



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**

**September 27, 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 the July 26, 2023 and August 23, 2023 ZBA meetings.

**CONTINUED PUBLIC HEARING:**

**HOUGHTALING #23-02Z**  
7 Beck Road, Poughkeepsie  
Grid #: 6263-01-115657

**Owners & Applicants:** Al  
Schoonmaker & Lisa Schoonmaker  
**Representative:** Thomas P.  
Cummings, P.E.  
**Project Name:** Al’s Yard

**Area Variances – Section 108-5.15 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.

**NEW PUBLIC HEARINGS:**

**KITCHING #23-10Z**

3 West View Drive, Hyde Park  
Grid #: 6163-01-447607

**Owner & Applicant:** Carl Kitching

**Area Variances – Section 108-5.15 Bulk Regulations in the Neighborhood**

**District** – to change side yard setback from the required minimum of 10 feet to 1.5 feet, and to change rear yard setback from 30 feet to 15.5 feet to construct a pole barn garage accessory structure.

**BRUCE #23-11Z**

17 Kirchner Avenue, Hyde Park  
Grid #: 6065-20-829099

**Owner & Applicant:** Elizabeth Bruce

**Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood**

**District and Historic Overlay District** – to change the side yard setback from the required minimum of 20 feet to 16 feet for the installation of new deck stairs to a deck to be constructed in the rear of the dwelling.

**NEW APPLICATION INTRODUCTION:**

**HYDE PARK QUICK STOP #22-03Z-2**

4912 Albany Post Road, Staatsburg  
Grid #: 6066-02-879622

**Owner:** Harry Dhaliwal – Jatt Boys Properties LLC

**Applicant:** Jay Diesing, RA AIA – Mauri Architects PC

**Project Name:** Hyde Park Quick Stop

**EXTENSION OF 2022 VARIANCES, Resolution #22-03Z**

**Area Variances – Section 108-5.15 Bulk Regulations in the Neighborhood**

**Business District** – to change maximum permitted impervious lot coverage from 70% to 79.5%, and change front yard setback from 20 feet to 5 feet, 7 inches, and change the maximum permitted scale from 7,500 gross square feet to 9,071 gross square feet to allow building renovations, septic improvements, and construction of additional fueling stations at an existing gas station and convenience store.

**ADJOURN:**

**Next meeting date: Wednesday, October 25, 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)