

RECEIVED

MAR 24 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. 21-052

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: 542 Violet Avenue  
TAX GRID NO.: 133200-6163-02-552748-0000 to be combined with  
ZONING DISTRICT: 133200-6163-02-570735-0000 NC

II. PROPERTY OWNERSHIP:  
NAME OF OWNER: Hudson Valley Hospice  
ADDRESS: 374 Violet Avenue  
Hyde Park, NY 12538  
PHONE NUMBER: (845) 240-7550 Email address: kaminskim@vhospice.org

III. APPLICANT INFORMATION:  
APPLICANT NAME: Timely Signs of Kingston  
ADDRESS: 154 Clinton Ave  
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, 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>24.2(F)(2)(a)</u>	<u>symbol / logo size</u>	<u>10"</u>	<u>23.5"</u>
108-_____	_____	_____	_____
108-_____	_____	_____	_____

**Reason for request:**

size of "sun" logo is in proportion to size of sign and lettering

---



---



---



---



---



---



---



---

**(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.**

It will not change the character of the neighborhood.

---

---

---

---

---

---

---

---

---

---

**(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 Sun logo would not be proportionate to the size of the sign if it met the current requirement set forth.

---

---

---

---

---

---

---

---

---

---

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

The requested area variance is not substantial, it remains within the overall size of the sign

---

---

---

---

---

---

---

---

---

---

**(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.**

The requested variance is for an element of the overall sign and will not have an impact in any way on the condition of the neighborhood

---

---

---

---

---

---

---

---

---

(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.

The need for the area variance is not self-created.

The pre-set size determination of symbols in the sign code does not take into account the design aesthetic of how it will appear on the size of sign allowed.

---

---

---

---

---

**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: Michael Stammati 2/22/21

I the record owner do hereby authorize Timely Signs of Kingston

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

variance process

Signature of Property Owner: Michael Stammati 2/22/21

# *Town of Hyde Park*

## **Zoning Board of Appeals**

4383 Albany Post Road  
Hyde Park, New York 12538  
(845) 229-0316  
(845)-229-0349 (Fax)

### ADJOINING PROPERTY OWNERS

(Please include all parcels that touch the property or are located across the street from the property.)

Grid #: 133200-6163-02-525738-0000

Name and Address:

PINEBROOK HOMEOWNERS ASSOC  
PO BOX 650858  
DALLAS TX 75265

Grid #: 133200-6163-02-525746-0000

Name and Address:

MICHAEL CONFORTI  
547 VIOLET AVENUE  
HYDE PARK NY 12538

Grid #: 133200-6163-02-537759-0000

Name and Address:

MICHAEL CONFORTI  
547 VIOLET AVENUE  
HYDE PARK NY 12538

Grid #: 133200-6163-02-538767-0000

Name and Address:

VIOLET AVENUE REALTY LLC  
547 VIOLET AVENUE  
HYDE PARK NY 12538

Grid #: 133200-6163-02-559764-0000

Name and Address:

MOUT"Z SOUDANI, TRUSTEE  
40 BAILEY ROAD  
MONTGOMERY NY 12549

Grid #: 133200-6163-02-572775-0000

Name and Address:

MICHAEL & TONI MAIER  
2 DAVIS PL  
HYDE PARK NY 12538

# *Town of Hyde Park*

## **Zoning Board of Appeals**

4383 Albany Post Road  
Hyde Park, New York 12538  
(845) 229-0316  
(845)-229-0349 (Fax)

### ADJOINING PROPERTY OWNERS

(Please include all parcels that touch the property or are located across the street from the property.)

Grid #: 133200-6163-02-581772-0000

Name and Address:

EMAJEN LLC

PO BOX 172

VERBANK NY 12585

Grid #: 133200-6163-02-588770-0000

Name and Address:

CAROL COWELL

6 DAVIS PLACE

HYDE PARK NY 12538

Grid #: 133200-6163-02-593769-0000

Name and Address:

JEAN GUNSCH

8 DAVISE PLACE

HYDE PARK NY 12538

Grid #: 133200-6163-02-609768-0000

Name and Address:

MARK FULLING

10 DAVIS PLACE

HYDE PARK NY 12538

Grid #: 133200-6163-02-620734-0000

Name and Address:

DONNA MITCHELL

46 E DORSEY LN

POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-601723-0000

Name and Address:

MICHAEL CHEN

43 E DORSEY LN

POUGHKEEPSIE NY 12601

***Town of Hyde Park***  
**Zoning Board of Appeals**

4383 Albany Post Road  
Hyde Park, New York 12538  
(845) 229-0316  
(845)-229-0349 (Fax)

**ADJOINING PROPERTY OWNERS**

(Please include all parcels that touch the property or are located across the street from the property.)

