



Historic Town of Hyde Park

4383 Albany Post Road
Hyde Park, NY 12538
Zoning Board of Appeals
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“Working with you for a better Hyde Park”

Agenda for Regular Meeting ZONING BOARD OF APPEALS

July 27, 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:

#21-15z **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.

#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

#22-06Z **Marc & Lisa 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.

#22-08Z **Christopher 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 on a 0.79 acre lot.

#22-11z **Michael Daubman**
16 Bircher Avenue
Poughkeepsie, NY 12601
Tax Grid No.

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 PUBLIC HEARINGS:

#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 approved change of maximum permitted building scale in the Neighborhood Business District from 7,500 square feet to 11,874 square feet for the construction of a commercial building.

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

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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.

#22-14Z **Craig Poyser**
14 Hill and Hollow Road
Hyde Park, NY 12538
Tax Grid No. 6265-03-045219

Area Variance – Section 108-4.3 (G)(2) to change the stream corridor setback from 100 feet to 30 feet for the installation of ground-mounted solar panels.

NEW APPLICATION INTRODUCTION:

#22-15Z **Marcoz & Chalk** c/o Peter Andros
16 Poppinga Lane
Hyde Park, NY 12538
Tax Grid No.

Area Variance – Section 108-4.3 (G)(2) to change the stream corridor setback from 100 feet to 32 feet for the construction of a pool and to 12 feet for a fence on a lot that already has a house within the stream corridor setback.

OTHER BUSINESS

ADJOURN

Next meeting: Wednesday, August 24, 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.