



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**

**November 16, 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**

**CONTINUED PUBLIC HEARINGS:**

**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:** 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.

**WOODS #23-12Z**

8 Albertson Street, Hyde Park  
Grid #: 6065-20-828200

**Owner:** Thomas Woods, 8  
Albertson LLC  
**Applicant:** Gary E. Beck Jr.,  
Z3 Consultants

**Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood Core District** – to change the side yard setback from the required minimum of 15 feet to 3.5 feet, to rebuild a covered porch attached to a single-family dwelling.

**HAGAN (KANE) #23-13Z**

4 Old Violet Avenue, Hyde Park  
Grid #: 6163-10-481732

**Owner:** Jennifer Hagan  
**Applicant:** Chris Hagan

**Area Variance – Section 108-5.15 Bulk Regulations in the Neighborhood District** – to change the front yard setback from Pinebrook Drive from 50 feet to 32 feet to build an addition for an office and a deck with stairs across the back of the house.

**NEW PUBLIC HEARINGS:**

**THE ENCLAVE AT HYDE PARK #17-03Z-6**

Multiple lots, see variance application  
Grid #: multiple, see application

**Owner & Applicant:** 54 Hyde,  
LLC  
**Representative:** The LRC  
Group  
**Project:** The Enclave at Hyde  
Park

**SIXTH EXTENSION OF 2017 VARIANCE, Resolution #17-03Z**

**Area Variance – Section 106-5.15 Bulk Regulations in the Greenbelt District** – To change the required maximum average density from 2.5 acres per dwelling unit to 1.41 acres per dwelling unit, to develop an average density subdivision and adaptively reuse the areas previously under the originally approved Meadows subdivision, to develop 50 dwelling units where 28 are currently permitted.

**DUNKIN #23-14Z**

3979 Albany Post Road, Hyde Park  
Grid#: 6064-04-967222

**Owner:** Chen Realty I, Inc.  
**Applicant:** Jay Diesing, RA  
AIA – Mauri Architects PC  
**Project:** Dunkin' Signage

**Area Variances – Section 108-24.2F(2)(b) in the Corridor Business District** – to change the letter height on a wall sign from the maximum permitted 14" to 18", and to change the letter height on two monument signs from the maximum permitted of 11" to 14", to comply with revised corporate re-branding standards.

**CIA HOTEL & VILLAS #23-15Z**  
1995-2066 Campus Road, Hyde Park  
Grid #: 6063-02-889857

**Owner:** Culinary Institute  
of America  
**Applicant:** NRI Hyde Park LLC  
**Project:** Hotel & Villas at CIA

**Area Variance – Section 108-4.3G(2)(a) in the St. Andrews District** – to permit a stream corridor setback of 56 feet from Maritje Kill where 100 feet is required, for the placement of a temporary sales/construction trailer for project to develop resort-hotel with residential units.

**ARRIETA #22-20Z-2 EXTENSION**  
609 Salt Point Turnpike, Poughkeepsie  
Grid #: 6263-02-851768

**Owner:** Jessie Arrieta  
**Applicant:** Christopher Marta

**EXTENSION OF 2022 VARIANCES, Resolution #22-20Z**

**Area Variances – Section 108-5.15 in the Greenbelt District** – to change rear setback from 50 feet to 15 feet, and change side setback from 25 feet to 15 feet, and change impervious coverage from maximum of 15% to 20%, to build a new single-family residence.

**NEW APPLICATION INTRODUCTION:**

**SPICEHANDLER & BROWN #23-16Z**  
22 Van Wert Place, Hyde Park  
Grid #: 6164-01-077716

**Owners & Applicants:**  
Stephen Spicehandler & Fritzie  
Brown

**Area Variance – Section 108-4.4E in the Neighborhood District** – to change the required minimum frontage on a street from 25 feet to 0 feet, in consideration of a right-of-way to the subject parcel, to permit the installation of a standby electrical generator associated with an existing single-family dwelling.

**OTHER BUSINESS:**

Resolution to set meeting dates for 2024.

**Town of Hyde Park**  
**ZONING BOARD OF APPEALS**  
4383 Albany Post Road  
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845-229-5111 ext. 2

**RESOLUTION SETTING REGULAR MEETING DATES  
AND APPLICATION SUBMISSION DEADLINES FOR CALENDAR YEAR 2024**

**Date: November 16, 2023**

**Motion:** \_\_\_\_\_

**Resolution: #2023-B**

**Second:** \_\_\_\_\_

Town of Hyde Park  
Zoning Board of Appeals  
2024 Regular Meeting Dates

*Meetings take place at 6:00 pm on the  
fourth (4<sup>th</sup>) Wednesday of each month,  
except for November & December.*

*Submission deadlines are 15 days  
prior to the meeting.*

**REGULAR MEETING**

January 24  
February 28  
March 27  
April 24  
May 22  
June 26  
July 24  
August 28  
September 25  
October 23  
November 21 (Third Thursday)  
December 19 (Third Thursday)

**SUBMISSION DEADLINE**

January 9  
February 13  
March 12  
April 9  
May 7  
June 11  
July 9  
August 13  
September 10  
October 8  
November 6  
December 4

Adopted:

VOICE VOTE

All in favor:

All opposed:

**ADJOURN:**

**Next meeting date: Thursday, December 21, 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)