

MARCUS J. MOLINARO
COUNTY EXECUTIVE



EWIN WRAFTER, AICP
COMMISSIONER

COUNTY OF DUTCHESS

DEPARTMENT OF PLANNING AND DEVELOPMENT

February 16, 2022

To: Zoning Board of Appeals, Town of Hyde Park
Re: **ZR22-016, Rite Aid Signage - Area Variances**
Lot: 429214, Crum Elbow Road and US 9G

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

The Department does not consider this application complete for review under General Municipal Law section 239-l and 239-m as it is **unclear precisely what is being requested by the applicant**. The materials we received include numerous and confusing iterations of sign/variance details. In seeking clarification from the Town, we understand there is not a full and complete accounting of the current version of requested variances. In the absence of clear information, we are unable to render a recommendation at this time.

The Department requests that the Board resubmit this application when a clear and complete packet of the requested variances is available. Once this is done, we will initiate our formal 30-day review provided for in 239-l and 239-m.

Eoin Wrafter, AICP, Commissioner

By

Heather M. LaVarnway, CNU-A
Senior Planner

Dutchess County Department of Planning and Development

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|---------------|-----------|---------|------|
| Fax Info Only | To | Date | #pgs |
| | Co./Dept. | From | |
| | Fax # | Phone # | |

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Hyde Park**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Number(s): **4292140000**

Project Name: **Rite Aid signage**

Applicant: **GNS Group, Ltd**

Address of Property: **1 Crum Elbow Rd, Hyde Park, NY 125380000**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

Exempt Action submitted for informal review

Actions Requiring 239 Review

- Comprehensive/Master Plans
- Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- Rezoning involving all map changes
- Architectural Review
- Site Plans (all)
- Special Permits for all non-residential uses
- Use Variances for all non-residential uses
- Area Variances for all non-residential uses
- Other (Describe):

Parcels within 500 feet of:

- State Road: **Route 9G**
- County Road: **Crum Elbow**
- State Property (with recreation area or public building)
- County Property (with recreation area or public building)
- Municipal Boundary
- Farm operation in an Agricultural District

Date Response Requested: **2/16/2022**

Entered By: **Teuschler, Sarina**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- Matter of Local Concern
- No Jurisdiction
- No Authority
- Withdrawn
- Incomplete - municipality must resubmit to County
- Exempt from 239 Review
- None

Comments Attached:

- Local Concern with Comments
- Conditional
- Denial
- Incomplete with Comments- municipality must resubmit to County
- Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **1/20/2022**

Date Received: **1/20/2022**

Date Requested: **2/16/2022**

Date Required: **2/18/2022**

Date Transmitted: **2/16/2022**

Notes:

Major Project

Referral #: **ZR22-016**

Also mailed hard copy

Reviewer:

Heather M. Lal