



**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Common Council Chambers
Wednesday, July 10, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of June 11, 2024 Meeting Minutes

III. APPLICATIONS ADJOURNING TO THE AUGUST 13TH MEETING

1. 654 MAIN STREET: AREA VARIANCE

IV. REVIEW OF RESOLUTIONS

1. 40 CIVIC CENTER PLAZA: AREA VARIANCE

Application for area variances relative to the proposed placement of signs on the property at 430 Civic Center Plaza, requiring variances of Section 19-4.9(8)(c)(2)(b)(ii), which requires that internally illuminated signs have dark backgrounds with light lettering, to allow no dark background on two wall signs and one canopy sign, Section 19-4.9(9)(b)(2), which provides that the lettering on a canopy sign shall not exceed 8 feet in width nor 18 inches in height to allow lettering 30'3" in width and 2'8" in height, and Section 19-4.9(9)(b)(1), which requires that the bottom of a canopy sign be a minimum of 7 feet or a maximum of 9 feet above the sidewalk, to apparently allow something outside of that range. Owner: Hudson Valley Lodging Associates, LLC/Rakesh Patel (IDA); Applicant: Laurentano Sign Group; Zoning District: PID-CC; Grid #6162-69-038151; File #2023-052

V. APPLICATION REVIEW

1. 650 MAIN STREET: AREA VARIANCE

Application for area variances for 650 Main Street to allow placement of a freestanding sign, requiring variances of Section 19-4.9(9)(d)(1) relative to set-backs, Section 19-4.9(9)(d)(2) relative to height, Section 19-4.9(9)(d)(4) relative to number of words, and a wall sign, requiring variances of Section 19-4.9(9)(i)(2) relative to height, Section 19-4.9(9)(i)(3) relative to number of colors and Section 19-4.9(9)(i)(4) relative to number of words.

Owner/Applicant: Saleh Hijazee; Zoning District: C-2A; Grid #6161-25-518877; File #2024-010

VI. PUBLIC HEARINGS & DELIBERATIONS

1. “8” SOUTH CLINTON STREET: AREA VARIANCE

Application for area variances relative to the proposed mixed use development at “8” South Clinton Street, requiring variances of Section 19-3.17(4)(b), requiring 16,400 square feet of lot area to allow 6,770 square feet; Section 19-3.15(4)(i), requiring 5100 square feet of usable open space for tenant recreational purposes to allow 4640 square feet; and Section 194.3(11) requiring 29 off-street parking spaces to allow 7 off-street parking spaces. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Zoning District: C-2; Grid #6161-22-239997; File #2024-011

VII. BOARD BUSINESS

- 1. Approve Sign Requirement to Public Notices.**

VIII. ADJOURNMENT

- 1. Adjourn the Meeting Tuesday, August 13, 2024**



**City of Poughkeepsie
Zoning Board of Appeals
Draft Minutes
Tuesday, June 11, 2024 6:00 PM**

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of May 14, 2024 Minutes

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

III. REVIEW OF RESOLUTIONS

1. 14 GRAND STREET-AREA VARIANCE RESOLUTION

Application for area variances relative to the conversion of the existing carriage house on the property to a single-family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the following sections of the Zoning Ordinance: Section 19- 3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required; and, Section 19- 3.19(4)(k) to allow less than the required dimensions of 30'x40' for the 1400 square feet of usable open space. Owner/Applicant: Caroline Aslup and Justin Brown; Grid #6062-84-957077; File #2024-007

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

2. 20 CORLIES AVENUE -AREA VARIANCE AMENDED RESOLUTION

Application for area variance relative to converting a single family dwelling to a two family dwelling. Lot deficiencies were noted regarding; Section 19- 3.15(4)(a) the minimum lot area is 10,000 square feet, to allow for 6838 square feet (a variance of 3162 square feet); Section 19- 3.15(4)(e) the minimum side yard is 6 feet, to allow for a 5 foot side yard 9 a variance of 1 foot). Owner/Applicant: Javier Ortega; Consultant: Wayne Thompson, Esq.; Grid:# 6161-25-52492;8Zoning District: Medium High-Density (R-4); File #2023-016

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 40 CIVIC CENTER PLAZA -AREA VARIANCE

Application for area variances relative to the proposed placement of signs on the property at 430 Civic Center Plaza, requiring variances of Section 19-4.9(8)(c)(2)(b)(ii), which requires that internally illuminated signs have dark backgrounds with light lettering, to allow no dark background on two wall signs and one canopy sign, Section 19-4.9(9)(b)(2), which provides that the lettering on a canopy sign shall not exceed 8 feet in width nor 18 inches in height to allow lettering 30'3" in width and 2'8" in height, and Section 19-4.9(9)(b)(1), which requires that the bottom of a canopy sign be a minimum of 7 feet or a maximum of 9 feet above the sidewalk, to apparently allow something outside of that range. Owner: Hudson Valley Lodging Associates, LLC/Rakesh Patel (IDA); Applicant: Laurentano Sign Group; Zoning District: PIO-CC; Grid #6162-69-038151; File #2023-052

Presenting: Alyson Ibbotson, Laurentano Sign Group
Jim Hutchinson, DoubleTree Poughkeepsie

Motion was made to open the public hearing

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

No speakers

Motion was made to close the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

2. 233-237 MAIN STREET: AREA VARIANCE

Application for area variance for 233-237 Main Street relative to Section 19-3.37(13)(a) of the Zoning Ordinance, which requires that 26 off-street parking spaces be provided for the mixed use development proposed, to allow for no off-street parking to be provided. Owner: Elia & Justin Realty, LLC; Applicant/Consultant: Jay Diesing, Mauri Architects, PC; Zoning District: PIO-CC; Grid #6162-77-014124; File #2024-008

Presenting: Brandon Petrella , Mauri Architects

Motion was made to open the public hearing

Motion: Scott Parker

Second: James Patterson

Carried: 6:0:0

No speakers

Motion was made to close the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

Motion was made to adjourn the application

Motion: Scott Parker
Second: Jessica Vinall
Carried: 6:0:0

3. 654 MAIN STREET - AREA VARIANCE

Application for area variances relative to the proposed development which will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynolds Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. The applicant is seeking the following variances: Section 19-4.11, which requires landscape strips on all property lines, to allow no landscape strips on the internal property lines of the development; Section 19-4.3(11), which requires 185 off-street parking spaces, to allow 81 off-street parking spaces; and, Section 19-3.15(4)(c), which requires that 61,600 square feet of lot area be provided for the Reynolds Avenue residential parcel, to allow 40,600 square feet of lot area. Owner: EFDS Realty Corp; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid#6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555851, 559850, 563849, 567848; Zoning District: C-2A/R-4. File #2024-009

Presenting: Brandon Petrella, Mauri Architects

Motion was made to open the public hearing
Motion: Scott Parker
Second: Justin Phillips
Carried: 6:0:0

Speakers:
Deborah Reekes-Duncan
Gary Privatsky
Carlite Patterson
June Paulson
James Montania
Gayle Hodges
Savas Abadsidis

Motion was made to adjourn the public hearing
Motion: Scott Parker
Second: James Patterson
Carried: 6:0:0

Motion was made to adjourn the application

Motion: Scott Parker

Second: James Patterson
Carried: 6:0:0

4. 650 MAIN STREET - AREA VARIANCE

Application for area variances for 650 Main Street to allow placement of a freestanding sign, requiring variances of Section 19-4.9(9)(d)(1) relative to set-backs, Section 19-4.9(9)(d)(2) relative to height, Section 19-4.9(9)(d)(4) relative to number of words, and a wall sign, requiring variances of Section 19-4.9(9)(i)(2) relative to height, Section 19-4.9(9)(i)(3) relative to number of colors and Section 19-4.9(9)(i)(4) relative to number of words. Owner/Applicant: Saleh Hijazee; Zoning District: C-2A; Grid #6161-25- 518877; File #2024-010 District: C-2A/R-4. File #2024-009

Presenting: Saleh Hijazee and Husband, Applicant/Owners

5. "8" SOUTH CLINTON STREET -AREA VARIANCE

Application for area variances relative to the proposed mixed use development at "8" South Clinton Street, requiring variances of Section 19- 3.17(4)(b), requiring 16,400 square feet of lot area to allow 6,770 square feet; Section 19-3.15(4)(i), requiring 5100 square feet of usable open space for tenant recreational purposes to allow 4640 square feet; and Section 194.3(11) requiring 29 off-street parking spaces to allow 7 off-street parking spaces. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Zoning District: C-2; Grid #6161-22-239997; File #2024-011

Application adjourned due to advertising error.

V. BOARD BUSINESS

Addition of posters to public notification process.

Board is in favor. Official resolution to be drafted for next meeting.

VI. ADJOURNMENT

Adjourn meeting to Tuesday July 9, 2024

Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.



6162-69-038151
THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00

CODE: A2112

ID# 0791190

IPS# 78A2024-052

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 40 Civic Center Plaza

ZONING DISTRICT: PID -CC

OWNER INFORMATION:

Name: Hudson Valley Lodging Associates, LLC

Address: 11751 East Corning Road

Corning, NY 14830

Phone: 716-866-1572

Email: Tom Sawyer <tomsawyer@visionshotels.com>



PAID

APPLICANT INFORMATION:

Name: Lauretano Sign Group

Address: 1 Tremco Drive

Terryville, CT 06786

Phone: 860-582-0233 x 155

Email: alyson@lauretano.com

DEC 22 2023

CONSULTANT INFORMATION:

Name: _____

Address: _____

Phone: _____

Email: _____

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: Lauretano Sign Group - Alyson Ibbotson

Date of decision/determination/violation: 5/7/24

Please note that a copy of the communication must be attached with this application.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 40 Civic Center Plaza

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.


SIGNATURE OF APPLICANT

5/16/24
DATE

Alyson Ibbotson
Print Name

May 16, 2024

City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

REFERENCE: Doubletree Hotel

Dear Zoning Board of Appeals,

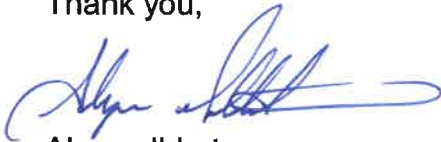
This letter is in reference to the Zoning Board of Appeals Area Variance Application request for the proposed signage at the Doubletree Hotel located at 40 Civic Center Plaza.

- 1) The granting of the variance will not produce an undesirable change in the character of the neighborhood or be a detriment to the nearby properties.
 - a. The lower entrance sign facing the East Elevation will not cause any change as it is replacing a sign that is already there;
 - b. The high-rise sign facing the South elevation is also replacing an existing sign.
 - c. The proposed front canopy sign will not cause any undesirable change to the character of the building and will be a great asset to the neighborhood as it will help keep traffic flowing when events are occurring at the Civic Center. The proposed size is important to allow visibility for oncoming traffic and the proposed height does not cause issue to foot traffic or vehicles.
- 2) The alternatives to the Variance would be the following for each sign:
 - a. Doubletree Hotel would have to discuss adding a dark background to meet the code illumination requirements ultimately causing them to be off brand and will be at a high cost. This change will not affect the actual make-up of these proposed signs, they will still meet the lighting requirements as individual letters
 - b. Doubletree Hotel would have to discuss adding a dark background to meet the code illumination requirements ultimately causing them to be off brand and will be at a high cost. This change will not affect the actual make-up of these proposed signs, they will still meet the lighting requirements as individual letters
 - c. The proposed canopy sign would have to be removed all together and that building elevation would leave no signage at the front entrance to the Hotel. The proposed size of the canopy is important as that is the main signage you will see coming into the hotel. There is still a clear walkway under the canopy and the proposed signage does not affect pedestrians or vehicle traffic.

- 3) This requested area variance is not substantial as having individual illuminated channel letters will still meet the reduction in light pollution. These CL's each have painted dark blue retainers/returns which diffuses the lighting pollution. Just the CL faces illuminate. During daylight hours the signs will be a dark blue and will illuminate white in the evening, the LED lights are diffused by small holes in the perforation in the vinyl which diffusing the LED lighting by 50%. The proposed canopy sign facing the one-way traffic and driveway would allow for much needed visibility to the Hotel and keep traffic moving.
- 4) This Variance will not have an adverse effect or impact the physical or environmental conditions in the neighborhood or district.
 - a. The signage is comparable to other Hotels with brand standards and trying to make sure that it's visible and easy to navigate.
 - b. There would be no light pollution as the proposed illuminated signs have painted dark blue retainers/returns which diffuses the lighting pollution. Just the faces illuminate. During daylight hours the signs will be a dark blue and will illuminate white in the evening, the LED lights are diffused by small holes in the perforation in the vinyl which diffusing the LED lighting by 50%.
- 5) The need for the area variance is not a self-created difficulty on our part, it's a unique area and next to the Civic Center that gets a lot of traffic. Requesting relief from the sign illumination code wording but will still be reflected in our signs, the proposed signage will still reflect lighting diffusion and will not cause lighting pollution to the community. Having the proposed canopy signage will allow for Customers to know where to enter and park for the Hotel and for foot traffic clearly identify the Hotel's entrance.