Grid #: 133200-6163-02-591713-0000

Name and Address:

BRADLEY HILDENBRAND  
39 E DORSEY LN  
POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-578707-0000

Name and Address:

LOUIS & SUSAN DIGILIO  
35 E DORSEY LN  
POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-564701-0000

Name and Address:

THEODORE LOSEE & LISA YAMBRICK  
33 E DORSEY LN  
POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-566681-0000

Name and Address:

IRENE FREY  
24 E DORSEY LN  
POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-540696-0000 & 545704

Name and Address:

ANIELLO & SILVANA VOLINO  
29 E DORSEY LN  
POUGHKEEPSIE NY 12601

Grid #: 133200-6163-02-523710-0000

Name and Address:

GERARD DAHOWSKI & DONALD MURPHY  
149 CRUM ELBOW RD  
HYDE PARK NY 12538

Grid #: 133200-6163-02-514726

Name and Address:

KELLY & KENDRA CLOSE  
7 OLD VIOLET AVE  
HYDE PARK NY 12538



# Hudson Valley Hospice

## Letter of Authorization

This letter serves as authorization for Timely Signs of Kingston, Inc., or its agents to obtain any permits or variances or planning procedures required to erect signage on the following property:

Hudson Valley Hospice House  
542 Violet Ave  
Hyde Park, NY 12538

Property location:

• Tax Map ID 133200-6163-02-570735-0000 and 133200-6163-02-570748-0000 to be combined

Property Owner name and address:

Hudson Valley Hospice  
374 Violet Avenue  
Hyde Park NY 12538

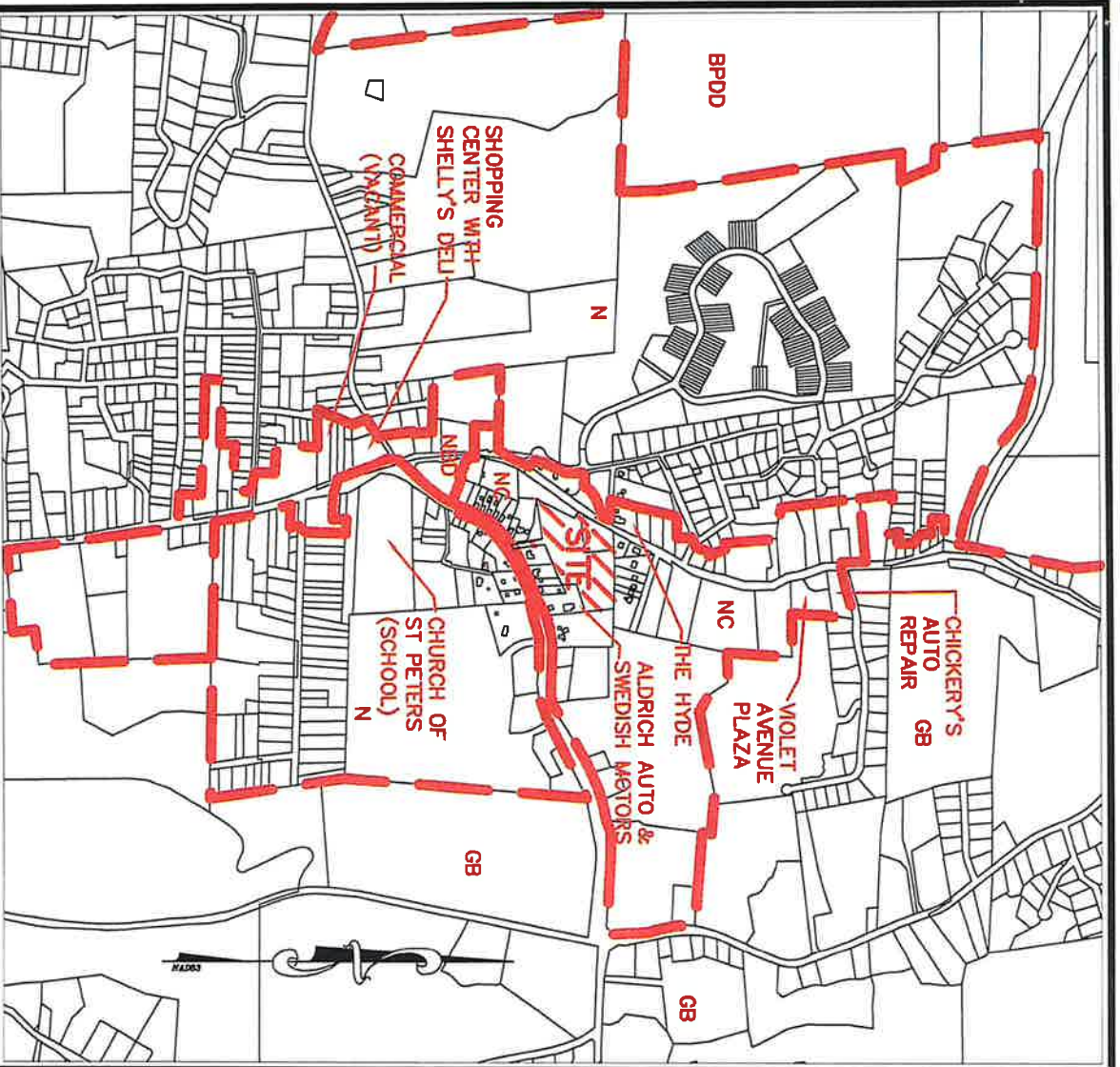
Authorized Signature:



