



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

June 22, 2022 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 4:00pm on the day of the meeting.
Email to zbasec@hydeparkny.us | Or mail to ZBA Secretary, 4383 Albany Post Road, Hyde Park, NY 12538*

CONTINUED PUBLIC HEARINGS:

#21-19z **Rite Aid Pharmacy** c/o Gloede Signs
1 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6162-03-429214
Located in East Park Business District

Total of Six (6) Area Variances

Please contact Zoning department for full list, or visit www.hydeparkny.us/617/Applications

#22-03Z **Hyde Park Quick Stop** c/o Mauri Architects
4912 Albany Post Road
Staatsburg, NY 12580
Tax Grid No. 6066-02-879622

Three (3) Area Variances – Section 108-5.15 Bulk Regulations in Neighborhood Business District to change maximum permitted lot coverage from 70% to 81.7%; change front yard setback from 20 feet to 5 feet, 7 inches; change maximum permitted scale from 7,500 gross square feet to 9,071 gross square feet to allow septic improvements, building renovations, and construction of additional fueling stations on an existing gas station and convenience store.

#22-06Z **Vumbico** c/o Berger Engineering
120 River Road
Hyde Park, NY 12538
Tax Grid No. 6064-03-531762

Two (2) Area Variances – Section 108-5.15 Bulk Regulations in Waterfront District to change maximum lot coverage from 15% to 23% and building height allowance from 35 feet to 38 feet for the construction of a new house on a vacant lot.

#22-07Z **John Kochem**
26 Bella's Way
Poughkeepsie, NY 12601
Tax Grid No. 6164-02-901912

Two (2) Area Variances – Section 108-4.3 B. (5) Animal Husbandry to change distance of chicken & rooster pen to four residences, from minimum of 350 feet to as close as 135 feet; change distance of unenclosed chicken manure storage to two wells, from minimum of 200 feet to as close as 160 feet; and change distance of unenclosed chicken manure storage to three residences, from minimum of 250 feet to as close as 201 feet.

#22-08Z **Ishak** c/o John Caro
34 Greenbush Drive
Poughkeepsie, NY 12601
Tax Grid No. 6163-03-382434

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change maximum permitted density from 0.50 acres per dwelling unit to 0.39 acres per dwelling unit for a two-family dwelling.

#22-09Z **Andrew Winstel** c/o Day-Stokosa Engineering
9 Schryver Lane
Hyde Park, NY 12538
Tax Grid No. 6165-02-580660

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change front yard setback from a minimum of 50 feet to 23 feet for the construction of a garage.

NEW PUBLIC HEARINGS:

#22-10Z **Culinary Institute of America** c/o Timely Signs
1946 Campus Drive
Hyde Park, NY 12538
Tax Grid No. 6063-02-906630

Area Variance – Section 108-24.2 C (3) (a) to change maximum sign area per sign face from 30 sq ft to 35.35 sq ft on two freestanding monument signs.

#22-11Z **Michael Daubman**
16 Bircher Avenue
Poughkeepsie, NY 12601
Tax Grid No. 6163-02-587549

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change side yard setback from a minimum of 10 feet to 5 feet for the installation of a generator.

#22-12Z **Stephanie Vogt** c/o Paul Tirums
195 Haviland Road
Poughkeepsie, NY 12601

Tax Grid No. 6264-01-160958

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change front yard setback from a minimum of 50 feet to 24.3 feet for the renovation of a house and addition of covered front porch.

NEW APPLICATION INTRODUCTION:

#19-06Z-3 Dollar General Extension #2 c/o Bohler Engineering
1 East Dorsey Lane
Hyde Park, NY 12538
Tax Grid No. 6163-02-504633

EXTENSION OF 2019 VARIANCE, Resolution #19-06Z
Area Variance – Section 108-5.15 Bulk Regulations
Extending change of maximum permitted building scale in the Neighborhood Business District from 7,500 square feet to 11,874 square feet.

#22-13Z Boldrin
46 Lawrence Road
Hyde Park, NY 12538
Tax Grid No. 6164-02-927571

Area Variance – Section 108-5.15 Bulk Regulations in Neighborhood District to change front yard setback from a minimum of 50 feet to 46 feet for the replacement of a deck.

Adjourned to July 27, 2022:

#21-15z Camp Victory Lake c/o Rennia Engineering
277 Crum Elbow Road
Hyde Park, NY 12538
Tax Grid No. 6265-04-630350

Area Variance – Section 108-5.15 Bulk Regulations in Greenbelt District
Change maximum permitted building height from 35 feet to 47.5 feet for construction of a stadium-style sanctuary space.
Area 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.