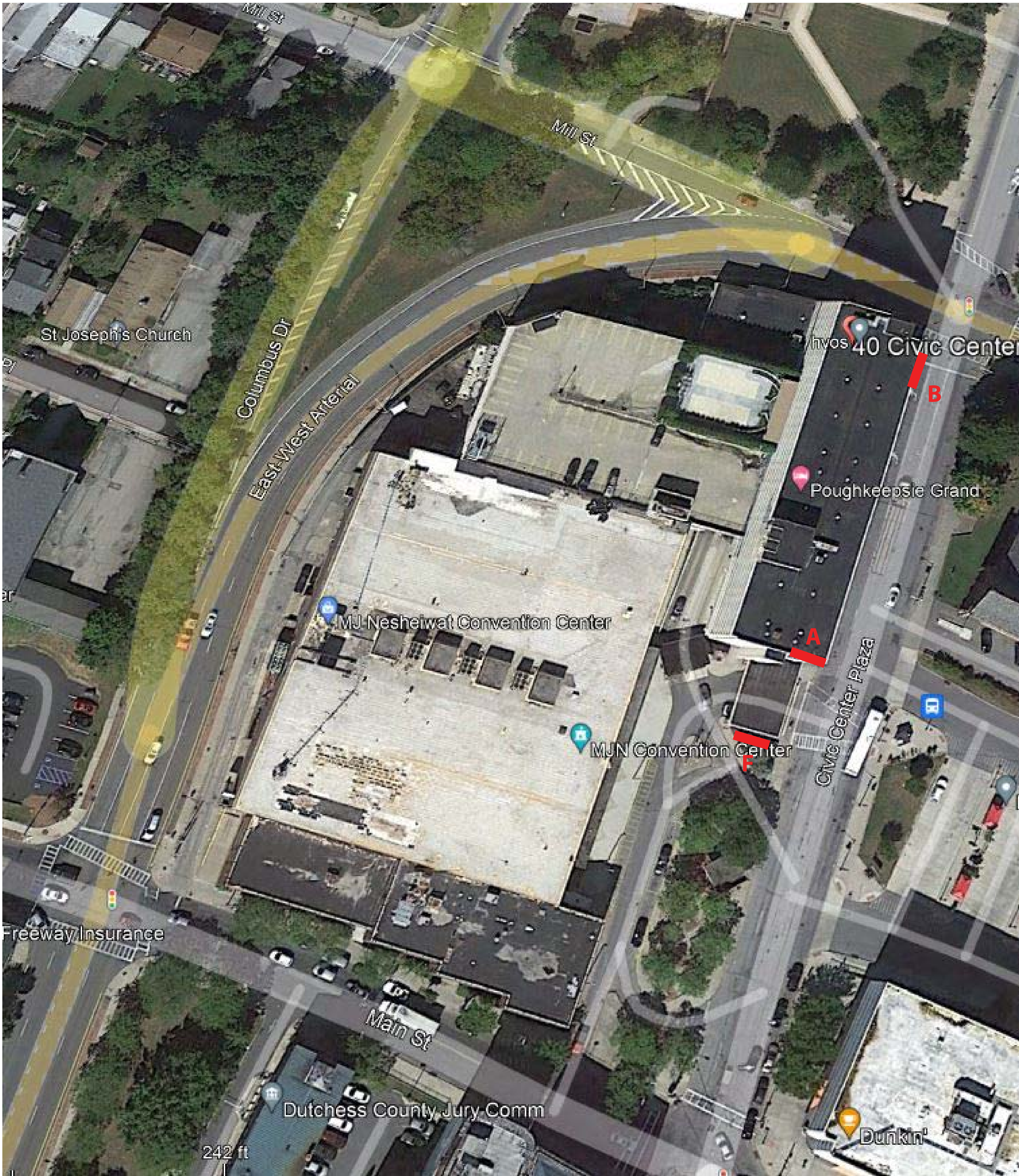
If you have any questions or require any additional information, please let me know.

Thank you,



Alyson Ibbotson

NOT TO SCALE



Print 9381GG-2	Date 10/12/23	Est# 47389	SP AC	SITE PLAN
CLIENT APPROVAL		Title DoubleTree	NOT TO SCALE	
		City/State Poughkeepsie NY		
		Customer DoubleTree		
AUTHORIZED SIGNATURE		DATE		
2 of 2		In the following certain original elements created by Lauretano Sign Group, Inc. are property of Lauretano Sign Group, Inc. and are subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received. It is intended for review and approval purposes only and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any form to anyone outside your organization without the express written consent of Lauretano Sign Group, Inc.		



1 Tremco Drive, Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
www.lauretano.com

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GC to remove trees

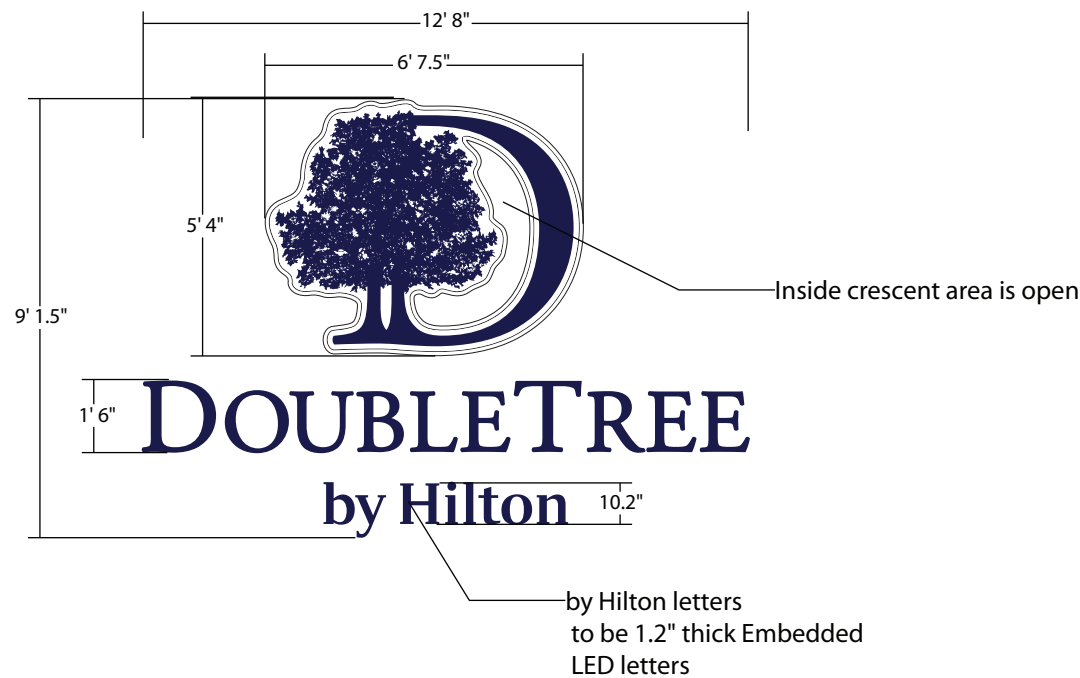


Print 9375GG-2	Date 10/12/23	ES# 47389	Line B	SP AC	Sign Type DT-CL185-BW
CLIENT APPROVAL		Title	DoubleTree		Location East Elevation
		City/State	Poughkeepsie NY		Size 9' 1.5" x 12' 8" (115.5 sq ft)
		Customer	DoubleTree		Description Blue day / white night LED CLs
		AUTHORIZED SIGNATURE	DATE	Int. Note	with logo
1 of 4	This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.				

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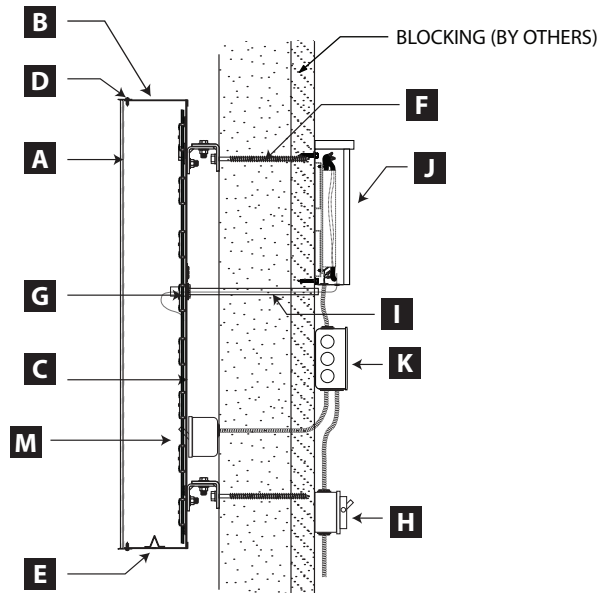
Scale: 1/4" = 1' 0"



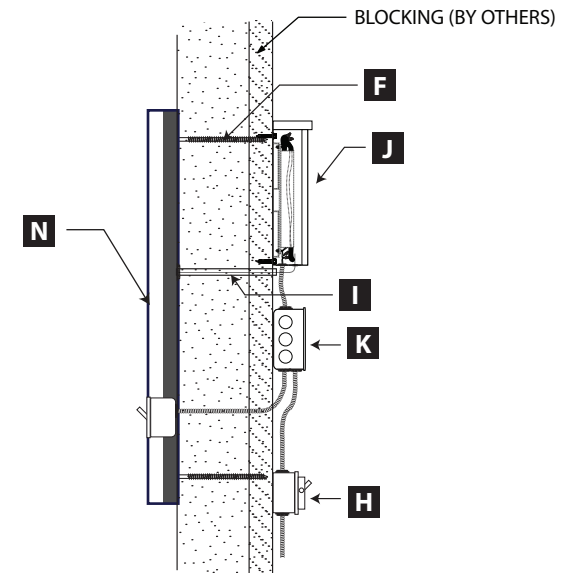
PROCEED TO PRODUCTION AUTHORIZED SIGNATURE DATE	Print 9375GG-2	Date 10/12/23	LAURETANO SIGN GROUP 1 Tremco Drive., Terryville, CT 06786 • Phone: 860.582.0233 signs@lauretano.com www.lauretano.com
	ES# 47389	Line B	
	6 = Critical Dimension for Internal Quality Control	UL FILE NO. E70436	
2 of 4	This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.		2" x 2" shoes with appropriate hardware determined by technical survey (blocking by others may be required)
			TBD 120

MATERIALS / COLORS

- A** .177" THK. WHITE ACRYLIC FACES.
W/ 1ST SURFACE APPLIED BLUE DAY/WHITE NIGHT PSV
- B** 3" deep .040" ALUMINUM COIL (Metallic Gray - Gloss Finish)
- C** ALUM. CAD CUT BACKS: .063 ALUMINUM CAD-CUT
- D** 1" JEWELITE (Metallic Gray - Gloss Finish)
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** 2" x 2" shoes with appropriate hardware determined by technical survey, into blocking (by others)
- G** WHITE LEDS (3 LEDS/MODULE, 1 MOD./1.5 FT.)
- H** LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING
- I** WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE
- J** POWER SUPPLIES: REMOTE PS12-60 POWER SUPPLIES MOUNTED IN TRANSFORMER ENCLOSURES.
- K** J-BOX WITH PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A
- M** PRIMARY POWER DISCONNECT SWITCH INSTALLED ADJACENT TO SIGN
- N** 1.2" deep white acylic letters with white LEDs embedded,
1st surface dual color vinyl (Blue Day / White Night)
Opaque Metallic Gray vinyl on edge closest to wall



Doubletree Letters: Typical Construction and Mounting Detail

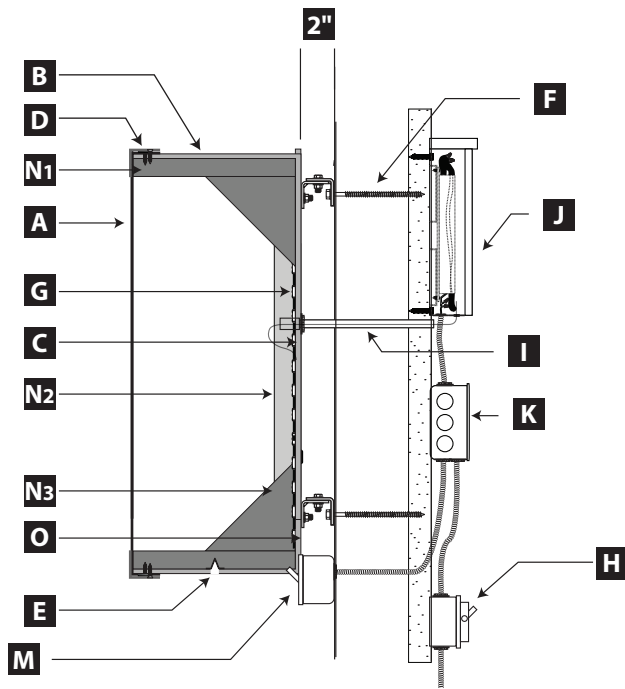


by Hilton Letters: Typical Construction and Mounting Detail

PROCEED TO PRODUCTION		Print 9375GG-2	Date 10/12/23	
		ES# 47389	Line B	
AUTHORIZED SIGNATURE _____ DATE _____		 = Critical Dimension for Internal Quality Control	UL FILE NO. E70436	
3 of 4	This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.			

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signs@lauretano.com www.lauretano.com



Logo: Typical Construction and Mounting Detail

MATERIALS / COLORS

- A** FLEX FACE w/ DIGITALLY PRINTED DT BLUE 1st SURFACE AND OVERLAMINENT APPLIED. OPAQUE BLACK 2nd SURFACE TO MIRROR 1st SURFACE PRINTING. 2nd SURFACE WHITE BLOCKOUT APPLIED IN CASE OF CLOSED CRESCENT AREA.
- B** RETURNS: 8" DEEP, .125" ALUM., PAINTED WHITE.
- C** BACKS: .125" ALUM. CAD-CUT
- D** TRIMCAP: 1.5" x 1.5" FABRICATED ALUMINUM, PAINTED WHITE
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** 2" x 2" shoes with appropriate hardware determined by technical survey, into blocking (by others)
- G** L.E.D.'S: White LEDs
(3 LEDs/module, 1.5 modules/ft.)
- H** LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING
- I** WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE
- J** REMOTE POWER SUPPLIES
- K** J-BOX with PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A
- M** PRIMARY POWER DISCONNECT SWITCH INSTALLED ADJACENT TO SIGN
- N1** 1" x 1" ALUM. TUBE
- N2** 1-1/2" x 1-1/2" x 3/16" ALUM. ANGLE
- N3** GUSSET

NOTES

- 1) BLOCKING BY OTHERS REQUIRED.
- 2) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 3) PRIMARY ELECTRICAL BY OTHERS.
- 4) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.

