



## 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

## June 22, 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*

### **CONTINUED PUBLIC HEARINGS:**

**#21-19z**      **Rite Aid Pharmacy**      c/o Gloede Signs  
1 Crum Elbow Road  
Hyde Park, NY 12538  
Tax Grid No. 6162-03-429214  
Located in East Park Business District

Total of Six (6) Area Variances

Please contact Zoning department for full list, or visit [www.hydeparkny.us/617/Applications](http://www.hydeparkny.us/617/Applications)

**#22-03Z**      **Hyde Park Quick Stop**      c/o Mauri Architects  
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.

**#22-06Z**      **Vumbico**      c/o Berger Engineering  
120 River Road  
Hyde Park, NY 12538  
Tax Grid No. 6064-03-531762

Two (2) Area Variances – Section 108-5.15 Bulk Regulations in Waterfront District to change maximum lot coverage from 15% to 23% and building height allowance from 35 feet to 38 feet for the construction of a new house on a vacant lot.

**#22-07Z**      **John Kochem**  
26 Bella's Way  
Poughkeepsie, NY 12601  
Tax Grid No. 6164-02-901912

Two (2) Area Variances – Section 108-4.3 B. (5) Animal Husbandry to change distance of chicken & rooster pen to four residences, from minimum of 350 feet to as close as 135 feet; change distance of unenclosed chicken manure storage to two wells, from minimum of 200 feet to as close as 160 feet; and change distance of unenclosed chicken manure storage to three residences, from minimum of 250 feet to as close as 201 feet.

**#22-08Z**      **Ishak**      c/o John Caro  
34 Greenbush Drive  
Poughkeepsie, NY 12601  
Tax Grid No. 6163-03-382434

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change maximum permitted density from 0.50 acres per dwelling unit to 0.39 acres per dwelling unit for a two-family dwelling.

**#22-09Z**      **Andrew Winstel**      c/o Day-Stokosa Engineering  
9 Schryver Lane  
Hyde Park, NY 12538  
Tax Grid No. 6165-02-580660

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change front yard setback from a minimum of 50 feet to 23 feet for the construction of a garage.

**NEW PUBLIC HEARINGS:**

**#22-10Z**      **Culinary Institute of America**      c/o Timely Signs  
1946 Campus Drive  
Hyde Park, NY 12538  
Tax Grid No. 6063-02-906630

Area Variance – Section 108-24.2 C (3) (a) to change maximum sign area per sign face from 30 sq ft to 35.35 sq ft on two freestanding monument signs.

**#22-11Z**      **Michael Daubman**  
16 Bircher Avenue  
Poughkeepsie, NY 12601  
Tax Grid No. 6163-02-587549

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change side yard setback from a minimum of 10 feet to 5 feet for the installation of a generator.

**#22-12Z**      **Stephanie Vogt**      c/o Paul Tirums  
195 Haviland Road  
Poughkeepsie, NY 12601

Tax Grid No. 6264-01-160958

**Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District** to change front yard setback from a minimum of 50 feet to 24.3 feet for the renovation of a house and addition of covered front porch.

**NEW APPLICATION INTRODUCTION:**

**#19-06Z-3     Dollar General Extension #2                    c/o Bohler Engineering**  
1 East Dorsey Lane  
Hyde Park, NY 12538  
Tax Grid No. 6163-02-504633

**EXTENSION OF 2019 VARIANCE, Resolution #19-06Z**  
**Area Variance – Section 108-5.15 Bulk Regulations**  
Extending change of maximum permitted building scale in the Neighborhood Business District from 7,500 square feet to 11,874 square feet.

**#22-13Z     Boldrin**  
46 Lawrence Road  
Hyde Park, NY 12538  
Tax Grid No. 6164-02-927571

**Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District** to change front yard setback from a minimum of 50 feet to 46 feet for the replacement of a deck.

Adjourned to July 27, 2022:

**#21-15z            Camp Victory Lake                    c/o Rennia Engineering**  
277 Crum Elbow Road  
Hyde Park, NY 12538  
Tax Grid No. 6265-04-630350

*Area Variance – Section 108-5.15 Bulk Regulations in Greenbelt District*  
*Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space.*  
*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.*

**OTHER BUSINESS**

**ADJOURN**

*Next meeting: July 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.*