



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

June 28, 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 or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538.

PLEDGE OF ALLEGIANCE

APPROVE MINUTES of April 26, 2023 ZBA meeting.

OLD BUSINESS:

SEGAL #23-07Z

Location: 20 Parker Avenue, Hyde Park
Grid #: 6065-20-845041

Owners & Applicants: Benjamin Segal and
Jennifer Segal

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

To change the minimum rear yard setback from 30 feet to 2 feet, and to change the minimum side yard setback from 20 feet to 2.5 feet for the construction of a replacement two-story accessory garage associated with a single-family dwelling.

The public hearing was closed at the May 24, 2023 ZBA meeting.

CONTINUED PUBLIC HEARING:

MENDOZA #23-03Z

Location: 4 Windmill Road, Poughkeepsie
Grid #: 6264-03-387393

Owner & Applicant: Julio Mendoza

Area Variances – Section 108-4.3B(5)(b) Animal Husbandry in the Neighborhood District

To allow animal husbandry to be conducted as close as 60 feet from a residence on another lot where 350 feet is required (or 250 feet without a rooster), and

Section 108-4.3B(5)(c) Animal Husbandry – to allow 228 pounds of animals to be kept where 200 pounds is permitted, based on 1000 pounds of animals permitted per 1.5 acres of available land, and

Section 108-4.3B(5)(d) Animal Husbandry – to allow unenclosed storage of manure as close as 60 feet from a residence on another lot where 250 feet is required, and to allow unenclosed storage of manure as close as 78 feet to watercourses and wetlands, where 300 feet is required.

NEW PUBLIC HEARINGS:

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 250 feet is required, and

Section 108-4.3B(5)(e) Animal Husbandry – to permit enclosed storage of manure as close as 171 feet from a residence on another lot, where 200 feet is required.

A motion to re-hear this application (as amended) was carried unanimously at the May 24, 2023 ZBA meeting, pursuant to Town Law § 267-a(12). The initial application has been amended to reflect the removal of the rooster and change in method of waste storage from unenclosed to enclosed.

HOUGHTALING #23-02Z

Owners & Applicants: Al Houghtaling and

Location: 7 Beck Road, Poughkeepsie

Lisa Schoonmaker

Grid #: 6263-01-115657

Representative: Thomas P. Cummings, P.E.

Project Name: Al's Yard

Area Variances – Section 108-15.5 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 licensed scrap yard and used-car dealer location, and

Area Variance – Section 108-25.4C Scrap Yard Standards – to change the scrap yard setback from 50 feet to 2 feet around entire perimeter of scrap yard, as shown on a sketch submitted by applicant.

CIA #23-06Z

Owner: Culinary Institute of America

Location: 1946 Campus Drive, Hyde Park

Applicant: Michael Sloan, AIA

Grid #s: 6063-02-906630 and 940557

Representative: Sloan Architects, P.C.

Area Variances – Section 108-4.4A(2) in the St. Andrews District

To allow wall heights, as shown on the submitted site plan, of up to 24 feet where 6 feet is the maximum for both parcels referenced above, and

Area Variances – Section 108-24.2C(3)(a) in the St. Andrews District

To allow six signs where two are permitted, and to allow the permitted 30 square feet of one sign face to be divided among three signs per entrance – one projecting motorized sign at each entrance and one sign on each wall flanking the north and south entrances, located on each parcel referenced above, for the construction of new entry gates to the CIA.

ADJOURN:

Next meeting date: Wednesday, July 26, 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