PROCEED TO PRODUCTION

Print 9375GG-2

Date 10/12/23

ES# 47389

Line B

6 = Critical Dimension for Internal Quality Control

UL FILE NO. E70436

AUTHORIZED SIGNATURE

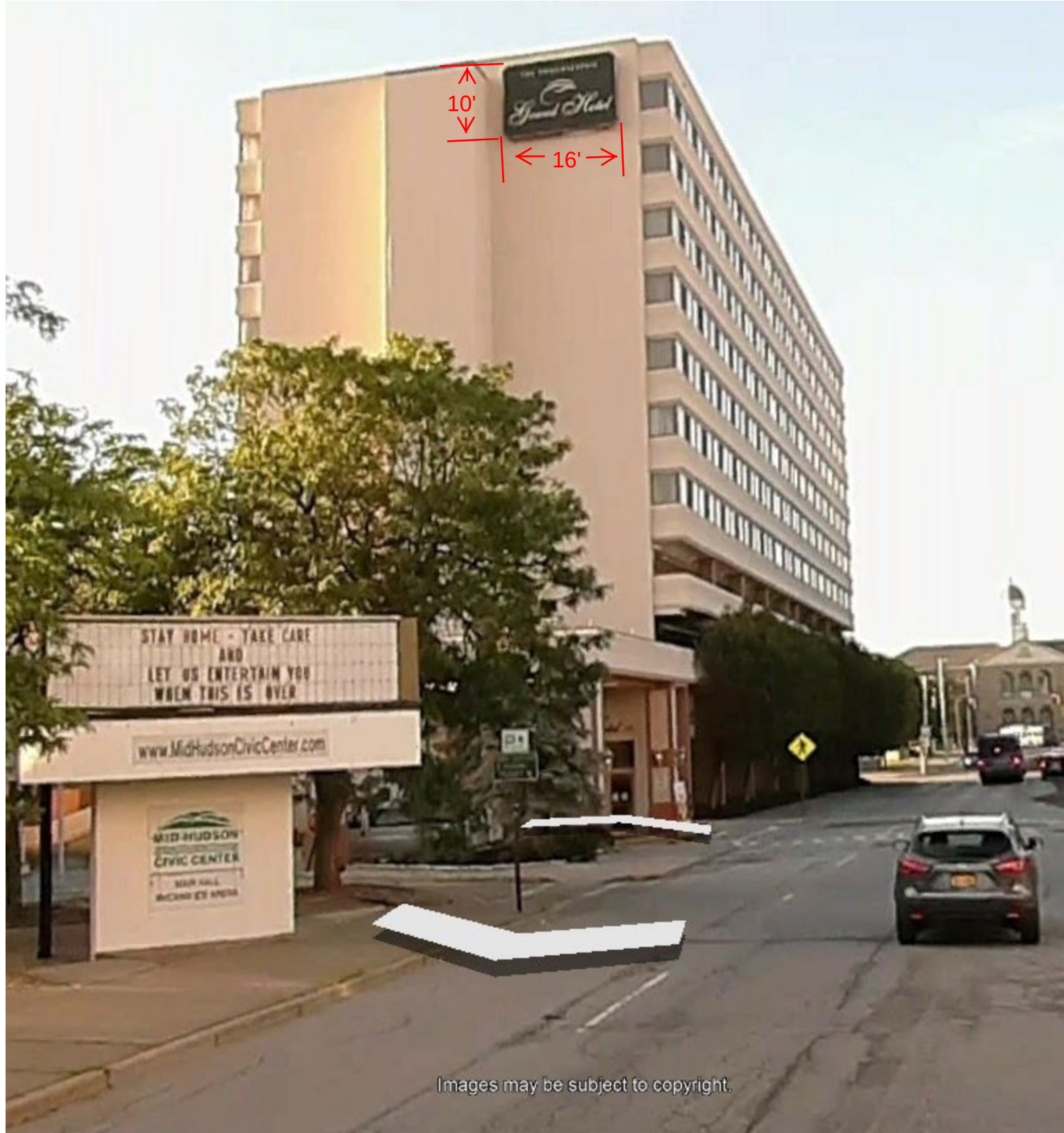
DATE

4 of 4

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signs@lauretano.com www.lauretano.com



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PROPOSED SIGNAGE



Plate letters by entrance
to be removed



Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.

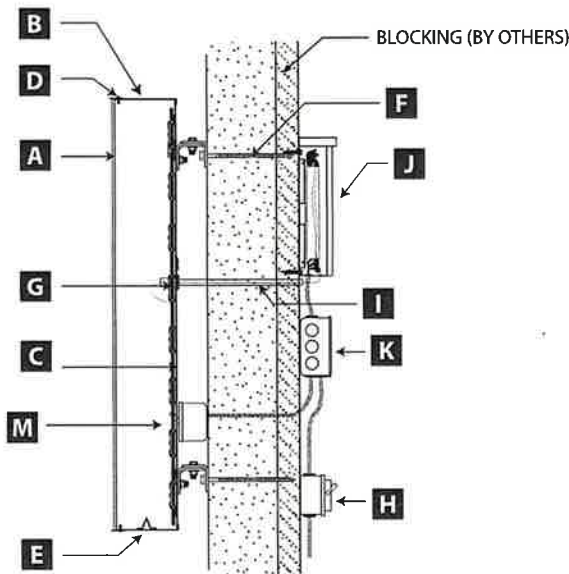
GC to remove landscaping/tree

Print 2759GG	Date 3/5/24	ES# 47389	Line F	SP AC	Sign Type	DT-CL30-BW-LOGO
CLIENT APPROVAL		Title	DoubleTree		Location	Front of Canopy
		City/State	Poughkeepsie NY		Size	2' 8" x 30' 3.32" (80.73 sq ft)
		Customer	DoubleTree		Description	Blue day / white night channel letters with logo
		AUTHORIZED SIGNATURE	DATE	Int. Note		

LAURETANO
SIGN GROUP

1 Tremco Drive. Terryville, CT 06786
phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Scale: 1/4" = 1' 0"

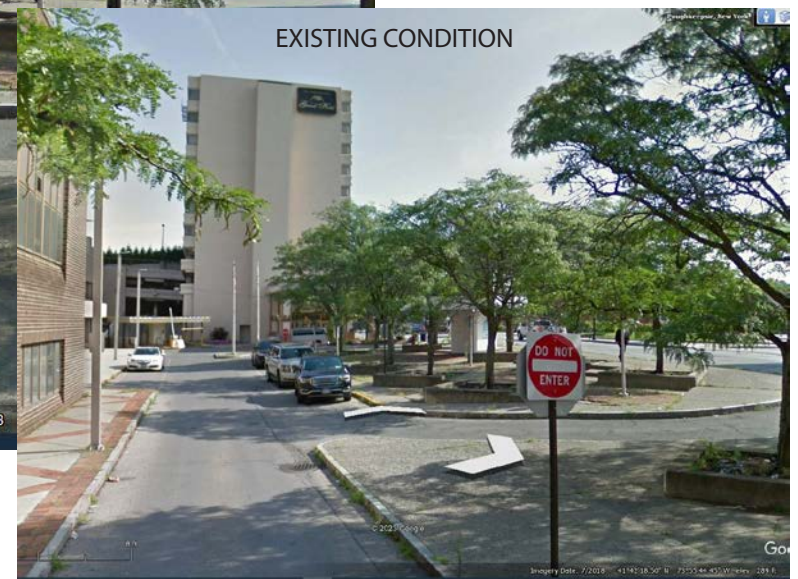
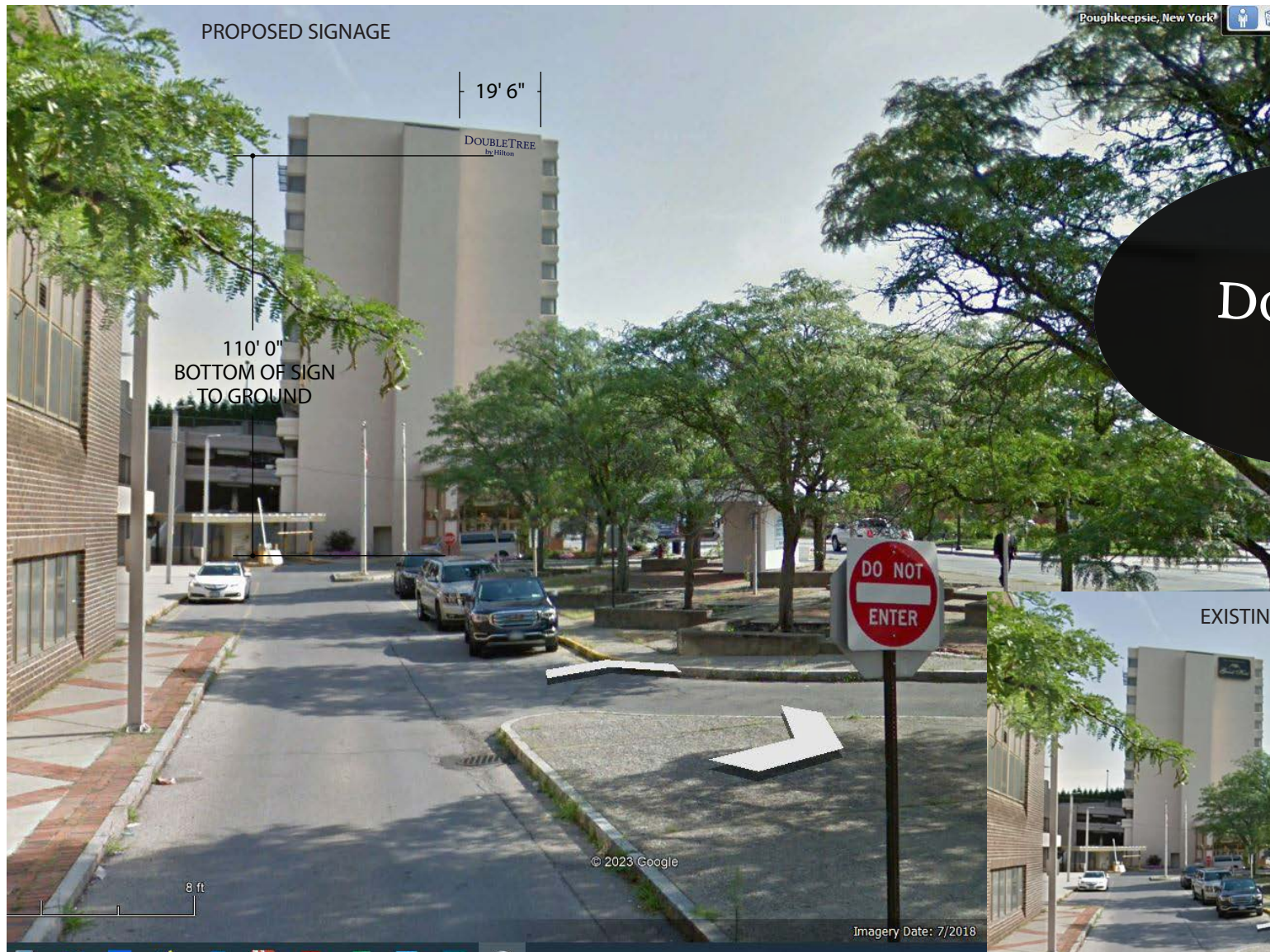


Letters: Typical Construction and Mounting Detail

MATERIALS / COLORS

- A** .177" THK. WHITE ACRYLIC FACES.
W/ 1ST SURFACE APPLIED BLUE DAY/WHITE NIGHT PSV
- B** 3" deep .040" ALUMINUM COIL (Metallic Gray - Gloss Finish)
- C** ALUM. CADCUT BACKS: .063 ALUMINUM CAD-CUT
- D** 1" JEWELITE (Metallic Gray - Gloss Finish)
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** 2" x 2" shoes with appropriate hardware determined by technical survey (blocking by others may be required)
- G** WHITE LEDs (3 LEDS/MODULE, 1 MOD./1.5 FT.)
- H** LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING
- I** WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE
- J** POWER SUPPLIES: REMOTE PS12-60 POWER SUPPLIES MOUNTED IN TRANSFORMER ENCLOSURES.
- K** J-BOX WITH PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A
- M** PRIMARY POWER DISCONNECT SWITCH INSTALLED ADJACENT TO SIGN

PROCEED TO PRODUCTION		Print 9374GG-2	Date 10/12/23	Installation Method		LAURETANO SIGN GROUP 1 Tremco Drive., Terryville, CT 06786 • Phone: 860.582.0233 signs@lauretano.com www.lauretano.com
		ES# 47389	Line A	2" x 2" shoes with appropriate hardware determined by technical survey (blocking by others may be required)		
		Ⓢ = Critical Dimension for Internal Quality Control	UL FILE NO. E70436			
AUTHORIZED SIGNATURE _____ DATE _____				Amps TBD	Volts 120	
2 of 2	This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.					

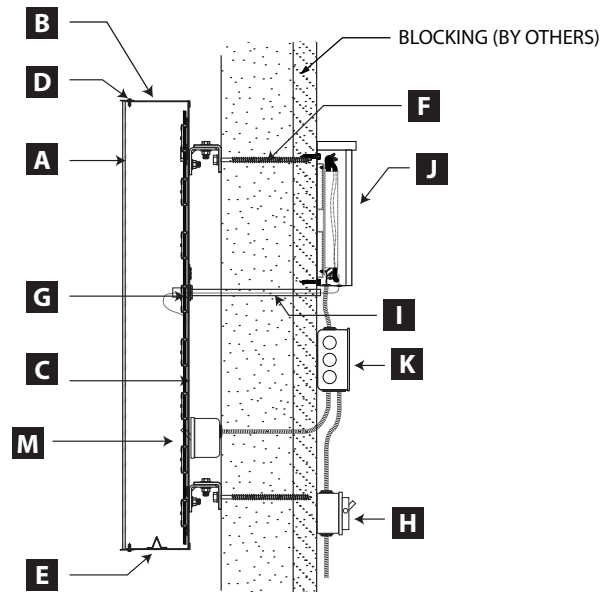


Print 9374GG-2	Date 10/12/23	ES# 47389	Line A	SP AC	Sign Type DT-CL24S-BW
CLIENT APPROVAL		Title DoubleTree	Location South/Side Elevation		
		City/State Poughkeepsie NY	Size 4' 4.375" x 16' 10.75" (73.75 sq ft)		
		Customer DoubleTree	Description Blue day / white night LED CLs		
AUTHORIZED SIGNATURE		DATE	Int. Note		
1 of 2	This drawing contains original elements created by Lauretano Sign Group, Inc., is property of Lauretano Sign Group, Inc. and is subject to all applicable copyright laws. This drawing may not be used in any way until full payment is received by Lauretano Sign Group, Inc. It is intended for review and approval purposes only, and is not to be reproduced, copied, transmitted by electronic media, or exhibited in any fashion to anyone outside your organization without the expressed written consent of Lauretano Sign Group, Inc.				

