



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

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JUN 08 2021

Town of Hyde Park
Zoning Board

"Working with you for a better Hyde Park"

APPLICATION NO. #21-107

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: 1110 Violet Ave.
TAX GRID NO.: 133200-6165-03-424184
ZONING DISTRICT: EPBD

II. PROPERTY OWNERSHIP:
NAME OF OWNER: GT NY Leasing Inc.
ADDRESS: 2 Jericho Plaza, Suite 110 Wing C
Jericho, NY 11753
PHONE NUMBER: 845-797-0072 Email address: shjama@cpdgroup.com

SOFT
GT NY
Leasing, INC →

III. APPLICANT INFORMATION:
APPLICANT NAME: GNS Group, Ltd.
ADDRESS: 97 N Clinton St.
Poughkeepsie, NY 12601
PHONE NUMBER: 845-471-4366 Email address: nforrest@gnsgrout.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 Kathleen Moss.
(name)

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

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V. APPEAL REQUEST

This appeal takes the form of a request for:

JUN 23 2021

Area Variance(s)

Town of Hyde Park
Zoning Board

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, GMS Group, Ltd, 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- 24.2F2B <u>24.2F2B</u>	<u>Letter Height</u>	<u>13"</u>	<u>17"</u> (per planning board waiver)
108- 24.2F2A	<u>Logo/width</u>	<u>13"</u>	<u>24"</u> (per planning board waiver)
108-24. F2A	<u>Logo/Height</u>	<u>10.1"</u>	<u>19.2"</u> (per planning board waiver)

Reason for request:

10" letters on both walls based on
distances from the road are too small
and aesthetically unappealing.

(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.

The signage will neither change the character of the neighborhood or be a detriment to the nearby properties. All abutting properties are businesses with signage.

(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 granting of the variances is necessary for two reasons. The ability to see and read the signage at a glance and to make the storefront and wall aesthetically pleasing. Ten inch letters look like a mistake was made in calculating sizes.

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

Although an increase in the requested height may seem substantial, when viewed from either street the size is the correct size for the distance & the wall 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.

There will not be any adverse effects. All four corners have businesses with signage some also above 10'.

(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.

Although the need may be considered self created it is not necessarily a reason for denial. Based on a structure size and design submitted to and approved by the bldg. dept., the sign ordinance in place does not always work aesthetically.

VII. LIST OF ATTACHMENTS

- ✓ 1. Site or Plot Plan: One (1) original and seven (7) copies
- n/a 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).
signed application
- n/a 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.
- n/a 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: Nancy Fennel Date: 6/3/21

I the record owner do hereby authorize GNS Group, Ltd.
to represent me before the Zoning Board of Appeals during the area
variance process:

* Signature of Property Owner: Sharif Jamat Date: 6/8/2021