OTHER BUSINESS

ADJOURN

Next meeting: July 27, 2022

**** 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.

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111, ext. 2

RESOLUTION TO GRANT THREE AREA VARIANCE

Hyde Park Quick Stop
4912 Albany Post Road
Staatsburg, NY 12580

Date: June 22, 2022

Motion: _____

Resolution: #22-03Z

Second: _____

WHEREAS, the applicant, Mauri Architects PC on behalf of owners Jatt Boys Properties LLC, has submitted an application for three (3) area variances to renovate and increase the size of an existing gas station (the “Project”) at property located at 4912 Albany Post Road, Hyde Park, New York identified as tax parcel no. 6066-02-879622, in the Neighborhood Business Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a plan entitled “Hyde Park Quick Stop,” prepared by Mauri Architects PC, dated March 1, 2022 (the “Plan”), and engineering plans entitled “Grading & Utility Plan,” prepared by Willingham Engineering, revised June 10, 2022; and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit increased lot coverage of 81.1% where 70% is the maximum, to allow for wrap-around asphalt drive for deliveries and access to additional gas pumps as authorized by the Town Code (the “First Variance”); and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a decreased front yard setback of 5 feet 7 inches where 20 feet is required, to allow for the relocation of underground fuel storage tanks out of the stream corridor buffer to an area on the west side of the property towards Route 9 (the “Second Variance”); and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a building scale (in square feet) of 9,071 sq. ft. where 7,500 sq. ft. is the maximum, to allow for an adequately-sized canopy over the increased number of gas pumps (the “Third Variance”); and

WHEREAS, in accordance with the Town Code and the State Environmental Quality Review Act (“SEQRA”), the Planning Board is required to determine the classification of the proposed Project as lead agency; and

WHEREAS, the applicant submitted a Full Environmental Assessment Form (“EAF”) dated March 1, 2022 pursuant to SEQRA; and

WHEREAS, the Planning Board classified the proposed Project as a Type I action under SEQRA and determined that the proposed Project will not result in any significant adverse environmental impacts and issued a Negative Declaration by Resolution #2022-10A on June 15, 2022 which was subsequently filed with the Town Clerk on June 16, 2022; and

WHEREAS, pursuant to section 239-m of the General Municipal Law, the Project was referred to the Dutchess County Department of Planning and Development on March 30, 200, which responded on April 27, 2022 that the Project was a matter of local concern; and

WHEREAS, on May 18, 2022, the Planning Board submitted correspondence to the ZBA in support of granting the requested area variances; and

WHEREAS, a duly noticed public hearing was opened on April 27, 2022, continued on May 25, 2022, and closed on June 22, 2022 at duly noticed public meetings during which all those who wished to speak were heard; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variances are granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the Requested Variances:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The First Variance, though the increased lot coverage is numerically substantial, allows for renovations and improvements to the Site that will both increase its safety and benefit the nearby residents. This Site is the only fueling station on Route 9 for miles between Hyde Park and Rhinebeck, in addition to being one of the only convenience stores in the area. The increased coverage allows for more vehicular traffic lanes, increasing safety of the Site for both pedestrians and drivers. Furthermore, the nearby KO Storage facility also exceeds its lot coverage limit. Consequently, the applicant's proposed increase keeps with the character of the immediate surroundings.

The Second Variance will not alter the character of the neighborhood as the fuel storage tanks are underground and not visible to patrons or passersby on Route 9.

The Third Variance for increased scale is necessary primarily to allow a larger canopy over the gas pumps. The scale could conform to code if the applicant removed some gas pumps and subsequently reduced the canopy size; however, as stated previously, this is the only fueling station along Route 9 for miles.

Importantly, this increase in scale is for the gas canopy, which is elevated twenty feet above the Site and therefore will not cause significant impact when customers use the Site.

2. The benefits sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than the requested area variances.

The proposed variances will allow the applicant to develop a significantly larger portion of the parcel while constructing a new facility that can better accommodate customers. The Site design, with the wrap-around asphalt drive, will provide safe vehicular access for trucks and trailers, thereby increasing the general safety for all patrons. Additionally, relocating the underground fuel storage to the area near Route 9 will not encroach the front of the Site. The scale variance is only necessary due to the requirement of a canopy at the fueling station and occupies over 30% of the Project's total gross square footage. Relatedly, the canopy is mandatory to provide fire suppression over the fuel pumps, let alone protection for customers from the elements in inclement weather.