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phone: 860.582.0233 fax: 860.583.0949
signs@lauretano.com www.lauretano.com

Scale: 1/4" = 1' 0"



Letters: Typical Construction and Mounting Detail

MATERIALS / COLORS

- A** .177" THK. WHITE ACRYLIC FACES.
W/ 1ST SURFACE APPLIED BLUE DAY/WHITE NIGHT PSV
- B** 3" deep .040" ALUMINUM COIL (Metallic Gray - Gloss Finish)
- C** ALUM. CAD-CUT BACKS: .063 ALUMINUM CAD-CUT
- D** 1" JEWELITE (Metallic Gray - Gloss Finish)
- E** WEEP HOLES IN LOW POINTS (2) MIN.
- F** 2" x 2" shoes with appropriate hardware determined by technical survey (blocking by others may be required)
- G** WHITE LEDS (3 LEDS/MODULE, 1 MOD./1.5 FT.)
- H** LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING
- I** WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE
- J** POWER SUPPLIES: REMOTE PS12-60 POWER SUPPLIES MOUNTED IN TRANSFORMER ENCLOSURES.
- K** J-BOX WITH PRIMARY ELECTRICAL (BY OTHERS)
- L** N/A
- M** PRIMARY POWER DISCONNECT SWITCH INSTALLED ADJACENT TO SIGN

PROCEED TO PRODUCTION	Print 9374GG-2	Date 10/12/23	Installation Method	
	ES# 47389	Line A	2" x 2" shoes with appropriate hardware determined by technical survey (blocking by others may be required)	
	 = Critical Dimension for Internal Quality Control	UL FILE NO. E70436	Amps TBD	Volts 120
	AUTHORIZED SIGNATURE _____	DATE _____		

2 of 2

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SIGN GROUP

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signs@lauretano.com www.lauretano.com

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Doubletree Hotel - Signage			
Name of Action or Project: Doubletree Hotel - Signage			
Project Location (describe, and attach a location map): 40 Civic Center Plaza			
Brief Description of Proposed Action: Signage proposed: - Ground Sign at Entrance - Directional Sign at Parking Gargae - Wall Porte-Cochere Sign facing South - Wall Plaque facing South			
Name of Applicant or Sponsor: Lauretano Sign Group - Alyson Ibbotson		Telephone: 860-582-0233 x155 E-Mail: alyson@lauretano.com	
Address: 1 Tremco Drive			
City/PO: Terryville		State: CT	Zip Code: 06786
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO ☐
			YES ☒
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: signage will require a Building Permit			NO ☐
			YES ☒
3. a. Total acreage of the site of the proposed action? 0.66 acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

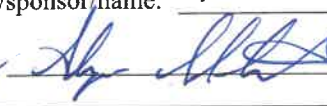
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☐	☒
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

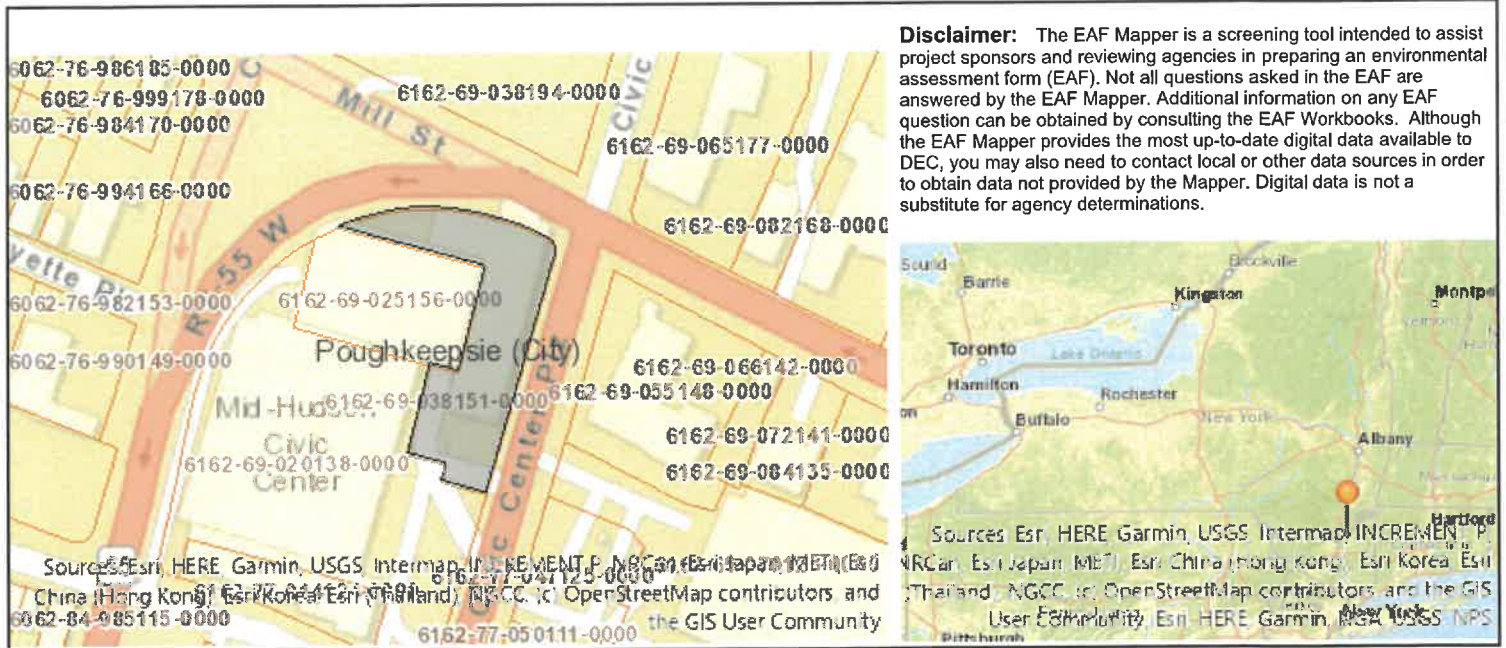
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☒	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☒	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
_____	☒	☐

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
_____	☒	☐

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
_____	☐	☒

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Alyson Ibbotson</u> Date: <u>12/20/23</u>		
Signature: <u></u> Title: <u>Government Relations</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

OWNER AUTHORIZATION FORM

**I/WE GIVE LAURETANO SIGN GROUP AND OR THEIR AGENTS PERMISSION
TO SIGN THE ZONING/BUILDING PERMIT APPLICATIONS AS MY AGENT,
AND TO FURNISH AND/OR INSTALL SIGN(S)**

AT: Doubletree
40 Civic Center Plaza
Poughkeepsie, NY 12601

SIGNATURE OF OWNER/OWNER REPRESENTATIVE

NAME: Thomas J Sawyer
(Signature)

NAME: Thomas J. Sawyer
(Please Print)

TITLE: Vice President of Construction

TELEPHONE #: 716-866-1572

TODAY'S DATE: 8/31/23

COMPANY NAME: Hudson Valley Lodging Associates, LLC

STREET ADDRESS: 11751 East Corning Road

CITY, STATE, ZIP CODE: Corning, NY 14830

DRAWINGS:

QUOTE #: 47389

Please fax this form back to 860-583-0949, Attn. Alyson Ibbotson,
or e-mail to alyson@lauretano.com



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

May 7th, 2024

Alyson Ibbotson/Lauretano Sign Group
1 Tremco Drive
Terryville CT 06786

RE: 40 Civic Center Plaza
ID: 079190
Application # PB-2023-077

To whom it may concern,

The Building Department has received your sign application # PB-2023-077 for a wall sign located at 40 Civic Center Plaza. Please be advised that the property at 40 Civic Center Plaza is located in an area of the City zoned The Civic Corridor subdistrict (PID-CC). Please note that although wall signs are permitted, the application does not meet the following code requirement(s).

1. Section 19-4.9(8)(c)2.b.ii states that in order to reduce light pollution and to contribute to readability, internally illuminated signs shall have dark backgrounds with light lettering.

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

May 7th, 2024

Alyson Ibbotson/Lauretano Sign Group
1 Tremco Drive
Terryville CT 06786

RE: 40 Civic Center Plaza
ID: 079190
Application # PB-2023-078

To whom it may concern,

The Building Department has received your sign application # PB-2023-078 for a canopy sign located at 40 Civic Center Plaza. Please be advised that the property at 40 Civic Center Plaza is located in an area of the City zoned The Civic Corridor subdistrict (PID-CC). Please note that although canopy signs are permitted, the application does not meet the following code requirement(s).

1. **Section 19-4.9(8)(c)2.b.ii** states that in order to reduce light pollution and to contribute to readability, internally illuminated signs shall have dark backgrounds with light lettering.
2. **Section 19-4.9(9)(b)1** states that the bottom of a canopy shall be a minimum of seven feet or a maximum of nine feet above the sidewalk. A clear walkway with a minimum width of eight feet shall be provided beneath each canopy. No dimension was provided.
3. **Section 19-4.9(b)2** states that the lettering on a canopy sign shall not exceed eight feet in width nor 18 inches in height. The proposed lettering height is 2'8" or 32" and the proposed width is 30'3".

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

May 7th, 2024

Alyson Ibbotson/Lauretano Sign Group
1 Tremco Drive
Terryville CT 06786

RE: 40 Civic Center Plaza
ID: 079190
Application # PB-2023-079

To whom it may concern,

The Building Department has received revised plans for your sign permit application # PB-2023-079 to add lighting to the previously approved sign. Please note that due to the addition of lighting for this sign, the application does not meet the following code requirement(s).

1. Section 19-4.9(8)(c)2.b.ii states that in order to reduce light pollution and to contribute to readability, internally illuminated signs shall have dark backgrounds with light lettering.

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator







**ZONING BOARD OF APPEALS
APPROVAL RESOLUTION
40 CIVIC CENTER PLAZA
JULY 10, 2024**

Present

Excused

Absent

In the matter of the appeal of Hudson Valley Lodging Associates/Rakesh Patel, regarding the property at 40 Civic Center Plaza, Poughkeepsie, New York;

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 10th day of July, 2024, at 6:00pm:

WHEREAS, the Zoning Board has received an application for area variances from The Lauretano Sign Group on behalf of Hudson Valley Lodging Associates, LLC/Rakesh Patel, relative the proposed placement of signs on the property at 430 Civic Center Plaza, requiring variances of Section 19-4.9(8)(c)(2)(b)(ii), which requires that internally illuminated signs have dark backgrounds with light lettering, to allow no dark background on two wall signs and one canopy sign, Section 19-4.9(9)(b)(2), which provides that the lettering on a canopy sign shall not exceed 8 feet in width nor 18 inches in height to allow lettering 30'3" in width and 2'8" in height, and Section 19-4.9(9)(b)(1), which requires that the bottom of a canopy sign be a minimum of 7 feet or a maximum of 9 feet above the sidewalk, to apparently allow something outside of that range; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on elevations dated 3/5/24 and 6/10/24, prepared by Laretano Sign Group, and supplemental documentation; and,

WHEREAS, a public hearing on the application was held on June 11, 2024; and,

WHEREAS, the application was reviewed by the Dutchess County Department of Planning and Development, who found the requested variances relating to the illumination and contrast of the signs to be a matter of local concern, but who, relative to the requested dimensional variance for the canopy sign, recommended requiring additional renderings of smaller signs in order to determine what the minimum variance would be, as New York State law requires that the Board permit only the minimum variances necessary; and,

WHEREAS, if the Board acts contrary to the County's recommendation, it must do so by a majority plus one of the full membership, and notify the County of the reasons for its decision; and,

WHEREAS, the Board finds that the width of the lettering is consistent with other signs proximate 40 Civic Center, and that the width of the lettering will reduce distractions to passing traffic; and,

NOW THEREFORE BE IT RESOLVED THAT THE ZONING BOARD OF APPEALS MAKES THE FOLLOWING FINDINGS:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Board considers the following criteria in making this determination:

1. The variances will not necessarily produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties as the size of the sign is consistent with nearby signs.
2. The benefit sought by the applicant to create a sign that is proportionate to the building and other signs in the area. Additionally, the proposed sign has been reduced in area to the minimum permitted by the Hilton brand standards. There is no other method to achieve this.
3. The requested variances is not substantial. The canopy is existing and the signs fits within the framework of the canopy. Additionally, as noted above, he sign has been reduced in area to the minimum permitted by the brand standards.
4. The proposed variance may not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. The canopy sign provides clarity relative to the entrance of the facility, which could be easily missed otherwise.
5. The hardship could be considered self-created, inasmuch as the applicant chose to propose a sign that did not conform to the requirements. However, this factor constitutes only one factor to be considered by the board of appeals and it does not, in and of itself, preclude the board from granting the variance requested.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances for 40 Civic Center Plaza, File #2024-052, as outlined above.

Motion:

Second:

VOTE:

Sam Finnerman

Justin Phillips

Thomas Klug

Scott Parker

Jessica Vinall

James Patterson

The motion to grant the variances as set forth herein carried/failed to carry.

Scott Parker

Chair

Zoning Board of Appeals

Date



Plate letters by entrance
to be removed



Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.

GC to remove landscaping/tree

Print 3914GG	Date 6/10/24	ES# 47389	Line F	SP AC	Sign Type	DT-CL24-BW-LOGO
CLIENT APPROVAL		Title	DoubleTree		Location	Front of Canopy
		City/State	Poughkeepsie NY		Size	2' 1.66" x 24' 2.66" (51.79 sq ft)
		Customer	DoubleTree		Description	Blue day / white night channel
		AUTHORIZED SIGNATURE	DATE	Int. Note	letters with logo	

Scale: 1/4" = 1' 0"

Inside of crescent is open

dot of "i" will require aluminum bridge

Note: For preliminary design purposes only.
Accurate field survey and dimension verification
required before beginning construction.



Letters smaller than 10"
will be 1.2" deep acrylic
with embedded LEDs.
Dual color vinyl on 1st surface,
returns are opaque

MATERIALS / COLORS

A LETTERS: .177" Thick Evonik Cyro WRT30 White Solar Grade with 3M 3635-8857 Dual Color Blue Vinyl Applied 1st Surface

LOGO: .177" THK. EVONIK CYRO WRT30 White Solar Grade with 3-layer Digital Print Graphics:

- 1st Layer: 3M IJ3630-20 Printed Opaque Black
- 2nd Layer: 3M IJ3650-114 Printed Blue to match Akzo Nobel SIGN61448
- 3rd Layer: 3M-3619 Overlaminant

B LETTERS: 3" deep .040" ALUMINUM COIL (Akzo Nobel SIGN92379 Metallic Gray (Gloss Finish))

LOGO: 3" deep .040" ALUMINUM COIL (White)

C .063" ALUM. CAD CUT BACKS

D LETTERS: 1" JEWELITE (Akzo Nobel SIGN92379 Metallic Gray (Gloss Finish))

LOGO: 1" JEWELITE (White)

E WEEP HOLES IN LOW POINTS (2) MIN.

