

RECEIVED

AUG 05 2021

Town of Hyde Park
Zoning Board



Historic Town of Hyde Park

Zoning Board of Appeals

4383 Albany Post Rd

Hyde Park, NY 12538

Office: (845) 229-5111 x 2 Fax: (845) 229-0349

"Working with you for a better Hyde Park"

APPLICATION NO. 21-172

APPLICATION TO THE ZONING BOARD OF APPEALS
TOWN OF HYDE PARK, NEW YORK
REQUEST FOR AREA VARIANCE(S)

(TYPE, OR PRINT IN DARK INK)

I. **PROPERTY ADDRESS:** 4240 Albany Post Road
TAX GRID NO.: 133200-6064-02-965956-0001
ZONING DISTRICT: TCHD

II. **PROPERTY OWNERSHIP:**
NAME OF OWNER: Cosimo Town Center, LLC - Nicolas Dibrizzi
ADDRESS: 1089 Little Britain Rd, New Windsor NY 12553
PHONE NUMBER: (845) 564-2771 **Email address:** _____

III. **APPLICANT INFORMATION:**
APPLICANT NAME: Timely Signs of Kingston, Inc. / Paul Beichert
ADDRESS: 154 Clinton Avenue, Kingston NY 12401
PHONE NUMBER: 845-331-8710 **Email address:** paul@timelysigns.com

(IF THE APPLICANT IS NOT THE OWNER, WRITTEN PROOF THAT THE OWNER
CONSENTS TO THE APPLICATION MUST BE SUBMITTED WITH THE APPLICATION.)

IV. SUBJECT TO APPEAL (If Applicable)

Pursuant to the provisions of the Zoning Code of the Town of Hyde Park, this application, relative to the above referenced property, constitutes an appeal from the decision of the Zoning Administrator/Building Inspector _____ (name).

A copy of this decision, dated _____, must be attached.

V. APPEAL REQUEST

This appeal takes the form of a request for:

Area Variance(s)

Please be advised that all sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief. It is incumbent upon the applicant to demonstrate to the Board that these criteria are satisfied. Additional sheets may be attached as necessary. Please also note carefully the list of required attachments on the last page of this application.

VI. AREA VARIANCE REQUEST

I/We, Timely Signs of Kingston, Inc., hereby apply to the Zoning Board of Appeals for a variance of the following sections and requirements of the Provision of Chapter 108 of the Code of the Town of Hyde Park, specifically as follows:

SECTION	CONCERNING	CHANGE FROM:	CHANGE TO:
108- <u>24.F.2 a</u>	<u>Symbol Height</u>	<u>18"</u>	<u>24"</u>
108- _____	_____	_____	_____
108- _____	_____	_____	_____

Reason for request:

We are requesting a variance for an additional 6"H to bring the height of the Ulster Savings Logo symbol to 24" from the size allowed of 10" plus the discretionary additional 8" based on the setback from primary entrance (18"H allowable).

(i) Will the granting of the variance produce an undesirable changes in the character of the neighborhood or be a detriment to nearby properties. If not, please explain why.

We do not believe this will cause an undesirable change or be detrimental.

The building will look better proportioned with a properly scaled logo.

(ii) Explain if the granting of the variance is necessary, or whether the same result could be achieved by some other method not requiring a variance. If an alternative will result in economic hardship, explain.

The variance is necessary to properly proportion the logo with the scale of the building. There is no alternative to achieve this in any other method.

(iii) Explain if the requested area variance(s) is substantial, and if not, explain why it is not substantial.

The area variance is not substantial. It does not create a logo that is in any way significantly larger than neighboring businesses. We chose to stay within the listed 24"H maximum symbol size.

(iv) Explain if the variance(s) will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. If not, please justify why it won't have an adverse effect.

It will not have an adverse affect.

(v) Explain if your need for an area variance(s) is the result of self-created difficulties on your part. If not, please explain how the difficulties are not self-created.

Is not self-created. The building proportions, scale of the building fascia, distance from the road and the sign code limitations are all existing conditions.

VII. LIST OF ATTACHMENTS

1. Site or Plot Plan: One (1) original and seven (7) copies
2. Financial (Economic) Statement. This statement should not be personal in nature. The data provided should relate directly to the property in question and should illustrate the economic injury or undue hardship suffered in the absence of the variance.
3. Letter or communication which resulted in application to the ZBA (if applicable).
4. List of abutting property owners, by name, address and grid number.
5. Letter of owner consenting to application (if applicable).
6. Type I Action Only – Original and six (6) copies of the SEQRA FULL ENVIRONMENTAL ASSESSMENT FORM, 617.21, Appendix A, DEC Model Form 14-16-2 (2/97) with Part I completed.
7. Unlisted Actions Only – Original and six (6) copies of SEQRA SHORT ENVIRONMENTAL ASSESSMENT FORM, 617-21, Appendix C, DEC Model Form 14-16-4 (2/87) Text 12, with Part I completed.
8. The owners of land as identified by the applicant in any agriculture data statement.

9. Other attachments deemed pertinent by the applicant (please list):

- (a) _____
- (b) _____
- (c) _____
- (d) _____

VIII. SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

I hereby certify that the information enclosed herewith and on the application is accurate and factual:

Signature of Applicant:  Date: 7/20/21

I the record owner do hereby authorize _____

to represent me before the Zoning Board of Appeals during the area

variance process:

Signature of Property Owner:  Date: 7/23/2021



Historic Town of Hyde Park

Office of the Zoning Administrator
4383 Albany Post Road
Hyde Park, NY 12538
(845) 229-5111, Ext. 2, (845) 229-0349 Fax

Kathleen Moss, Zoning Administrator

"Working with you for a better Hyde Park"

August 16, 2021

Paul Beichert
Timely Signs

Via Email: Paul@timelysigns.com

RE: Proposed wall sign West Elevation Ulster Savings 4240 Albany Post Road, Hyde Park

Dear Mr. Beichert:

I have reviewed the five sign permits submitted in July. The three safety/directional signs meet code and I have forwarded them to the Planning Board for a recommendation. The North wall sign, over the entrance requires a relaxation of the letter and symbol dimensions and I have forwarded this sign to the Planning Board for their consideration and recommendation.

The West wall sign over the windows is **denied** because the symbol will require a variance from 108-24.2 F (2) (a), the exact size to be established after the Planning Board considers the request to relax the standard symbol dimension. After the Planning Board takes action on the relaxation of the standard dimension, you may finalize the Zoning Board Application to reflect the relaxation granted by the Planning Board.

This letter is provided as the denial associated with your application to the ZBA.

Sincerely,

Kathleen Moss, Zoning Administrator

CC: ZBA Secretary
Planning Board Secretary
Reading File