

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: March 5, 2015
Re: ZBA AGENDA – MARCH 10, 2015

The next meeting of the Zoning Board of Appeals will be held on Tuesday, March 10, 2015, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Discussion on the closed 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.

Discussion on the closed 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 Davis Fowler Group, LLC, 25 Corporate Park Drive, Ste., C, Hopewell Junction, NY seeking the following area variances to be able to enlarge and rebuild sections of the Dutchess Shopping Plaza that were previously damaged by fire located at 1582 Route 9. The area variances needed are: **(1) Minimum lot coverage** – allowed is 85%,

existing is 98% and proposed is 97% - therefore a 12% variance is requested, **(2) Front setback (principal)** – allowed is 2 ft. min/12 ft. max, existing is 43.8 ft. to 90.1 ft., and proposed will range from 55.2 ft. to 90.1 ft. – therefore a 78.1 ft. setback variance is requested. **(3) Front Setback (Secondary)** – allowed is 2 ft. min/12 ft. max., existing is 68.3 to 107.0 ft., and proposed is a maximum of 107.0 ft. – therefore a 95.0 ft. variance is requested for the existing setback. **(4) Side Setback** – allowed is 0 ft. min/24 ft. max., existing is 47.4 ft. to 54.6 ft., proposed is 49.3 ft. to 70.2 ft., - therefore a maximum 46.2 ft. setback variance is requested. **(5) Building height** – allowed is 72 ft. max. (2 stories min./6 stories max), existing is 1 story and proposed is 1 story – therefore a one story variance is requested.

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