F Mount flush with appropriate hardware determined by technical survey
(EIFS sleeves and/or blocking by others may be required)

CANOPY FASCIA IS ANGLED AND WILL REQUIRE SPACERS

G White LEDs (3 LEDs/module, 1.5 modules/ft.)

H LOCKABLE PRIMARY POWER DISCONNECT SWITCH (BY OTHERS) INSIDE THE BUILDING

I WALL BUSTER OR EQUIVALENT. PLTC CABLE, SEAL PASS-THRU w/ SILICONE

J REMOTE POWER SUPPLIES

K J-BOX with PRIMARY ELECTRICAL (BY OTHERS)

L SILICONE BEAD ON UNSEEN TOP EDGES

M PRIMARY POWER DISCONNECT SWITCH INSTALLED ADJACENT TO SIGN

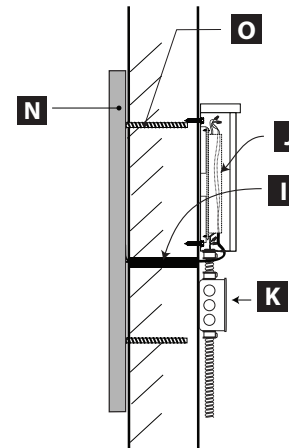
N 1.2" thick acrylic letters with white LED embedded. Dual color vinyl 1st surface, opaque vinyl on returns

O 3" x 3/16" (10-24) aluminum stud with silicone filled cavity

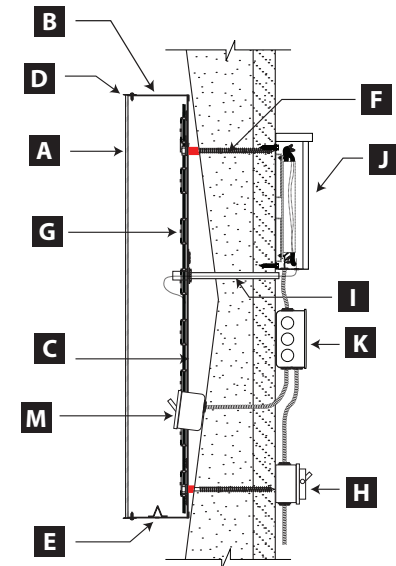
NOTES

- 1) BLOCKING BY OTHERS REQUIRED.
- 2) UL LABELS REQUIRED - INSTALL IN ACCORDANCE WITH NEC
- 3) PRIMARY ELECTRICAL BY OTHERS.
- 4) IF AVAILABLE POWER IS NOT 120 VOLT, THEN A DIFFERENCE IN PRICE WILL APPLY OR A STEP DOWN TRANSFORMER WILL NEED TO BE USED.
5. ALL PRINTING TO UTILIZE 3M 1500V2 SOLVENT INKS (OR AVERY EQUIVALENT)

by Hilton



by Hilton letters (Not to Scale)



Logo & DOUBLETREE letters (Not to Scale)

PROCEED TO PRODUCTION

Print 3914GG

Date 6/10/24

ES# 47389

Line F

6 = Critical Dimension for
Internal Quality Control

UL FILE NO. E70436

AUTHORIZED SIGNATURE

DATE

2 of 2

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LAURETANO
SIGN GROUP

1 Tremco Drive., Terryville, CT 06786 • Phone: 860.582.0233
signs@lauretano.com www.lauretano.com

July 9, 2024

City of Poughkeepsie
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Reference: Doubletree Hotel – Canopy Sign

Dear Zoning Board of Appeals,

This letter is addressing the ZBA request for a 51.79sq.ft. front canopy sign. Granting this variance will not produce an undesirable change in the character of the neighborhood or be a detriment to the nearby properties. The proposed front canopy sign will be a great asset to the neighborhood as it will help keep traffic flowing when events are occurring at the Civic Center, this will also demarcate the shared entrance for the Doubletree Hotel & Civic Center. The proposed size 2'1.66" x 24' 2.66" is a reduced size from the originally submitted proposed canopy sign. Hilton's brand standard is required to have "by Hilton"; a trademark to the Doubletree Hotel and is a requirement to this sign. the size of the "by Hilton" trademark will be a max of 8" height and is the smallest size the sign can be in order to be visible and illuminated. We feel it's very important to have this front canopy sign at the front entrance to the Hotel; as it will be the main sign visible as you approach the Hotel entrance. The sign does not affect the walkway under the canopy and causes no issue to pedestrians or vehicle traffic flow.

If you have any questions or require any additional information, please let me know.

Thank you,



Alyson Ibbotson



**THE CITY OF POUGHKEEPSIE
NEW YORK**

PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00
CODE: A2112
ID# _____
IPS# _____

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

PROPERTY ADDRESS: 650 Main St
ZONING DISTRICT: Main street Commercial (C-2A)

OWNER INFORMATION:

Name: Saleh Hijazeen
Address: 17 DeGarmo Rd
Poughkeepsie NY 12603
Phone: (845) 243-1106
Email: dutchesscountyauto-repair@gmail.com

APPLICANT INFORMATION:

Name: Same as above
Address: _____

Phone: _____
Email: _____

CONSULTANT INFORMATION:

Name: _____
Address: _____

Phone: _____
Email: _____

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: Joseph O'Brien Deputy Zoning Administrator

Date of decision/determination/violation: 2/28/2024

Please note that a copy of the communication must be attached with this application.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: _____

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
<u>19-4.9(a)(1)</u>	<u>minimum 5 ft from property line</u>	<u>21" from property line</u>
<u>19-4.9(a)(2)</u>	<u>height 8 ft</u>	<u>height of 11'</u>
<u>19-4.9(a)(4)</u>	<u>Five words</u>	<u>six words</u>
<u>19-4.9(i)(2)</u>	<u>height of 3 feet</u>	<u>height of 4'4"</u>
<u>19-4.9(i)(3)</u>	<u>3 colors</u>	<u>4 colors</u>
<u>19-4.9(i)(4)</u>	<u>5 words</u>	<u>11 words</u>

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial.
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not?
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 650 Main st

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.

Saleh
SIGNATURE OF APPLICANT

3/22/24
DATE

Saleh Hijazeen
Print Name

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why? No, because both signs are for business use, away from the neighborhood, and are non-harmful.
- 2) Can the benefits sought be achieved by some other method feasibility for the applicant to peruse, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties) why is the variance necessary? No, benefits sought cannot be achieved by some other method feasibility other than a variance.

Yes, alternatives have been explored like having three different companies give opinions on both signs, they all stated no free-standing sign will work because it has to be five feet from property line, which puts the sign in the middle of the parking lot and they stated the wall sign would have to be totally changed which will cost almost \$3,000, unless we do a variance.

Variance is necessary to approve the existing signs which will help our customers visualize our business. Our business is hidden between two apartments/businesses and many customers gave attested that they have never seen our business until the free sign was more visible to them. Also, the wall sign did exist from 2017/2018 and was approved with same height which is 4 feet and 4 inches.

- 3) Is/ are the requested area variance(s) substantial? Explain why they are not substantial. Yes, requested area variance(s) substantial due to the fact that the business is hidden and cannot be seen by future customers and to get customers and for customers to know that the business exists. This allows the business to be seen by passing traffic.
- 4) Will the variance(s) have an adverse effect on or impact on the physical environmental conditions in the neighborhood or district? Why not? No, this variance will not have an impact or adverse effect on the physical environmental conditions in the neighborhood or the district because both signs are for advertising purposes of the business.
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain
yes, in regard to the wall sign had to be brought down from above the overhead door due to renovations, while it was down we decided to change the only the wording on the sign since the other dealership did not exist anymore, company sign were contacted and they made the changes however, never mentioned anything about needing permits,

we also were not aware that we needed permits for that as well. In regard to the freestanding sign, it was changed as well, however as stated above same situation, not knowing permit needed and sign company not warning us, after the change was done, the sign fell on one of the dealer cars causing damage, sign company once again contacted, and it was moved due to that cause.

Saleh Hijazeen
650 Main St.
Poughkeepsie, NY 12601

3/22/2024

Planning & Zoning
62 Civic Center Plaza, 2nd Floor
Poughkeepsie, NY 12601

Dear Respected Members of the Zoning Board,

We are writing this letter in regard to 650 Main St, where your approval is needed to keep an exciting wall sign and a freestanding sign.

The old freestanding sign was dark in color, our business had lost financially due to poor visibility of our business. After installing this yellow bright color, many individuals have found this business. Many stated that they never knew this business/place existed until they saw the freestanding sign which had caught their attention, this had made a difference financially for the business. The wall sign did not make a difference.

Our business is hidden, pictures provided for review. Many individuals do not realize that our business is there due to having a long parking lot and the building being way back and in between two other buildings.

Thank you for the time and consideration.

Respectfully,
Saleh Hijazeen
650 Main St
(845) 243-1106



DUTCHESS COUNTY
AUTO REPAIR
Complete Mechanic • 845 309-9122 • NYS INSPECTIONS
USED CAR DEALERSHIP

115

122

4132

←
DUTCHESS COUNTY
AUTO
REPAIR
NYS INSPECTIONS

650

446

436

W 37



2967

4165

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

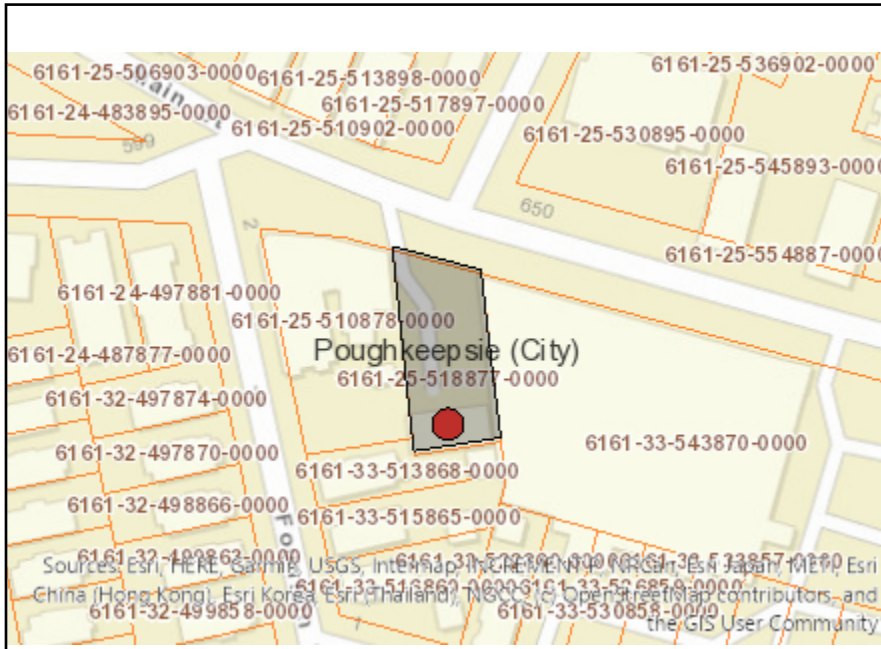
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Saleh Hijazeen			
Name of Action or Project: Standing and Freesign variance approval			
Project Location (describe, and attach a location map): 650 Main St, Poughkeepsie NY, 12601			
Brief Description of Proposed Action: Seeking approval from board for current wallsign and freestanding sign.			
Name of Applicant or Sponsor: Saleh Hijazeen		Telephone: 8452431106	
		E-Mail: dutchesscountyaautorepair@gmail.com	
Address: 17 DeGarmo Rd			
City/PO: Poughkeepsie		State: NY	Zip Code: 12603
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		☒	☐
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval:		☒	☐
3. a. <u>Total acreage of the site of the proposed action?</u>		_____ acres	
b. <u>Total acreage to be physically disturbed?</u>		_____ acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		_____ acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	☐	☐	☐
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☐	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	☐	☒	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☒	☐	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☒	☐	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☒	☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☐	☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. <u>Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</u>	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☐	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban		
15. <u>Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</u>	NO	YES
	☒	☐
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	☒	☐
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe:	NO	YES
	☒	☐
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe:	NO	YES
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ <u>Signature</u> _____ Title: _____		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Mid States on Main Street is less than 5 feet from the property line, is greater than 8 feet, and has more than 8 words.



McDonalds on Main Street is less than 5 feet from the property line, is greater than 8 feet and has 10 words.

Kane Motors on Main Street is over 8 feet.

Gino's (wall sign) has more than three colors and more than five words more than 3 feet.

Poughkeepsie Wines & Liquor is more than 8 feet tall closer than 5 feet from property line

Market Fresh, less than 5 feet from property line, taller than 8 feet

Big Tomato (wall sign) more than three colors, more than five words, more than 3 feet.

Casa Latina, directly across the street. Greater than 8 feet, 8 words

RAC, Main Street. Greater than 8 feet, 4 colors

Mid Estates on Main Street is less than 5 feet from the property line, is greater than 8 feet, and has more than 8 words.

Updated per planning board requirements
7-18-17





BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

February 28th, 2024

Saleh Hijazeen
17 DeGarmo Rd
Poughkeepsie NY 12603

RE: 650 Main Street
ID: 299200
Application # PB-2024-009

To whom it may concern,

The Building Department has received your sign application # PB-2024-009 for a freestanding sign located at 650 Main Street. Please be advised that the property at 650 Main Street is located in an area of the City zoned Main Street Commercial (C-2A). Please note that although freestanding signs are permitted, the application does not meet the following code requirement(s).

1. **Section 19-4.9(9)(d)1** states that freestanding signs shall be located in a front yard and a minimum of five feet from the front property line. No dimension was provided for the proposed location but appears to be less than 1' from the property line.
2. **Section 19-4.9(9)(d)2** states that the maximum height, including sign face and base, shall not exceed eight feet in nonresidential districts. The proposed freestanding sign height is 11'.
3. **Section 19-4.9(9)(d)4** states that no more than five words are permitted per freestanding sign. The proposed freestanding sign contains 6 words.

