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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

Ulster Savings Signage
4240 Albany Post Road

Date: September 22, 2021

Motion: Richard Perkins

Resolution #21-17Z-b

Second: James Agrawal

WHEREAS, the applicant, Cosimo Town Center, LLC, has submitted an application for area variances to increase the maximum permissible graphic and letter height for wall signs on an existing building (the "Project") on property located at 4240 Albany Post Road, identified as tax parcel no. 6064-02-965956-0001, in the Town Core Zoning District (the "Site"); and

WHEREAS, the proposed signage is depicted on a signage plan entitled "Ulster Savings – Hyde Park Branch," prepared by Timely Signs of Kingston, Inc., dated July 18, 2021 (the "Sign Plan"), depicting signs on the western and northern faces of the building at the Site (the "Western Sign" and "Northern Sign"); and

WHEREAS, on September 1, 2021, by Resolutions # 2021-40A, the Hyde Park Planning Board granted the applicant discretionary bonuses to increase the standard letter height from 10 to 12 inches and to increase the standard symbol size from 10 to 17 inches on the Northern Sign; and

WHEREAS, on September 1, 2021, by Resolutions # 2021-40B, the Hyde Park Planning Board granted the applicant discretionary bonuses to increase the standard letter height from 10 to 17 inches and to increase the standard symbol size from 10 to 18 inches on the Western Sign; and

WHEREAS, following the relaxation of the standards at Zoning Law § 108-24.2(F)(2) by the Planning Board, the applicant seeks the following area variance:

1. To permit a height of 24 inches for the symbol on the Western Sign, where a maximum height of 17 inches is permitted for said logo pursuant to Zoning Law § 108-24.2(F)(2)(a) and Planning Board Resolution # 2021-40B; and

WHEREAS, the applicant has submitted a Short Environmental Assessment Form Part 1 ("EAF") dated July 20, 2021; and

WHEREAS, on August 25, 2021, the Zoning Board of Appeals classified the Project as an unlisted action under SEQRA; 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 reviewed a draft Determination of Non-Significance (Negative Declaration) setting forth reasons supporting a determination that the Project will not have a significant adverse impact on the environment; 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: September 22, 2021

ROLL CALL VOTE BY SECRETARY

James Agrawal	YES	
Gerald Bowen	YES	
Paul Donnelly	YES	
Richard Perkins	YES	
David McNary	YES	CARRIED

Filed by,



Sarina Teuschler

Secretary to the Zoning Board of Appeals