



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"

Paul Beichert
Timely Signs
154 Clinton Ave
Kingston, NY 12401

May 5, 2022

RE: North and South campus entrance sign face replacements along Albany Post Road

Dear Mr. Beichert:

Thank you for making application for The Culinary Institute of America regarding changing the campus south and north entrance monument sign faces. This is an educational institution and signage is regulated as a non-commercial sign, reference 108-24 and 108-24.2 C (3) and 108-24.7 A. Based on the application and a review of the code the permit cannot be authorized and is returned per 108-24.3 A (4) (f) and the following deficiencies are noted.

The existing South entrance sign

The existing sign is constructed on a vacant narrow strip of land along Albany Post Road. The existing monument sign faces are being removed and one two-sided sign and one additional sign panel are being proposed.

108 24.2 General sign regulations subsection **(1)** Signs are permitted only as an accessory to permitted use on a lot.

AREA VARIANCE REQUIRED to allow the signage to be located on the parcel without a permitted principal use on the lot. **OR** combine the parcel with the adjoining tax grid number 6063-02-906630. I understand the form has been obtained to combine the lots. The variance will not be needed if the lots are verified as having been combined.

108-24.2 C (3) (a) Public agencies or educational, charitable or religious establishments.

Signs customarily incidental to public agencies or educational, charitable or religious establishments shall be no more than two in number and shall not exceed 30 square feet in area per sign face.

Sign is defined as a structure or assembly of materials used to convey information, such as a name, direction, warning, or advertisement, that is prominently displayed for public view and that consists of letters or symbols formed, inscribed or mounted on wood, metal, masonry or any other material.

Sign Area is defined as the entire area within a single continuous perimeter enclosing the extreme limits of lettering, representations, emblems or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from

the background against which it is placed. Structural members bearing no sign copy shall not be included. The total sign area shall be the sum of the areas of all sign faces provided by any particular structure other than a building.

Sign Face is defined as the plane or curved two-dimensional surface of a sign upon which the means of communicating information is installed. Each distinguishable surface of a structure that contains such means shall constitute a separate sign face.

The South entry free standing monument sign

This is one of the two allowed signs for this educational use. Each is allowed 30 square feet in sign face.

The monument structure portion is not changing. The top portion of the sign, one sign face, is identified as 30 square feet. Only one side is visible to traffic at a time, the 30 square feet is available per side.

The side of the existing monument sign that is visible to northbound traffic consists of an upper sign face above the base and a second sign face, on the monument base, that is distinctly framed and apart from the upper sign.

AREA VARIANCE REQUIRED: 108-24.2 C (3) (a) Maximum sign area 30 square feet per sign face. The two sign faces on the South entry sign that face the northbound traffic are additive for total sign area of 35.35 square feet which exceeds the 30 square foot maximum and will require a variance.

The side of the existing South entry monument sign that is visible to southbound traffic consists of one upper sign face above the base. This sign face is 30 square feet and is code compliant.

The North entry free standing monument sign

This is one of the two allowed signs for this educational use. Each is allowed 30 square feet in sign face.

The monument structure portion is not changing. The top portion of the sign, one sign face, is identified as 30 square feet. Only one side is visible to traffic at a time, the 30 square feet is available per side.

The side of the existing monument sign that is visible to southbound traffic consists of an upper sign face above the base and a second sign face, on the monument base, that is distinctly framed and apart from the upper sign.

AREA VARIANCE REQUIRED: 108-24.2 C (3) (a) Maximum sign area 30 square feet per sign face. The two sign faces on the North entry sign that face the southbound traffic are additive for total sign area of 35.35 square feet which exceeds the 30 square foot maximum sign face and will require a variance.

The side of the existing North entry monument sign that is visible to northbound traffic consists of one upper sign face above the base. This sign face is 30 square feet and is code compliant.

Otherwise, the signs are code compliant for illumination, aesthetics, symbol and letter size.

Non conforming signs are addressed in 108-24.7. Alteration of prior nonconforming signs – These signs may be altered only if the alterations increase their conformity with the chapter. The signs are being completely redesigned to reflect a newer branding. The word restaurants could have been incorporated into the 30 square foot portion or the faces could have been designed to not exceed the 30 square foot maximum. I do not find that the reduction in the square footage of the lower sign face from 8 square feet to 5.35 square feet is sufficient to invoke allowing the sign because it is coming into more conformance.

This denial gives you standing to apply to the Zoning Board of Appeals for variances. The non-residential area variance application fee is \$500 and Escrow will be collected. The initial escrow for the Attorney to the ZBA is \$1,000.

The area variance application form is on the Town's website: www.hydeparkny.us .

Sincerely,



Kathleen Moss, Zoning Administrator

CC: Sarina Teuschler, Zoning Board Secretary
Cynthia Witman, Planning Board Secretary
Reading File