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

February 28th, 2024

Saleh Hijazeen
17 DeGarmo Rd
Poughkeepsie NY 12603

RE: 650 Main Street
ID: 299200
Application # PB-2024-010

To whom it may concern,

The Building Department has received your sign application # PB-2024-010 for a wall sign located at 650 Main Street. Please be advised that the property at 650 Main Street is located in an area of the City zoned Main Street Commercial (C-2A). Please note that although wall signs are permitted, the application does not meet the following code requirement(s).

1. Section 19-4.9(9)(i)2 states that wall signs shall not exceed a height of three feet. The proposed wall sign has a height of 4'4".
2. Section 19-4.9(9)(i)3 states that no more than three colors are permitted per wall sign. The proposed wall sign contains 4 colors.
3. Section 19-4.9(9)(i)4 states that no more than five words are permitted per wall sign. The proposed wall sign contains 11 words.

Therefore, your application is hereby denied. You may appeal the terms of this denial to the Zoning Board of Appeals within (60) days of the date of the denial.

If you have any questions, you can reach me at 845-451-4273

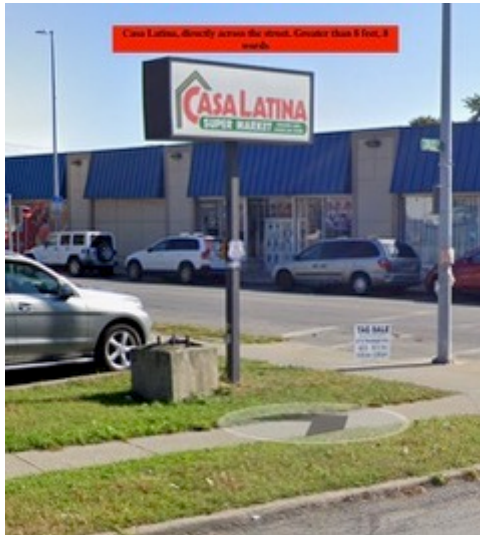
Very truly yours,
Joseph O'Brien
Deputy Zoning Administrator







Gino's (wall sign) has more than three colors and more than five words more than 3 feet



Casa Latina, directly across the street. Greater than 8 feet, 8 words.

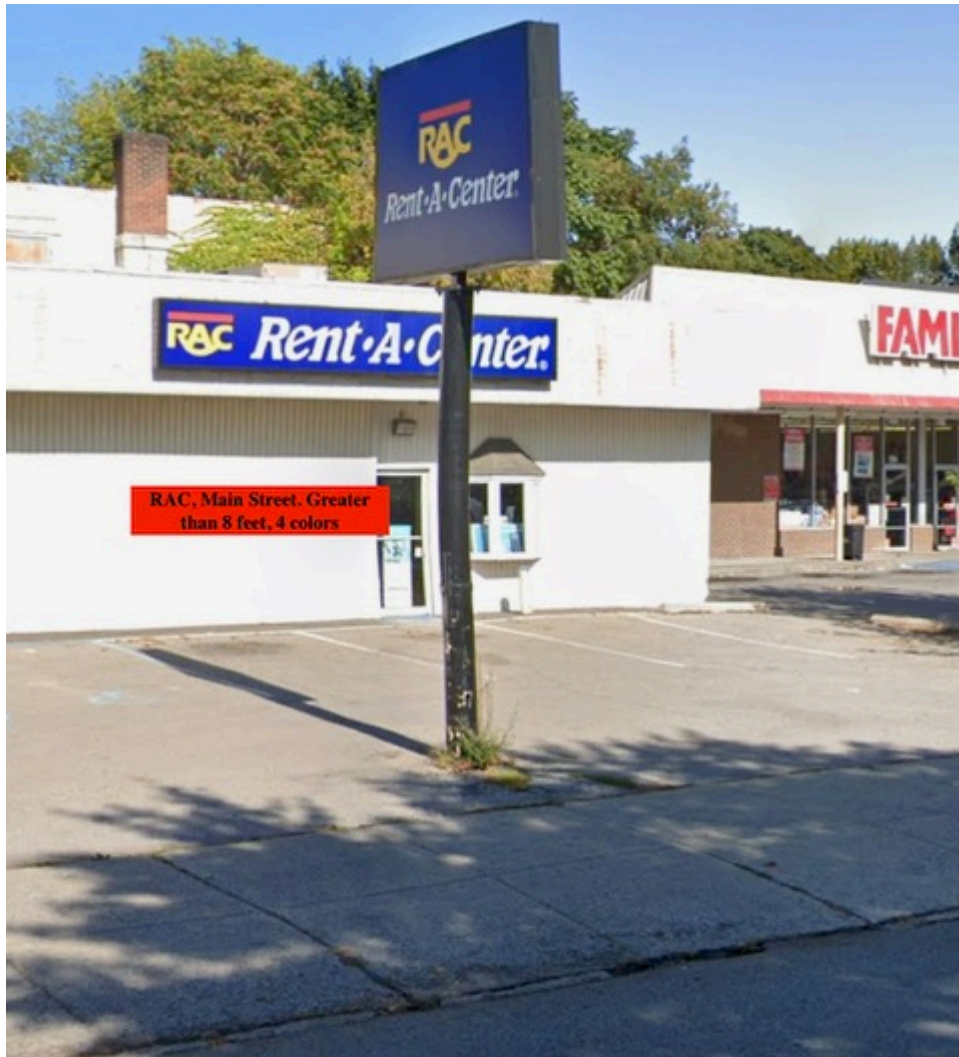


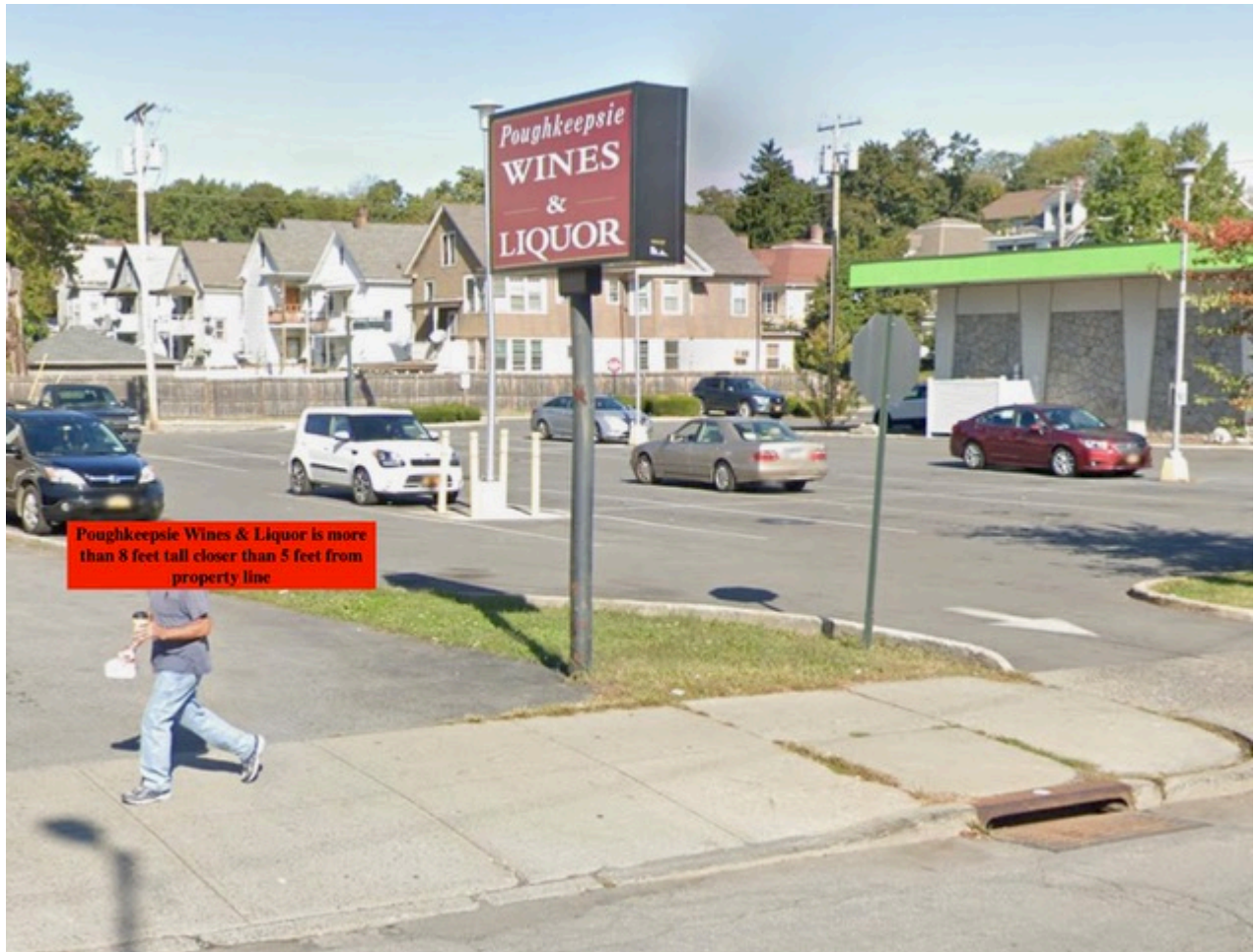
Big Tomato (wall sign) more than three colors, more than five words, more than 3 feet.



Kane Motors on Main Street is over 8 feet in height







**McDonalds on Main
Street is less than 5 feet
from the property line,
is greater than 8 feet
and has 10 words.**



Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
		Co./Dept.	From		
		Fax #	Phone #		

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **5188770000**

Project Name: **Dutchess County Auto Repair Sign Variances**

Applicant: **Saleh Hijazeen**

Address of Property: **650 Main St, Poughkeepsie, NY 12601**

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☒ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **6/3/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☐ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☒ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted:	Notes: Additional materials received 5/30	☐ Major Project	
Date Received: 5/30/2024		Referral #: ZR24-152	
Date Requested: 6/3/2024			
Date Required: 6/28/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 6/7/2024			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

June 7, 2024

To: Zoning Board of Appeals, City of Poughkeepsie
Re: **ZR24-152, Dutchess County Auto Repair Sign Variances**
Lot: 518877, 650 Main Street

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

ACTION

The applicant is seeking six variances:

For the monument sign:

1. Less than 5 feet from the property line
2. 11 feet tall where 8 feet is the maximum
3. Six words where five are permitted

For the wall sign:

1. 4 feet 4 inches high where 3 feet is the maximum
2. Four colors where three is the maximum
3. Eleven words where five are permitted

COMMENTS

1. This property previously had a raised landscape bed that separated the parking area from the sidewalk. A similar pole sign was located at the rear edge of that barrier. The raised bed has since been removed, and the sign moved forward. The landscape barrier serves an important purpose, providing a barrier between people walking and cars in the lot, preventing cars from parking over the sidewalk, making the entrance clear, and visually distinguishing between the public way and private property. It is also required by 19-4.11 (b). Approval of any of the requested variances should be contingent on replacement of a buffer as described in that section.
2. With the above condition, we find the variances for word count on the monument sign, the height of the wall sign, the colors of the wall sign, and the word count for the wall sign to be matters of local concern, though we suggest that the Board and applicant consider ways to reduce the substantiality of the wall sign word count variance, which as proposed is more than double what is allowed.
3. The city has placed limits on the height and location of monument signs to reduce highway-style signage and ensure that the right-of-way remains clear. The applicant notes that the business across the street has a similar sign, which is taller and closer to the sidewalk than permitted. The existence of a nonconforming sign, especially one that has been in existence for a long time, is not in and of itself a reason to allow additional nonconforming signs. The goal is to slowly bring signage into conformance as the opportunity arises. We recommend that the variances for monument sign height and proximity to the property line be denied.

(ZR24-152, cont.)

RECOMMENDATION

For the reasons stated above, we recommend the Board **condition** approval of any variances on reestablishment of a landscaped buffer in accordance with 19-4.11 (b) and **deny** the requested variances for freestanding sign height and proximity to the parcel line.

Voting and Reporting Requirements: If the Board acts contrary to our recommendation, the law requires that it do so by a majority plus one of the full membership of the Board and that it notify us of the reasons for its decision.

Eoin Wrafter, AICP

Commissioner

By

A handwritten signature in black ink, appearing to read 'D. Tuttle', followed by a horizontal line.

Dylan Tuttle, Senior Planner



**ZONING BOARD OF APPEALS
APPROVAL RESOLUTION
650 MAIN STREET
JULY 10, 2024**

Present

Excused

Absent

In the matter of the appeal of Saleh Hijazeen, regarding the property at 650 Main Street, Poughkeepsie, New York;

At a Regular Meeting of the Zoning Board of Appeals held in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, on the 10th day of July, 2024, at 6:00pm:

WHEREAS, the Zoning Board has received an application for area variances from; and,

WHEREAS, this application has been classified as a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on undated photographs of the signs as installed, along with supplemental documentation; and,

WHEREAS, a public hearing on the application was held on June 11, 2024; and,

WHEREAS, the application was reviewed by the Dutchess County Department of Planning and Development, who found the any requested variances should be contingent on replacement of the required landscape buffer that was removed, and that the variances for the height and proximity to the property line of the freestanding sign be denied; and,

WHEREAS, if the Board acts contrary to the County's recommendation, it must do so by a majority plus one of the full membership, and notify the County of the reasons for its decision; and,

WHEREAS, the Board finds that, relative to the number of words per sign, the name of the business shall count as a single word;

NOW THEREFORE BE IT RESOLVED THAT THE ZONING BOARD OF APPEALS MAKES THE FOLLOWING FINDINGS:

In making its determination on an area variance application, this Board must take into consideration the benefit to the applicant(s) if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. The Board considers the following criteria in making this determination:

1. The wall sign variance will not necessarily produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties, and, provided that the freestanding

sign is reduced in height to 8 feet and that no part of said sign shall encroach on the public right of way, a variance from the five foot set-back requirement would also not produce an undesirable change or be a detriment;

2. The benefit sought by the applicant for the height to the wall sign and the set-back of the freestanding sign, provided the freestanding sign is adjusted so that no portion of it extends over the property line, is not achievable by any other method;
3. The requested variances for the height of the wall sign and the set-back of the freestanding sign are not substantial;
4. The proposed variances may not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, provided that the freestanding sign is reduced in height to 8 feet and further does not overhang in anyway the property line
5. The hardship could be considered self-created, inasmuch as the applicant chose to install signs without permit or approval. However, this factor constitutes only one factor to be considered by the board of appeals and it does not, in and of itself, preclude the board from granting the variance requested.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variances for 40 Civic Center Plaza, File #2024-010, as outlined above, with the following conditions:

- 1) A landscape barrier be provided in accordance with the comments of the County Planning Department and the requirements of Section 19-4.11(b) of the Zoning Ordinance;
- 2) That the freestanding sign be lowered in height to 8 feet; and
- 3) That no portion of the freestanding sign, including any supporting structure, shall extend past the property line.