3. The Requested Variances are numerically substantial. The First Variance would increase the lot coverage to 81.1% where 70% is the maximum permitted, which is less than a 16% increase. The Second Variance that the applicant seeks is to reduce the front yard setback to 5 feet 7 inches where 20 feet is the minimum permitted. If granted, the Second Variance would result in a decrease of 14 feet 5 inches, which represents an over 70% decrease. It is noted that the front yard setback is required for the underground fuel storage that will not be visible. The Third Variance applicant seeks is to increase the scale to 9,071 square feet where 7,500 square feet is the maximum permitted. The additional 1,571 square feet represents an approximate 20% increase.
4. The Requested Variances will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

The First and Third Variances will have no discernible impact to the environment as the existing building on the Site is already large. Any impact of stormwater runoff from the increased lot coverage will be mitigated through stormwater treatment facilities around the Site.

The Second Variance, though numerically substantial, will in fact benefit the environment. The applicant seeks to move the underground fuel storage tanks further outside of the wetland stream corridor buffer to its east and south. After considering the related Site improvements and the addition of more gas pumps, this proposed location for the fuel storage is the best option.

5. The difficulties are self-created.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variances subject to the following conditions:

Zoning Board of Appeals Agenda – June 22, 2022

1. Pursuant to Section 108 – 33.5 F (1), the authorized activity must commence within one year from the date of issuance, otherwise it is revoked.
2. Payment of all fees and escrow.

Adopted:

ROLL CALL VOTE BY SECRETARY

James Agrawal	___	
Gerald Bowen	___	
Paul Donnelly	___	
Richard Perkins	___	
David McNary	___	___

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111, ext. 2

RESOLUTION TO GRANT AREA VARIANCES

Kochem – Animal Husbandry
26 Bella’s Way

Date: June 22, 2022

Motion: _____

Resolution #22-07Z

Second: _____

WHEREAS, the applicants/owners, John & Kelly Kochem, have submitted an application for area variances to allow animal husbandry for chickens and a rooster closer to neighboring residences and wells (the “Project”) at property located at 26 Bella’s Way, Poughkeepsie, NY 12601 identified as tax parcel no. 6164-02-901912, in the Greenbelt Zoning District (the “Site”); and

WHEREAS, the Project is depicted on drawings prepared by Mr. Kochem dated May 5, 2022 (the “Plan”), and measurements determined using Dutchess County Parcel Access (the “Aerial Measurements”); and

WHEREAS, in a memo dated May 12, 2022, Zoning Administrator Kathleen Moss determined that the coop (chicken’s house) is considered “storage” for manure based on the fact that the manure, regardless of its small quantity, remains on the property for at least seven days before being removed off-site; and

WHEREAS, the applicant seeks the first area variance (“First Variance”) from Zoning Law Section 108-4.3 B(5)(b) to change the distance of the chicken and rooster pen to four residences, from minimum of 350 feet (or 250’ without rooster) to 220 feet from 40 Bella’s Way (tax grid no. 6164-02-906943); 152 feet from 36 Bella’s Way (tax grid no. 6164-02-904927); 135 feet from 20 Bella’s Way (tax grid no. 6164-02-901898); and 245 feet from 16 Bella’s Way (tax grid no. 6164-02-907878); and

WHEREAS, the applicant seeks a second area variance (“Second Variance”) from Zoning Law Section 108-4.3 B(5)(d) to change the distance of unenclosed chicken manure storage (the coop) to two wells, from minimum of 200 feet to 160 feet to the applicant’s own well, and 170 feet to 20 Bella’s Way (tax grid no. 6164-02-901898); and

WHEREAS, the applicant seeks a third area variance (“Third Variance”) from Zoning Law Section 108-4.3 B(5)(d) to change the distance of unenclosed chicken manure storage (the coop) to three residences, from minimum of 250 feet to 241 feet from 40 Bella’s Way (tax grid no. 6164-02-906943); 201 feet from 36 Bella’s Way (tax grid no. 6164-02-904927); 209 feet from 20 Bella’s Way (tax grid no. 6164-02-901898); and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family, two-family or three-family residence is a Type II action under the State Environmental Quality Review Act and is not subject to review under the Act; and

WHEREAS, a duly noticed public hearing was held on April 27, May 25, and June 22, 2022 during duly noticed meetings during which all those who wished to speak were heard; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the Requested Variance:

1. The Requested Variances will not produce an undesirable change in the character of the neighborhood or a detriment to nearby properties.

