



## 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**

**Thurs., November 18, 2021 6:00 PM**

*This meeting will be held in person and is broadcast live on Channel 22.  
Attendees are required to wear a face covering.*

*Written comments are due by 4:00pm on the day of the meeting.  
Email to zbasec@hydeparkny.us  
Or mail to ATTN: ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538*

Meeting begins 6:00pm  
Pledge of Allegiance  
Minutes to be Approved: October 27, 2021

#### **New Public Hearings:**

- #21-16z** Tayel Nesheiwat  
15 Andover Lane  
Poughkeepsie, NY 12601  
Tax Grid No. 6264-02-484420  
**Variance – Section 108-5.15 Bulk Regulations**  
Change maximum density of 15 Andover Lane from 2 dwelling units/1 acre to 2 dwelling units/0.48 acre to allow an accessory apartment in a house situated on a 0.48 acre lot in the Neighborhood District.
- #21-19z** Rite Aid Pharmacy, c/o Gloede Signs  
1 Crum Elbow Road  
Hyde Park, NY 12538  
Tax Grid No. 6162-03-429214  
**Variance – Section 108-24.2 C 1 a**  
Change total square footage allowed of all wall-mounted signs on a single lot from 100 square feet up to 239.375 square feet.  
Change single sign area (sq. ft.) of 1 square foot for every 1 foot of linear storefront to 4.16 square feet for every 1 foot of linear storefront to allow larger wall-mounted signs.  
**Variance – Section 108-24.2 C 1 b**

Change total number of allowed freestanding signs per business per lot from 1 to 2 signs.

Change maximum freestanding sign height from 7 feet up to 7.833 feet for two signs.

Change maximum height of decorative elements on a freestanding sign from 8 feet up to 11 feet.

**Variance – Section 108-24.2 C 1 d**

Change maximum single wall-mounted sign area from 32 square feet up to 107.25 square feet, for two signs.

**Variance – Section 108-24.2 C 3 b**

Change total sign area of safety signs from 2 square feet up to 4 square feet.

**Variance – Section 108-24.2 F 2 a**

Change maximum symbol dimensions from 10 inches up to 19.5 inches for two freestanding signs; and maximum symbol dimensions from 10 inches up to 50.875 inches for two wall-mounted signs.

**Variance – Section 108-24.2 F 2 b**

Change maximum letter height from 10 inches up to 21.375 inches on two wall-mounted signs.

For full details regarding this application, please visit

<https://www.hydeparkny.us/617/Applications>

**Continued Public Hearings:**

**#21-15z**

Camp Victory Lake  
277 Crum Elbow Road  
Hyde Park, NY 12538  
Tax Grid No. 6265-04-630350

**Variance – Section 108-5.15 Bulk Regulations**

Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space in the Greenbelt District.

**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 in the Greenbelt District.

*Agendas are subject to change.*