Motion:

Second:

VOTE:

Sam Finnerman

Justin Phillips

Thomas Klug

Scott Parker

Jessica Vinall

James Patterson

The motion to grant the variances as set forth herein carried/failed to carry.

Scott Parker

Chair

Zoning Board of Appeals

Date



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

April 30th, 2024

Jason Lichwick

Re: S Clinton St (239997)

ID: 090160

Zoning Review Request PD-2024-037

Dear Applicant,

The Development Department is in receipt of your zoning review request relative to the property at S Clinton St (239997) and the proposed construction of a Mixed-use building containing 1st floor Retail/Offices and 20 dwelling units on the upper floors on the current vacant lot.

This property is located within the Central Commercial District (C-2) which does permit Multiple dwellings in new structures at urban density (R-6), provided that the first floor is devoted to retail, service or restaurant use; and further provided that the usable open space requirements of Section 19-3.15(4)(i) are satisfied per code Section 19-3.23(2)(a)14 of the Zoning Ordinance but would be subject to Site Plan approval from the Planning Board.

Therefore, due to the proposed office space on the 1st floor, a Use Variance will be required to be obtained from the Zoning Board of Appeals per Section 19-3.23(2)(a)14 before Site Plan approval from the Planning Board can be obtained.

Based off the provided plot plan, some deficiencies have been identified which will require Area Variances from the Zoning Board of Appeals which are as follows.

1. Section 19-3.17(4)(b) states that the minimum required lot area for your proposed use is 16,400 square feet. This lot contains 6,770 square feet of lot area.
2. Section 19-3.15(4)(i) states that the minimum required usable open space for the proposed use is 5,100 square feet with a minimum dimension of 40' and such usable open space shall be devoted to improved and landscaped play and sitting areas for use of residents thereof, and the design and layout of the usable open space shall be subject to approval by the Planning Board. No usable open space is proposed.
3. Section 19-4.3(1) states that whenever a parking area containing three or more spaces faces a street or a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line. No landscaping is proposed.



BUILDING DEPARTMENT

CITY OF POUGHKEEPSIE

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

Eric Philipp
Building Inspector

4. **Section 19-4.3(2)** states that where a parking area for three or more vehicles abuts a residential property, it shall be screened from view by landscaping, opaque fence or wall or other means approved by the Planning Board. No such screening is proposed.
5. **Section 19-4.3(5)(b)** states that parking spaces shall be not less than 20 feet long. The proposed parking spaces are 18' long.
6. **Section 19-4.3(5)(c)** states that off-street parking areas shall be adequately illuminated for convenience and safety, but no lighting for parking areas shall cause glare on adjoining property. No lighting is proposed.
7. **Section 19-4.3(11)** states that 32 parking spaces are the minimum required for the proposed use. 7 parking spaces are proposed.
8. **Section 19-4.11(1)(b)** states that landscape strips shall be provided along all property lines of multifamily uses as detailed further in this section. No landscaping is proposed.

After the Use Variance is granted by the Zoning Board of Appeals along with all Area Variances, you would then need to obtain Site Plan approval from the Planning Board. After that you would need to file all required Building permits and obtain an issued Certificate of Occupancy from the Building Department.

If you have any questions or comments, please feel free to contact me, info is listed below, thanks.

Joseph D. O'Brien

Deputy Zoning Administrator

Office - 845-451-4273

jobrien@cityofpoughkeepsie.com



6161-22-239997
THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006

FEE: \$350.00

CODE: A2112

ID# 090160

IPS# 2822624-011

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION

Lot 239997
PROPERTY ADDRESS: 8 South Clinton Street

ZONING DISTRICT: C-2

OWNER INFORMATION:

Name: South Clinton Equities, LLC

Address: 18 Sophia Street

Monsey, NY 10952

Phone: 917-642-0410

Email: shragy@ccofny.com

APPLICANT INFORMATION:

Name: Jason Lichwick Architecture PLLC

Address: 387 Hooker Avenue, Suite 5

Poughkeepsie, NY 12603

Phone: 845-284-6344

Email: jason@JLArchitectureNY.com

CONSULTANT INFORMATION:

Name: Same as Applicant

Address:

Phone:

Email:

SUBJECT OF APPEAL

This application relative to the above referenced property constitutes an appeal from the decision, determination or violation of an official of the City of Poughkeepsie.

Name and title of agent: Joseph O'Brien, Deputy Zoning Administrator

Date of decision/determination/violation: April 30, 2024

Please note that a copy of the communication must be attached with this application.

PAID
✓ 1152
MAY 06 2024
\$350



ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 8 South Clinton Street

AREA VARIANCE REQUESTS

All sections under this heading must be answered completely. Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required to give sound reasons, based on the criteria set forth in this application, for granting any such relief.

SECTION	REQUIRING/PROHIBITING	REQUESTED VARIANCE
19-3.17(4)(b)	16,400 sf / 6,770 sf	9,630 sf
19-3.15(4)(i)	5,100 sf / 4,460 sf	640 sf
19-4.3(11)	28.5 spaces / 7 spaces	21.5 spaces

VARIANCE REQUEST JUSTIFICATION

Pursuant to Section 19-8.4 (2) (d) of the Zoning Ordinance, the Zoning Board of Appeals, in making its determination, shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such granting.

Bear in mind that a variance is actually relief from the strict application of the requirements of the law (the Zoning Ordinance), and the Zoning Board of Appeals is required by law to give sound reasons, based on the criteria set forth in this application, for granting any such relief. **Please note that it is therefore incumbent upon the applicant to demonstrate to the Board that the criteria for the granting of the variance(s) are satisfied.**

Responses to the following questions shall be attached to and submitted with the application.

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why. **See Attached**
- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary? **See Attached**
- 3) Is/are the requested area variance(s) substantial? Explain why they are not substantial. **See Attached**
- 4) Will the variance(s) have an adverse affect or impact on the physical or environmental conditions in the neighborhood or district? Why not? **See Attached**
- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain. **See Attached**

ZONING BOARD OF APPEALS AREA VARIANCE APPLICATION
PROPERTY ADDRESS: 8 South Clinton Street

LIST OF REQUIRED ATTACHMENTS

1. Letter or communication which resulted in application to the ZBA.
2. Site or Plot Plan: Nine (9) copies.
3. Color photos of site conditions: Nine (9) copies
4. Complete Short EAF
5. Electronic file submission of the plot plan and color photos
6. Other attachments deemed pertinent by the applicant (please list):

SIGNATURE AND VERIFICATION

Please be advised that no application can be deemed complete unless signed below.

THE APPLICANT HEREBY STATES THAT ALL INFORMATION GIVEN IS ACCURATE AS OF THE DATE OF APPLICATION. THE APPLICANT, IF NOT THE OWNER OF THE PROPERTY, HEREBY SWEARS THAT THIS APPLICATION IS MADE WITH THE INFORMED KNOWLEDGE AND CONSENT OF THE OWNER.



SIGNATURE OF APPLICANT

05.06.2024

DATE

Jason Lichwick, R.A.

Print Name

VARIANCE REQUEST JUSTIFICATION QUESTIONS/ANSWERS

8 South Clinton Street – Proposed Four Story Mixed-Use Building

- 1) Will the granting of the variance produce an undesirable change in the character of the neighborhood or be a detriment to nearby properties? If not, please explain why.

No, the expansion does not negatively impact the character of the neighborhood. Other four-story mixed-use multifamily structures exist in the neighborhood. The project has been designed to complement the existing massing and character seen in other structures nearby, adding visual interest and activity to the street.

- 2) Can the benefit sought be achieved by some other method feasibly for the applicant to pursue, other than an area variance? Identify what alternatives to the variance, if any, have been explored (for example, alternative designs, purchasing of contiguous properties, etc.). Why is the variance necessary?

With the proposed addition, the property's current lot size is not sufficient to accommodate the minimum lot requirements and therefore needs a variance. As it was not possible to purchase other contiguous lots, no feasible alternatives existed to expand the available area. The design seeks to make efficient use of the lot in question, but a variance is required.

- 3) Is/are the requested variance(s) substantial? Explain why they are not substantial.

The requested variance is not substantial. Both dedicated parking and open space are part of the proposed design. Only a 640SF variance is required for open space, and ample open space exists nearby in the neighborhood. For the parking variance, several dedicated parking spaces will be available and a bus stop in front of the building will also allow tenants access to public transport.

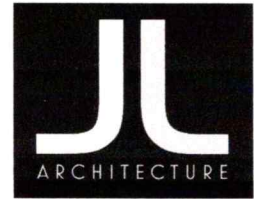
- 4) Will the variance(s) have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district? Why not?

No, the project is designed to positively contribute to the overall physical, social, and environmental conditions in the neighborhood. The structure will aesthetically complement the other four-story mixed-use multifamily structures present in the vicinity. Dedicated parking and open space are part of the proposed design, and new retail space on the ground floor will contribute to the maintenance, cleanliness, and care of the street.

- 5) Is the need for the area variance(s) the result of self-created difficulties on your part, or unique to the property? Explain.



The need for variances is due to the constraints of the lot size. Despite the limited size of the property, the design works to maximize open space and parking on site to accommodate the areas required by code, yet a variance is still required.



May 6, 2024

Mr. Scott Parker, Chairman
City of Poughkeepsie Zoning Board
62 Civic Center Plaza, Second Floor
Poughkeepsie, NY 12601

Re: New Construction- Mixed-Use Multifamily Building
8 South Clinton Street
Poughkeepsie, NY 12601

Dear Mr. Parker,

We come before the board seeking three area variances for a proposed project located at 8 South Clinton Street in the City of Poughkeepsie. The proposed project is new construction of a four-story, mixed-use multifamily building in the C-2 zoning district.

The proposed building has commercial retail space on the ground floor, approximately 1,152 sf, and three stories above of residential apartments, each floor level is approximately 5,100 sf. The building will consist of ten (10)- studio, nine (9) one-bedroom, and one (1) two-bedroom apartments. Each apartment has an exterior balcony. There is a proposed rooftop terrace, approximately 4,460 sf to accommodate the open space requirements. We are proposing seven off-street parking spaces with a dumpster enclosure.

The following area variances are required:

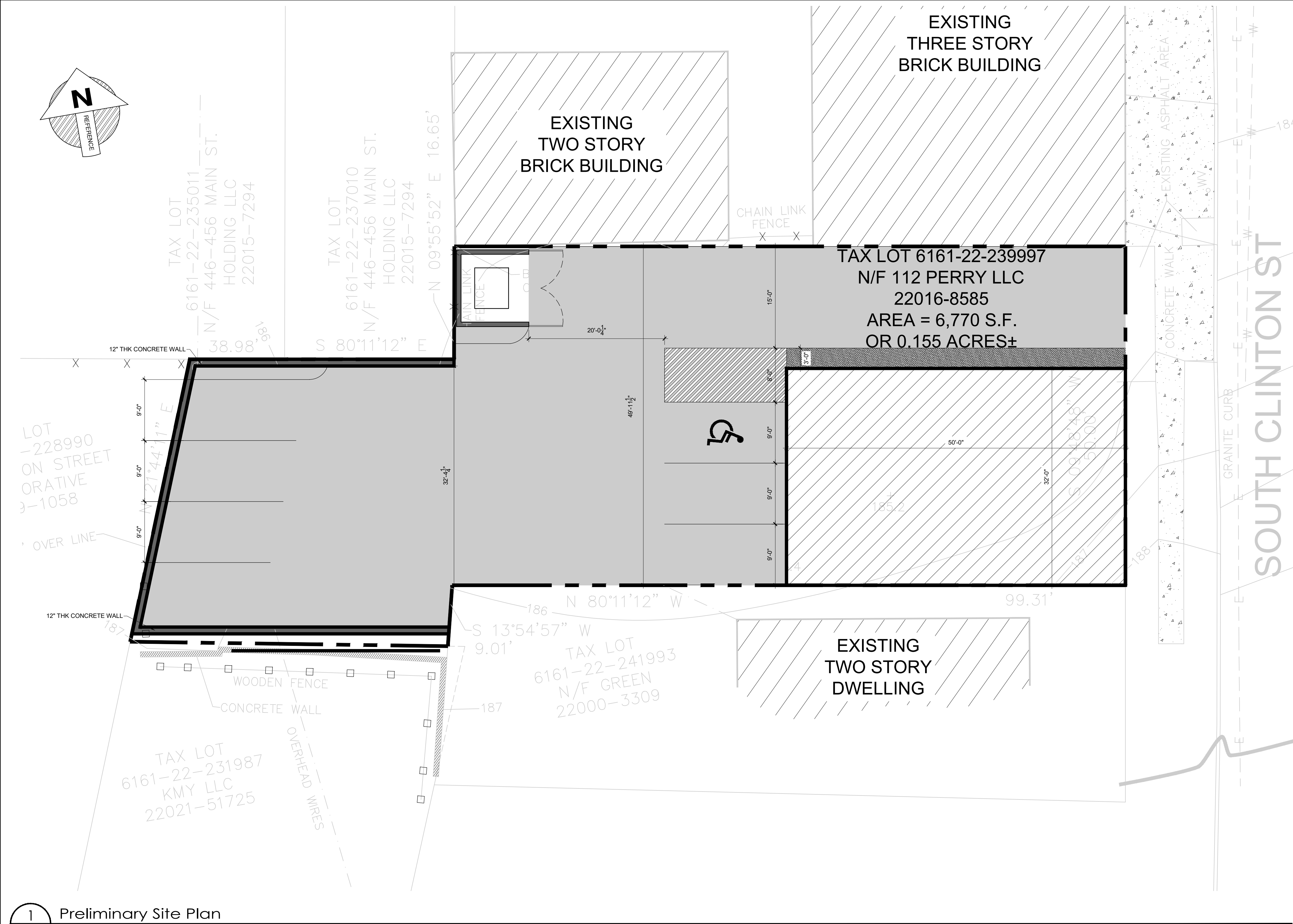
- | | | |
|--------------------------|--------------------|-------------|
| 1. Section 19-3.17(4)(b) | Lot Area | 9,630 sf |
| 2. Section 19-3.15(4)(i) | Open Area | 640 sf |
| 3. Section 19-4.3(11) | Off-Street Parking | 21.5 spaces |

Thank you for your time and consideration as we seek approval for the area variances to move our project forward.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Jason Lichwick'.

