basic standards of civil public discourse and courtesy. Boards will reserve the right to refuse to read into the record obscene comments or comments containing personal attacks on others, but the comment shall be made part of the public record of the hearing.
- Comments longer than 3 minutes will be accepted into the record and distributed to board members but will not be required to be read during the meeting.
- Emails can also be sent during the live Public Hearing and will be entered into the record but will not be required to be read during the meeting.

You can submit written comments during the hearing via the Chat function on the YouTube live stream.

- To participate in Chat, you must create your own channel. Prior to your first meeting, go to the live stream link, <https://www.youtube.com/channel/UCcb5NmRUM9SwOAL0vwcayrQ/live>, and press Create Channel. You will be asked to add your name. You will be taken to another page (your actual Channel page), but you do not have to do anything else. Now, any time you go to the live stream link, Chat will automatically be enabled.
- Obscene comments and/or personal attacks will not be tolerated and will be deleted from the record.