



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**

**April 26, 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](mailto:zbasec@hydeparkny.us) or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538.*

**PLEDGE OF ALLEGIANCE**

**APPROVE MINUTES** of February 22, 2023 ZBA meeting.

**CONTINUED PUBLIC HEARING:**

**CHEVEZ #23-01Z**

**Owner & Applicant:** Edis Chevez

Location: 32 East Market Street, Hyde Park

Grid #: 6065-04-914274

**Area Variances – Section 108-4.3B(5)(b) Animal Husbandry** – to allow animal husbandry to be conducted as close as 171 feet from a residence on another lot where 350 feet is required (or 250 feet without a rooster), and

**Section 108-4.3B(5)(d) Animal Husbandry** – to permit unenclosed storage of manure as close as 171 feet from a residence on another lot, where 250 feet is required.

**NEW PUBLIC HEARINGS:**

**O'NEALL #23-05Z**

**Owner & Applicant:** Margret A. O'Neill

Location: 24 Fuller Lane, Hyde Park

Grid #: 6065-20-812006

**Area Variances – Section 108-5.15 Bulk Regulations in the Neighborhood District and Historic Overlay District**

To change the minimum front yard setback from 50 feet to 44 feet on Fuller Lane, and from 50 feet to 38 feet on Garden Street to build a front porch addition and steps, and to change the minimum front yard setback from 50 feet to 29 feet on Garden Street to construct a 20-foot by 16-foot covered porch deck in the rear of the dwelling.

**MARCOZ & CHALK #23-04Z**

Location: 16 Poppinga Lane, Hyde Park

Grid #: 6065-02-602972

**Owners & Applicants:** Nadia Marcoz and  
Adrian Chalk

**Representatives:** Peter J. Andros, P.E. and Ralf  
Mayer

**Area Variance – Section 108-4.3G(2) in the Waterfront District**

To allow construction within the Hudson River stream corridor, allowing demolition of the existing single-family home and replacing it with a new single-family home on substantially the same footprint.

**NEW APPLICATION INTRODUCTION:**

**HOUGHTALING #23-02Z**

Location: 7 Beck Road, Poughkeepsie

Grid #: 6263-01-115657

**Owners & Applicants:** Al Houghtaling and  
Lisa Schoonmaker

**Representative:** Thomas P. Cummings, P.E.

**Project Name:** Al's Yard

**Area Variances – Section 108-51.5 Bulk Regulations in the Greenbelt District**

To change minimum side yard setback from 25 feet to 6 feet for an existing addition to a block garage and two steel storage containers, and change minimum side yard setback from 25 feet to 2 feet for an existing lean-to carport, at a permitted salvage yard and used car dealer location.

**ADJOURN:**

**Next meeting date: Wednesday, May 24, 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](http://www.hydeparkny.us)