

Memo

To: Members of the Zoning Board of Appeals
From: Mary Ann Loncto
Date: June 24, 2014
Re: ZONING BOARD OF APPEALS AGENDA – JULY 8, 2014

The next meeting of the Zoning Board of Appeals will be held on Tuesday, July 8, 2014, 7:30 p.m., American Legion Hall, 7 Spring Street. Following is the agenda:

Public hearing on the request of Kodomo Asian Bistro, 1555 Route 9 seeking an area variance to be able to have additional square footage for their second sign. Section 151-12(I)(3)(a) states, “the total area of all signs on a lot shall not exceed two square feet for each linear foot of building frontage...” Linear frontage of space is 39 ft. – allowing for 78 sq. ft. of signage and existing building sign is 68 sq. ft. and proposed is a 40 sq. ft. sign.

Public hearing on the request of Michael E. Manasar, 11 Carmel Heights, Wappingers Falls seeking an area variance to be able to have more signage then is allowed by Code at his business located at 83 E. Main Street. Section 151-12(I)(2)(a)(1) states the only signs allowed in an OB (Office Business) zone are, “A monument sign, as large as five square feet in area per face with a height maximum of four feet....” Your proposed sign has a height maximum of 5 ft. and is 21 sq. ft in area per face.

Public hearing on the request of Mr. and Mrs. Mark Parrella, 22 W. Academy Street seeking an area variance to be able to construct a 26’ x 28’ addition to the rear of their premises which will only be 4 ft. from the right property line (required is 8 ft.) at 8 West Academy Street.

Public hearing on the request of Dairy Queen, 1585 Route 9 seeking an area variance from Section 151-12(I)(3)(d) of the Zoning Ordinance to be able to have a changeable-copy sign that does not exceed 25% of the allowable sign area or 12 sq. feet whichever is less – your sign is 21.08 sq. ft. per side for a total of 42.16 sq. ft. – therefore a variance of 30.16 sq. ft. is needed. The applicant is also seeking a use variance from Section 151-12(E)(7) which states signs with flashing, blinking, intermittent, or moving lights, or any artificial light which is not maintained stationary and constant in intensity and color at all times when in use, except signs displaying time and/or temperature are prohibited. The proposed sign does not conform to the standards of this section – therefore a use variance is needed.