



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"

**DRAFT MINUTES of
PUBLIC HEARING/REGULAR MEETING
OF THE HYDE PARK ZONING BOARD OF APPEALS**

Held on October 25, 2023 6:00 PM

Meeting held at Hyde Park Town Hall, 4383 Albany Post Road, Hyde Park, NY

ZBA Board Members in Attendance:

Chairman David McNary	Present
Vice Chair Gerald Bowen	Present
James Agrawal	Absent until 6 :24 PM
Paul Donnelly	Present
Richard Perkins	Present

Others Present:

Sarah Ryan	Attorney to the Zoning Board of Appeals
Kathleen Moss	Zoning Administrator
Kathleen Hoppe	ZBA Secretary

PLEDGE OF ALLEGIANCE

NEW 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.

OPEN PUBLIC HEARING FOR HYDE PARK QUICK STOP:

MOTION: Vice-Chair Gerald Bowen

SECOND: Richard Perkins

Motion carried by unanimous voice vote.

MOTION TO CONTINUE THE PUBLIC HEARING UNTIL NOVEMBER 16, 2023, AND TO REFER THE PROJECT TO DUTCHESS COUNTY PLANNING, AS REQUIRED BY NYS MUNICIPAL LAW 239-m:

MOTION: Richard Perkins

SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

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.

OPEN THE PUBLIC HEARING FOR WOODS:

MOTION: Vice-Chair Gerald Bowen

SECOND: Paul Donnelly

Motion carried by unanimous voice vote.

MOTION TO CONTINUE THE PUBLIC HEARING TO NOVEMBER 16, 2023:

MOTION: Richard Perkins

SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

MOTION TO REFER THIS PROJECT TO DUTCHESS COUNTY PLANNING, AS REQUIRED BY NYS MUNICIPAL LAW 239-m:

MOTION: Richard Perkins
SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

(It was later learned that residential area variance applications are exempt from County referral.)

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.

OPEN THE PUBLIC HEARING FOR HAGAN (KANE):

MOTION: Vice-Chair Gerald Bowen
SECOND: Paul Donnelly

Motion carried by unanimous voice vote.

MOTION TO CONTINUE THE PUBLIC HEARING UNTIL NOVEMBER 16, 2023:

MOTION: Vice-Chair Gerald Bowen
SECOND: Richard Perkins

Motion carried by unanimous voice vote.

MOTION TO REFER THE PROJECT TO DUTCHESS COUNTY PLANNING, AS REQUIRED BY MUNICIPAL LAW 239-m:

MOTION: Richard Perkins
SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

(It was later learned that residential area variance applications are exempt from County referral.)

NEW APPLICATION INTRODUCTION:

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

Multiple lots, see variance application

Grid #s: 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, and 74 are fully approved per Filed Map No. 11697B, dated February 5, 2008.

MOTION TO SET PUBLIC HEARING FOR THE ENCLAVE AT HYDE PARK FOR NOVEMBER 16, 2023:

MOTION: Vice-Chair Gerald Bowen

SECOND: Chair David McNary

Motion carried by unanimous voice vote.

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.

MOTION TO SET PUBLIC HEARING FOR DUNKIN' FOR NOVEMBER 16, 2023:

MOTION: James Agrawal

SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

MOTION TO REFER THE PROJECT TO DUTCHESS COUNTY PLANNING, AS REQUIRED BY NYS MUNICIPAL LAW 239-m:

MOTION: Vice-Chair Gerald Bowen

SECOND: James Agrawal

Motion carried by unanimous voice vote.

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: CIA Hotel & Villas

Area Variance – Section 108-4.3(G)(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.

MOTION TO SET PUBLIC HEARING FOR CIA HOTEL & VILLAS FOR NOVEMBER 16, 2023:

MOTION: Chair David McNary
SECOND: James Agrawal

Motion carried by unanimous voice vote.

MOTION TO REFER THE PROJECT TO DUTCHESS COUNTY PLANNING, AS REQUIRED BY NYS MUNICIPAL LAW 239-m:

MOTION: Richard Perkins
SECOND: Vice-Chair Gerald Bowen

Motion carried by unanimous voice vote.

ADJOURN:

MOTION TO ADJOURN THIS NIGHT'S MEETING:

MOTION: Richard Perkins
SECOND: Paul Donnelly

Motion carried by unanimous voice vote.

The meeting ended at approximately 7:25 PM.

Minutes recorded by:

Kathleen Hoppe
ZBA Secretary