John Bickford, Chair, welcomed everyone to the February 27, 2019 meeting at 7:00 P.M.

Mr. Bickford commenced the Pledge of Allegiance

The secretary was asked to note the roll.

Mr. Bickford asked for the approval of the November 28, 2018 minutes.

Motion was made by Herbert Sweet, seconded by James Agrawal to approve the minutes for November 28, 2018. VOICE VOTE - ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – (1) ABSTAINED - MOTION CARRIED

The December 26, 2018 and the January 23, 2019 meetings were cancelled.

Mr. Bickford noted he next Zoning Board meeting will be March 27, 2019.

Mr. Bickford stated the responsibility for the ZBA after this date will Herbert Sweet, Vice Chair. Mr. Bickford resigned his position as of March 1, 2019.

New Application:

#19-03Z Tara Wild
For/ Renaissance Rehabilitation
4975 Albany Post Rd.
Staatsburg, N.Y. 12580

Variance – Section 108-24.2 C (1) (b) Changing maximum area of a free standing sign from 30 ft. to 36 ft.; and Section 108-24.2 F (2) (a) Changing maximum graphic size in any dimension from 10 in. to 15 in. x 18 in.; and Section 108-24.2 F (2) (b) Changing maximum letter height from 10 in. to 15 in. in the Waterfront District.

Peter Urbanski, Maintenance Director, for Renaissance Rehabilitation. They are looking to receive approval for the sign in front of the Rehabilitation Center.
Herbert Sweet addressed questions he had on the EAF with Patrick Logan, Attorney.

Herbert Sweet read the resolution referring the application to Dutchess County Planning for review and recommendation pursuant to Section 239-m of the General Municipal Law.

Town of Hyde Park Zoning Board of Appeals
4383 Albany Post Road

Hyde Park NY 12538
(845) 229-0316
(845) 229-0349

RESOLUTION CLASSIFYING ACTION AND REFERRING APPLICATION TO THE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

RENAISSANCE REHABILITATION
Area Variance

Date: February 27, 2019 Moved By: Herbert Sweet
Resolution #: 19-03Z Seconded By: Brendan Lawler

WHEREAS, the applicant, R & B Renaissance Realty, LLC, has submitted an application for area variances for an existing sign that was erected without the requisite approvals on property located at 4975 Albany Post Road, identified as tax parcel No. 6066-02-856792, in the Waterfront Zoning District (the “Project”); and

WHEREAS, the applicant seeks the following area variances (the “Requested Variances”):

1. From Zoning Law § 108-24.2 C(1)(b) to permit a maximum area of a free-standing sign of 36 feet where 30 feet is permitted;

2. From Zoning Law § 108-24.2 F(2)(a) to permit a maximum graphic size in any dimension of 15 x 18 inches where 10 inches is permitted; and

3. From Zoning Law § 108-24.2 F(2)(b) to permit a maximum letter height of 15 inches where 10 inches is permitted in the Waterfront District; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form Part 1 (“EAF”) dated February 20, 2019; and

WHEREAS, in accordance with the New York State Environmental Quality Review Act (“SEQRA”), the Zoning Board is required to determine the classification of the proposed action; and

WHEREAS, pursuant to 6 NYCRR § 617.2(a), any action not identified as a Type I or Type II action is an Unlisted action; and
WHEREAS, pursuant to Section 239-m of the General Municipal Law, projects located within 500 feet of any county road, or within 500 feet of a boundary of any city, village or town, must be referred to the Dutchess County Department of Planning and Development for a report and recommendation thereon; and

WHEREAS, the property is located within 500 feet of New York State Route 9, also known as Albany Post Road.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals hereby:

1. Classifies the Project as an Unlisted action under SEQRA.

2. Directs its Secretary to refer the Project materials to the Dutchess County Department of Planning and Development for a review and recommendation thereon pursuant to Section 239-m of the General Municipal Law.

Adopted: February 27, 2019

John Bickford AYE
Jim Agrawal AYE
Brendan Lawler AYE
Herb Sweet AYE
David McNary AYE

Motion was made by James Agrawal, seconded by David McNary to set the public hearing for March 27, 2019.
VOICE VOTE – ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – MOTION CARRIED

#19-04Z Enclave at Hyde Park
Cream St
Hyde Park, NY 12538

Extension of Variance - On March 22, 2017 the applicant was granted a variance for the following: Changing average density from 2.5 A per DU to 1.41 A per DU (70.51 acres) in the Greenbelt District. The applicant is seeking an extension of the time in which to exercise this variance pursuant to Section 108-33.5 (F) of the Code.

Nicole Patti from the LRC Group presented the application to the board requesting to continue the extension on the pending variance.

There were no questions.

Motion was made by John Bickford, seconded by David McNary to set the public hearing for March 27, 2019.
VOICE VOTE – ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – MOTION CARRIED

OTHER BUSINESS:
Approve Town Board to serve as Lead Agency on the Route 9 Sewer District project

There were no objections from the Board.

VOICE VOTE – ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – MOTION CARRIED

Appoint Herbert Sweet as Zoning Board Vice-Chair for the remainder of 2019.

Motion made by David McNary, seconded by Brendan Lawler

VOICE VOTE – ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – MOTION CARRIED

Motion to adjourn at 7:21 PM made by Brendan Lawler, seconded by James Agrawal.

VOICE VOTE – ALL IN FAVOR

(5) AYE (0) ABSENT (0) NAY – MOTION CARRIED

Respectfully Submitted,
Linda Weiner
Secretary