The applicant initially applied for animal husbandry of chickens and a rooster. The chickens are contained in a 4,000+ square foot pen in the woods behind the applicant's house, and the chickens are relatively quiet. This noise is further mitigated by the forest cover. Furthermore, chickens eat bugs and ticks, which will benefit the neighborhood.

The rooster, however, can be a detriment to the peace of the neighborhood as it crows frequently and loudly throughout the day. Removing the rooster will not only reduce the severity of the First Variance, changing the required dimension from 350 feet to 250 feet, but will also reduce the level of noise. Husbandry of the rooster may violate Town Law Chapter 75-4 M, which specifies that loud birds which disturb the peace are an "unreasonable noise" and are subject to fines.

2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than these area variances.

The Kochem Family homeschools their children and uses animal husbandry of chickens as part of the curriculum. If the applicant wishes to conduct animal husbandry on their own property, they must seek variances as neighboring houses are too close to any available grazing or housing area.

The Zoning Board of Appeals is required to grant the minimum variance necessary. Removal of the rooster greatly decreases the variances. As stated above, this lessens the minimum required setback from 350 feet to 250 feet. Furthermore, the applicant has stated they do not need the rooster to conduct animal husbandry of chickens. The benefit as stated by the applicant is to

gather eggs from chickens and teach responsibility to their children. The applicant has also stated they do not want to fertilize eggs to increase their number of chickens. The applicant has further stated they maintain the rooster only for crowd control and protection from predators. As the chickens are housed safely in a pen and do not need the rooster to produce eggs, there is no need for the rooster. The First Variance will be greatly decreased by removal of the rooster, the neighborhood will not be affected by loud rooster crows, and the applicant will still receive the intended benefit.

3. The First Variance is numerically substantial; but the Second and Third Variances are not.

The First Variance will be made less substantial by conditioning its approval on the removal of the rooster. Animal husbandry with roosters may be conducted no closer than 350 feet to nearby residences; however, animal husbandry with only chickens may be conducted 250 feet to nearby residences – a difference of 100 feet. The removal of the rooster will greatly decrease the area variance as well as the noise levels.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

Regarding the Second Variance, there is no discernable concern for pollution of the wells or aquifer. Dutchess County Agricultural Environmental Management Program Team (AEM) created a summary report of the property, which reflected there is no concern for the environment. Storage of chicken manure will be contained to the coop (chicken's house), which has a solid floor and is elevated above ground. The applicant cleans the coop weekly and takes the manure off-site. While the manure storage (coop) requires variances, the pen at large adheres to Section 108-4.3 B(5)(a). This section specifies animals may not be housed, fed, or grazed within 50 feet of a well. The pen, and any potential manure throughout it, is well outside this radius. The applicant does not spread manure throughout the pen or anywhere else on the property.

Regarding the Third Variance, there is little possibility of chicken odors carrying to the nearby residences. In the same aforementioned summary report, AEM noted upon visiting the site, the chickens are cared for well and there was no odor coming from the chickens.

5. The difficulties are self-created. Without approvals, the applicant purchased chickens and a rooster and has participated in animal husbandry for several years. They sought these area variances to remedy a *Notice of Violation and Order to Remedy* from the Zoning Administrator.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variance subject to the following condition(s):

1. Removal of rooster from 26 Bella's Way.

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2. The granted variances are specific to 13 chickens only; any change in animal type or addition of animals will result in revocation of the variances.
3. Payment of all fees and escrow.
4. Pursuant to Section 108 – 33.5 F (1), the authorized activity must commence within one year from the date of issuance, otherwise this variance is revoked.

Adopted:

ROLL CALL VOTE BY SECRETARY

James Agrawal	___	
Gerald Bowen	___	
Paul Donnelly	___	
Richard Perkins	___	
David McNary	___	___

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park NY 12538
(845) 229-5111, ext. 2

RESOLUTION TO GRANT AN AREA VARIANCE

Andrew Winstel
9 Schryver Lane

Date: 6/22/2022

Motion: _____

Resolution #22-09Z

Second: _____

WHEREAS, the applicant Day Stokosa Engineering, on behalf of owner Andrew Winstel, has submitted an application for an area variance for front yard setback relief to complete the construction of a 24 foot by 24 foot garage (the “Project”) at property located at 9 Schryver Lane, Hyde Park, NY 12538 identified as tax parcel no. 6165-05-580660 in the Neighborhood Zoning District (the “Site”); and

WHEREAS, the Project is depicted on a plan entitled “Lands of Winstel” prepared by Day Stokosa Engineering P.C. dated April 10, 2022 (the “Plan”); and