Name: Michael S. Kaminski, President & CEO

Date:

2/22/21



NOTE: ROADS ARE NOT INCLUDED IN ANY ZONING DISTRICT.  
 NC = NEIGHBORHOOD CORE  
 N = NEIGHBORHOOD BUSINESS DISTRICT  
 NBD = NEIGHBORHOOD BUSINESS DISTRICT  
 GB = GREENBELT  
 BPDD = BELEFIELD PLANNED DEVELOPMENT

**Zoning District Map**

Scale: 1" = 1000'



**BERGER ENGINEERING AND SURVEYING**  
 100 FULTON AVE.  
 POLICEKEEPERS N.Y. 12603  
 (845) 471-7383

**HOSPICE HOUSE**  
 Violet Avenue (NYS Rte 9G)  
 Town of Hyde Park  
 Dutchess County, New York

**09/08/20**  
 Sheet  
**1 of 1**



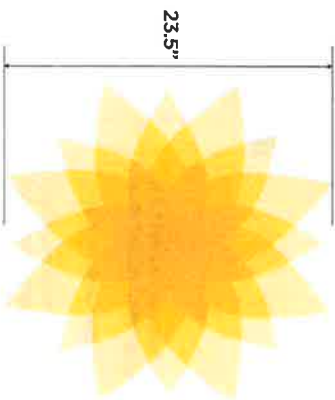
**DIMENSIONALS OF SIGN PANEL ELEMENTS**



Width of sign panel 96"

Sign panel 42"H x 96" W = 28 sq.ft.

1" thick Extra Composite sheet.  
Applied dimensional lettering, flat PSA vinyl graphic for starburst.  
Matthews MAP 2 part low VOC satin finishes.

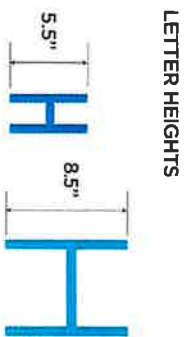


**SYMBOL HEIGHT (VARIANCE REQUIRED)**

Solvent-printed PSA films applied directly to the sign backer.

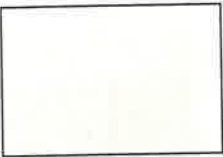


3/4" thick Extra Composite sheet.  
Applied vinyl lettering and Matthews MAP 2 part low VOC satin finishes.

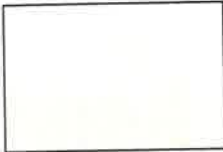


**LETTER HEIGHTS**

Dimensional lettering 1/2" thick routed Fypon composite sheeting. Finished with Matthews MAP 2 part low VOC satin finishes. Blind stud mounted to sign panel.



**P3** WINGSBRIGHT OC24  
TRIM PAINT 02 FOR ALL  
COMPOSITE TRIM &  
FACEBOARD  
THROUGHOUT - BENJAMIN  
MOORE PAINT - COLOR  
SUBTLE AF-310



**P2** SLATE AF-310  
TRIM PAINT 01 FOR ALL  
COMPOSITE TRIM &  
FACEBOARD  
THROUGHOUT - BENJAMIN  
MOORE PAINT - COLOR  
SUBTLE AF-310



**P1** RUSTIQUE AF-275  
SIDING PAINT 01 FOR  
COMPOSITE CLAPBOARD -  
BENJAMIN MOORE PAINT -  
COLOR RUSTIQUE AF-275



**BR41**  
BRICK VENEER BY REDLAND -  
RED MATTI (23X) MODULAR SIZE



**ROOF-01**  
TYPICAL ROOF:  
CERTAINTED HIGHLAND  
SLATE DESIGNER SHINGLES  
COLOR: BLACK GRANITE  
LEFTIME LIMITED WARRANTY



