

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: January 8, 2015
Re: ZBA AGENDA – JANUARY 13, 2015

The next meeting of the Zoning Board of Appeals will be held on Tuesday, January 13, 2015, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Public hearing on the request of Imperial Improvements, LLC, c/o Corbally, Gartland and Rappleyea, LLC, 35 Market Street, Poughkeepsie, NY seeking the following variances for the proposed AT&T sign to be located in the Imperial Plaza at 1572 Route 9: **Use Variances** (1) Article VII(C)(1) of the Zoning Code states, “Off-premises signs are prohibited” – the proposed sign will be located on a separate lot at 1574/1576 Route 9 and New Hackensack Road and (2) Article VII(C)(5) of the Zoning Code states, “Internally illuminated signs are prohibited” – the proposed sign is internally illuminated. **Area Variances:** (1) Article VII(K)(2)(c)(3) states, “Maximum height of the sign can only be 10 ft. and existing sign is 28 +/- ft. and (2) Article VII(J) states, multi-tenant signs can only be 36 sq. ft. and the existing sign is 36.1 sq. ft.

Public hearing on the request of Imperial Improvements, LLC, c/o Corbally, Gartland and Rappleyea, LLC, 35 Market Street, Poughkeepsie, NY seeking the following variances for the proposed Golden Mango sign at the Imperial Plaza, 1572 Route 9: **Area Variances:** Article VII(K)(2)(c)(3) states, “Maximum height of the sign can only be 10 ft. and existing sign is 25 +/- ft. and (2) Article VII(J) states, multi-tenant signs can only be 36 sq. ft. and the existing sign is 228 sq. ft. **Use Variances:** (1) Article VII(C)(1) of the Zoning Code states, “Off-premises signs are prohibited” – the proposed sign will be located on a separate lot at 1572 Route 9 (Golden Mango is located at 1574/1576 Route 9 and (2) Article VII(C)(5) of the Zoning Code states, “Internally illuminated signs are prohibited” – the proposed sign is internally illuminated.

Public hearing on the request of Revitalization Syndications, LLC (Steve Griggs), 76 Spruce Street, Blauvelt, NY seeking the following area variances to be able to construct a building at 2659 E. Main Street: **Area Variances** (1) Table 2E of the Zoning Ordinance (setbacks – front – principal building) states 2’ minimum and a 12’ maximum is required – proposed is 0’ setback – therefore a 2’ variance is required, (2) Table 2E of the Zoning Ordinance (setbacks – front – secondary building) states 2’ minimum and 12’ maximum is required and proposed is 0’ setback – therefore a 2’ variance is required, and (3) Table 2E of the Zoning Ordinance (setbacks – rear) requires a 3 ft. minimum and proposed is 2.6’ – therefore a 0.4’ variance is required. Property is located in a VC zone.