WHEREAS, the applicant seeks an area variance from Zoning Law Section 108-5.15 to permit a front yard setback of 23 feet where 50 feet is required (the “Requested Variance”); and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(17), the granting of an area variance for a single-family, two-family or three-family residence is a Type II action under the State Environmental Quality Review Act and is not subject to review under the Act; and

WHEREAS, a duly noticed public hearing was held on May 25, 2022 and June 22, 2022 during duly noticed meetings during which all those who wished to speak were heard; and

WHEREAS, the applicable standards for considering an area variance are set forth in Town Law Section 267-b and Hyde Park Zoning Law Section 108-33.6(B)(2), which require the Board to take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, and welfare of the general neighborhood or community by such grant.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals makes the following findings in accordance with Section 267-b of the Town Law and Hyde Park Zoning Law Section 108-33.6(B)(2) regarding the Requested Variance:

1. The Requested Variance will not produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties.

The addition of the garage will match the existing architecture of the dwelling as well as maintain the character of the neighborhood. Many homes in the neighborhood have garages, and many of them are already built within the setback. This neighborhood was built before current zoning standards took effect. This house in particular was built in 1956.

- 2. The benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an area variance.

The proposed location is the only viable place for the garage. Additionally, the house was built before current standards and is already within the setback. Nearly any location on the lot would require a setback variance – except for the eastern side of the lot. This side, however, is blocked by a large rock outcropping. Constructing the garage here would require extensive blasting. This is both expensive for the applicant and disruptive to the neighborhood, therefore not a viable option.

- 3. The Requested Variance is numerically substantial. The requested variance represents a 54% change in the existing front yard setback standards; changing from 50 feet to 23 feet.
- 4. The Requested Variance will not have an adverse effect or impact on the physical or environmental conditions in the general neighborhood or district.

Decreasing the yard setback requirement will not have any impacts on the natural environment. There are no nearby bodies of water, and the rock outcropping makes the lot quite impervious. The addition of the garage will not impact the visual environment either. The lot is at the end of a cul-de-sac and the large rock outcropping will hide the garage from view while passersby drive toward the site.

- 5. The difficulties are self-created.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals hereby grants the Requested Variance subject to the following condition(s):

- 1. Payment of all fees and escrow.
- 2. Pursuant to Section 108 – 33.5 F (1), the authorized activity must commence within one year from the date of issuance, otherwise this variance is revoked.

Adopted:

ROLL CALL VOTE BY SECRETARY

James Agrawal ___
Gerald Bowen ___
Paul Donnelly ___
Richard Perkins ___
David McNary ___ ___

Town of Hyde Park
ZONING BOARD OF APPEALS
4383 Albany Post Road
Hyde Park, NY 12538
845-229-5111 ext. 2

RESOLUTION ADOPTING A SEQRA DETERMINATION OF SIGNIFICANCE

Culinary Institute of America Signage
1946 Campus Drive

Date: June 22, 2022

Motion: _____

Resolution #22-10z-A

Second: _____

WHEREAS, the applicant, Timely Signs of Kingston, has submitted on behalf of the Culinary Institute of America an application for an area variance to increase the maximum permissible square footage of freestanding monument signs on an existing education facility located at 1946 Campus Drive, Hyde Park, NY, identified as tax parcel nos. 6063-02-906630 and 6063-02-966578, in the Saint Andrews Zoning District (the “Site”); and

WHEREAS, the proposed signage is depicted on a signage plan entitled “Culinary Institute of America - Replacement Monument Signs,” prepared by Timely Signs of Kingston, Inc., dated April 1, 2022 (the “Sign Plan”), depicting signs at the north entrance and south entrance of the Site (the “Northern Sign” and “Southern Sign”); and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form Part 1 (“EAF”) dated May 11, 2022; and

WHEREAS, by oral resolution on June 22, 2022, the Zoning Board of Appeals classified the Project as an unlisted action under SEQRA and determined to conduct an uncoordinated review; and

WHEREAS, the Zoning Board of Appeals has considered all available information concerning the potential impacts of the Project and found that it has sufficient information on which to base a determination of significance; and

WHEREAS, the Zoning Board of Appeals has considered the criteria contained in 6 NYCRR 617.7 and thoroughly analyzed all identified relevant areas of environmental concern.

NOW THEREFORE BE IT RESOLVED, that the Zoning Board of Appeals hereby determines that the Project will not result in any significant adverse environmental impacts and that a Draft Environmental Impact Statement will not be prepared.

Adopted:

James Agrawal _____
Paul Donnelly _____
Richard Perkins _____
John Scileppi _____
David McNary _____