



# Town of Poughkeepsie

## Zoning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
MAY 8, 2017  
6:00 PM**

### Old Business

1. **Public Hearing – McDonald’s, 42 3460 North Road, Zone FC, Grid #6062-02-992924.** The requested Area Variances seek to allow the installation of updated and additional signage, and include relief from the following code sections:(1) 210-127(C), which permits the installation of only one wall sign per side of a building that faces a public road. Only one side of the building faces the road, so only one wall sign (of up to 100 square feet) is permitted as of right. In addition to the one permitted sign, the applicant is seeking to install a 37-square-foot sign on the rear of the building, and to install two signs on one of the sides, a 20- square-foot sign and a 14-square-foot sign. The total square footage of all of the requested wall signs is 85 square feet. The applicant previously received a variance to allow a wall sign of 20 square feet on each of the three sides of the building, for a total of 80 square feet in wall signs. Variances are required to allow (a) the 37-square -foot sign on the rear of the building and (b) the second wall sign on the side of the building, for a total of 34 square feet of signage on that side.(2) 210-131(F), which permits on-premises directional signs of up to 6 feet in height and 3 feet in area. The applicant is proposing seven freestanding directional signs, all of which require variances: two “Order Here” gateway signs, one “Drive Thru” gateway sign, and 2 “reserved” parking signs, each of which require variances for both height and area, and two “Welcome” signs which exceed the permitted area but are compliant as to height. The applicant previously received a variance for 4 directional signs of 9.3 square feet, so variances are required for the three additional signs as to area, and five signs as to height. Unlisted Action. Coordinated Review. Planning Board is the Lead Agency and has issued a Negative Declaration on 1/19/17.

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Christine Soricelli**

**Second: Betty Bomba**

**Vote: 7:0:0**

2. **Public Hearing – St. Martin de Porres, 118 Cedar Valley Road, Zone R-20, Grid #6260-03-300470.** The requested Area Variance involves relief from Section 210-123.1(A), which prohibits electronic message display (EMD) signs in all residential districts. Unlisted Action. Uncoordinated Review.

*The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.*

**Motion: Jim Challey**  
**Second: Art Grace**  
**Vote: 7:0:0**

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Betty Bomba**  
**Second: Art Grace**  
**Vote: 7:0:0**

**New Business**

3. **Public Hearing – Cheryl & Thomas DeGroat, 4 Hampton Road, Zone R-20, Grid #6259-10-181714.** The requested Area Variance involves relief from Article VIII, Section 210-69 to allow the installation of a six-foot fence in a front yard where fences of only 3.5 feet are permitted. (The property is a corner lot and has two front yards.) Type II Action.

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Art Grace**  
**Second: Christine Soricelli**  
**Vote: 7:0:0**

**Meeting adjourned at 7:35 PM**

**MOVED: Art Grace**  
**SECONDED: Betty Bomba**  
**CARRIED: 7:0:0**

**PRESENT:**

Member Bomba  
Member Buckey  
Member Capone (Alternate)  
Chairman Challey  
Member D'Aquanni  
Member Grace  
Member Lahey (Alternate)  
Member Soricelli

**ABSENT:**

Member Slomin