**WOOD WRAP**  
NATURAL WOOD POST WRAP  
IN PINE OR CEDAR STAINED TO  
MATCH SUPPORT BEAMS USED  
ON BUILDING CANOPY

**HOSPICE BRAND COLORS**



**BLUE**  
C100 M92 Y0 KO  
R37 G62 B152  
PMS 2736



**BLUE:** C85 M19 Y0 KO | R0 G157 B220 | PMS 299C



**YELLOW-ORANGE**  
C0 M27 Y100 KO  
R254 G190 B16  
PMS 1235



**YELLOW**  
C2 M7 Y85 KO  
R255 G226 B64  
PMS 102

<p><b>§108-24.2 C. Sign area and height</b> (B) Freestanding signs. Each lot may erect a maximum of one individual freestanding sign. Individual freestanding signs shall not exceed 30 square feet in sign area per face and seven feet in height measured from finished grade. Essential supporting framework, such as brackets, posts and standards, shall not be included in sign area calculations. <b>Decorative elements, not including text, may exist above seven feet but shall not exceed eight feet in height.</b></p>	<p>- Proposed sign is 28 sq.ft. - Height from grade to top of sign panel is 7' - Height from grade to top of lighted canopy is 8'</p>
<p><b>§108-24.2 D. Illumination.</b> (1) No illuminated sign or lighting device shall be placed or directed so that its light is directed or beamed toward a residence, or upon a public street, highway, sidewalk, or adjacent premises in a manner that causes glare or reflection sufficient to constitute a nuisance or a traffic hazard. (2) All illuminating devices for signs, displays or display areas shall employ only lights emitting a light of constant intensity and focused down on the sign, display or display areas or be focused on the surface behind the letters to create a backlit, silhouetted effect of a single color. <b>No illuminating device shall produce a luminance greater than 100 footcandles (100 lumens per square foot) when measured at the face of the sign.</b></p>	<p>Lighted canopy to house recessed can lights for shielded illumination Each side of sign to be illuminated with (4) BR30 Flood Lights - 10 watt LED (65 watt equivalent) bulbs in soft white 3000K color temperature. 10 watt bulb = 600 lumens; 4 bulbs per sign face = 2400 lumens. Sign panel square footage = 28 sq. ft. Lumens allowed by code is 100 lumens per square foot = 2800 lumens. <b>Proposed lighting method = 2400 lumens (400 less than code dictates)</b></p>
<p><b>§108-24.2 F. Aesthetics.</b> (1) All signs for a particular site shall be designed in accordance with a comprehensive signage plan in which the size, materials and color are appropriate to the dimensions and architectural details of the structure to which they are affixed or, in the case of freestanding signs, the structure(s) with which they are associated. <b>Signs for any site shall have a design unity. Design unity may be achieved by such elements as coordinated font styles, coordinated colors, coordinated shapes or coordinated materials.</b> Freestanding signs should be integrated with site landscaping where appropriate.</p>	<p>Design unity has been achieved by incorporating materials and finishes consistent with the building structure.</p>
<p><b>(a) The maximum size of any symbol or graphic shall be 10 inches in any dimension.</b></p>	<p><b>The Hospice Brand Symbol, when scaled in proportion to the brand text, results in 23.5"H symbol. We are seeking variance to exceed the 10" height limit for this sign.</b></p>
<p><b>(b) The maximum height of any letter shall be 10 inches.</b></p>	<p>Letters heights are 5.5"H x 8.5" and fall within code limits.</p>

Material References

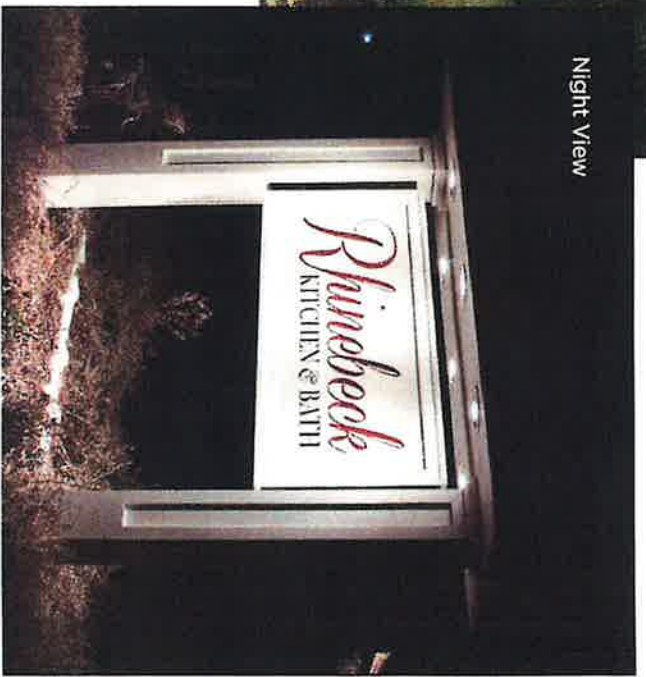


MONUMENT SIGN • HOSPICE HOUSE • 542 VIOLET AVENUE • HYDE PARK

Daytime View



Night View



Comparable Example