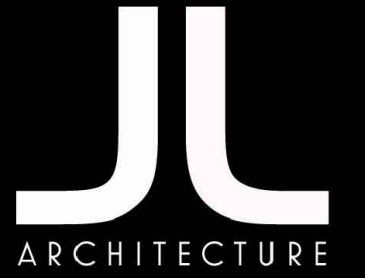
Jason Lichwick
NYSRA Lic. No. 038612



1 Preliminary Site Plan
SP1.1

Scale: 1/8" = 1'-0"

BULK TABLE REQUIREMENTS			
ZONING INFORMATION	ZONE : C-2 (Central Commercial District)		
	Proposed Use : Mixed-Use Multi-Family		
	Permitted with: Site Plan Review		
MINIMUM REQUIREMENTS			
	Required	Provided	Variance
Lot Area	NONE	0.155 ACRES / 6,770 S.F.	
Lot Width	NONE	50'-0" FT +/-	
Lot Frontage	NONE	NONE	
YARD SETBACKS			
	Required	Provided	Variance
Front	0 FT	0 FT	
Side 'A'	0 FT	0 FT	
Side	0 FT	0 FT	
Rear	0 FT	0 FT	
MAXIMUM PERMITTED			
	Required	Provided	Variance
Percentage of Lot Coverage	100%	100%	
Building Height	100 FT	55'-0" FT	
MINIMUM REQUIREMENTS			
	Required	Provided	Variance
Lot Area per Dwelling Unit for Multifamily	16,400 S.F.	6,770 S.F.	9,630 S.F.
Studio/Efficiency Unit (800 SF x 10 D.U.= 8,000 SF)			
1-Bedroom Unit (800 SF x 9 D.U.= 7,200 SF)			
2-Bedroom Unit. (1,200 SF x 1 D.U.= 1,200 SF)			
OPEN SPACE REQUIREMENTS			
	Required	Provided	Variance
Studio/Efficiency Apt. (200 SF per D.U. x 10 units=2,000)	5,100 S.F.	4,460 S.F.	640 S.F.
1-Bedroom Apt. (300 SF per D.U. x 9 units=2,700)			
2-Bedroom Apt. (400 SF per D.U. x 1 units=400)			
OFF-STREET PARKING REQUIREMENTS			
	Required	Provided	Variance
Studio/Efficiency Apt. (1) space/D.U. (10)= 10 spaces	28.5 spaces	7 spaces	21.5 spaces
1-Bedroom Apt. (1.5) space/D.U.(9)= 13.5 spaces			
2 Bedroom Apt. (2) spaces/D.U.(1)= 1 space			
Commercial - Retail (1 space/300 Gross SF= 4 spaces)			
Off Street Parking shall be provided in accordance with the requirements of Section 19-4.3, and such parking shall be located within 600 feet of the premises.			



JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 5
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.8344
jason@jlichwick.com

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT OR ENGINEER, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ARCHITECT OR ENGINEER IS ALTERED, THE ALTERING ARCHITECT OR ENGINEER SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION. NOTE: DO NOT SCALE



South Clinton Mixed-Use New Construction

South Clinton Equities, LLC
S.B.L. 6161-22-239997
8 South Clinton Street
Poughkeepsie, New York 12601

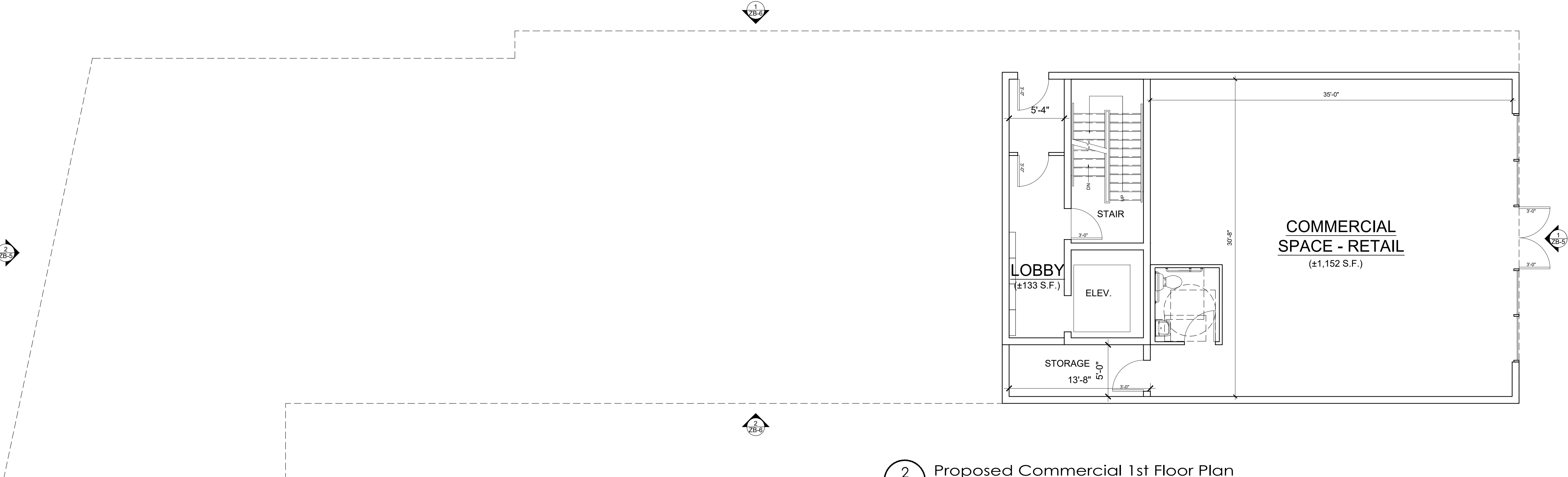
For Zoning Board of Appeals Review

Date: 03.20.2024

Revisions:

Drawn By: JL/HP

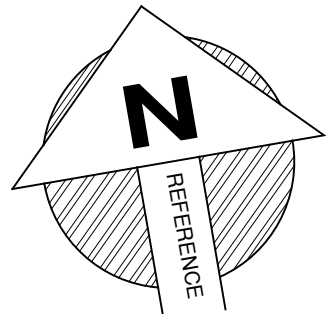
ZB-1



2
DD-1
Proposed Commercial 1st Floor Plan
Scale: 3/16" = 1'-0"



1
DD-1
Proposed Basement Layout
Scale: 3/16" = 1'-0"



JL
ARCHITECTURE

JASON LICHWICK ARCHITECTURE PLLC
387 HOOKER AVENUE, SUITE 6
POUGHKEEPSIE, NEW YORK 12603
P: 845.284.1844
jason@lichwick.com

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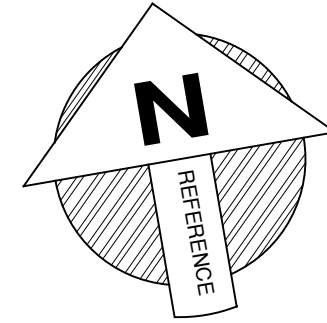
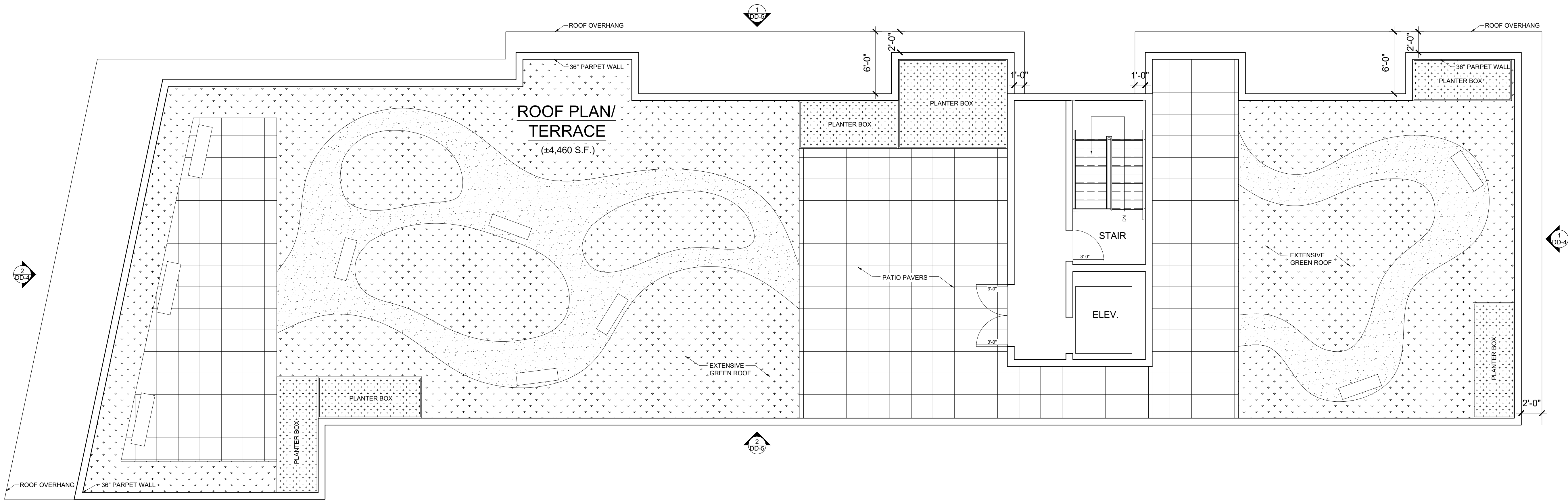
REGISTERED ARCHITECT
JASON R. LICHWICK
038612
STATE OF NEW YORK

South Clinton Mixed-Use New Construction
South Clinton Equities, LLC
S.B.L.: 6161-22-239997
8 South Clinton Street
Poughkeepsie, New York 12601

For Zoning Board of Appeals Review

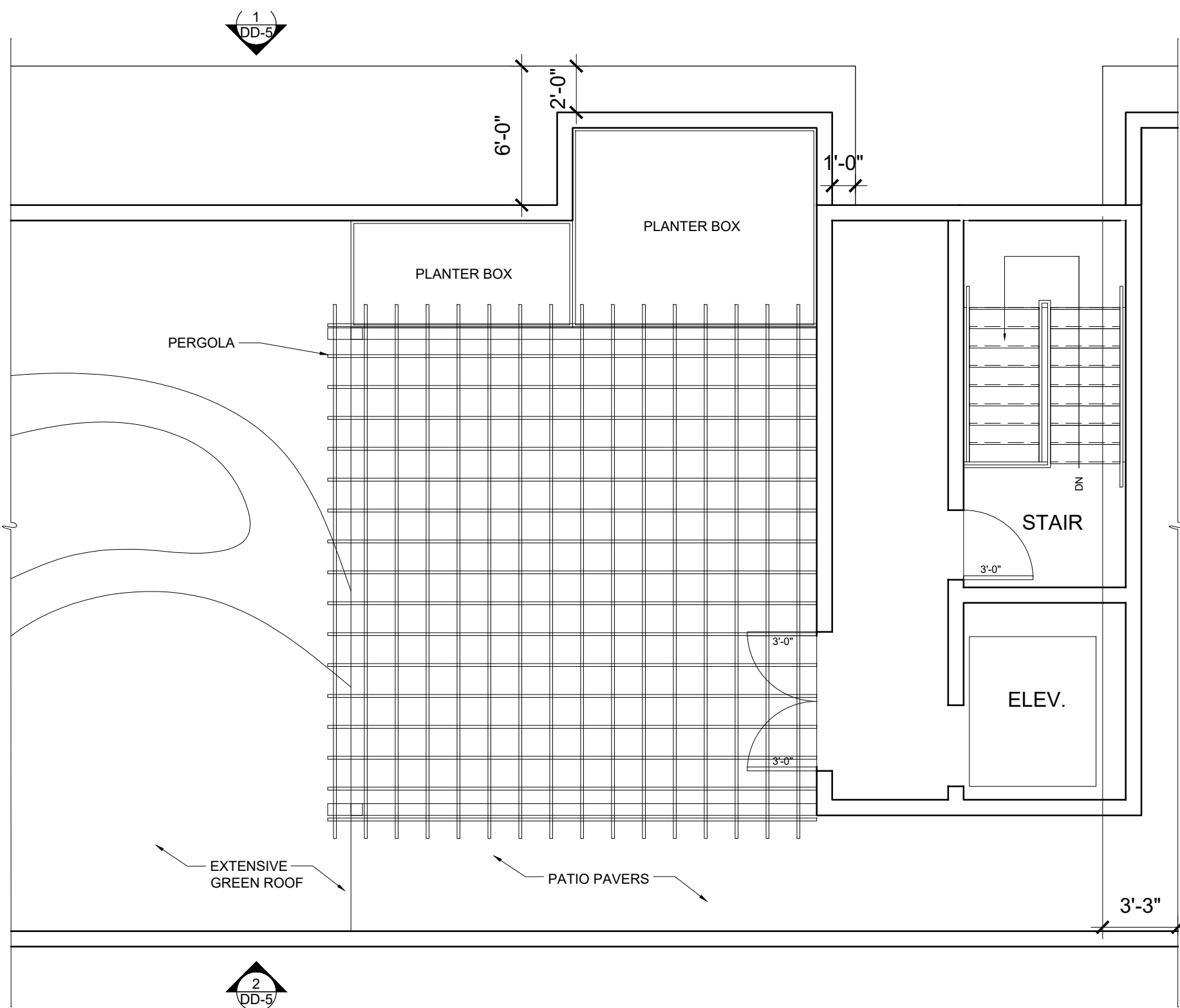
Date: 03.20.2024
Revisions:
Drawn By: JL/HP

ZB-2
2 of 7

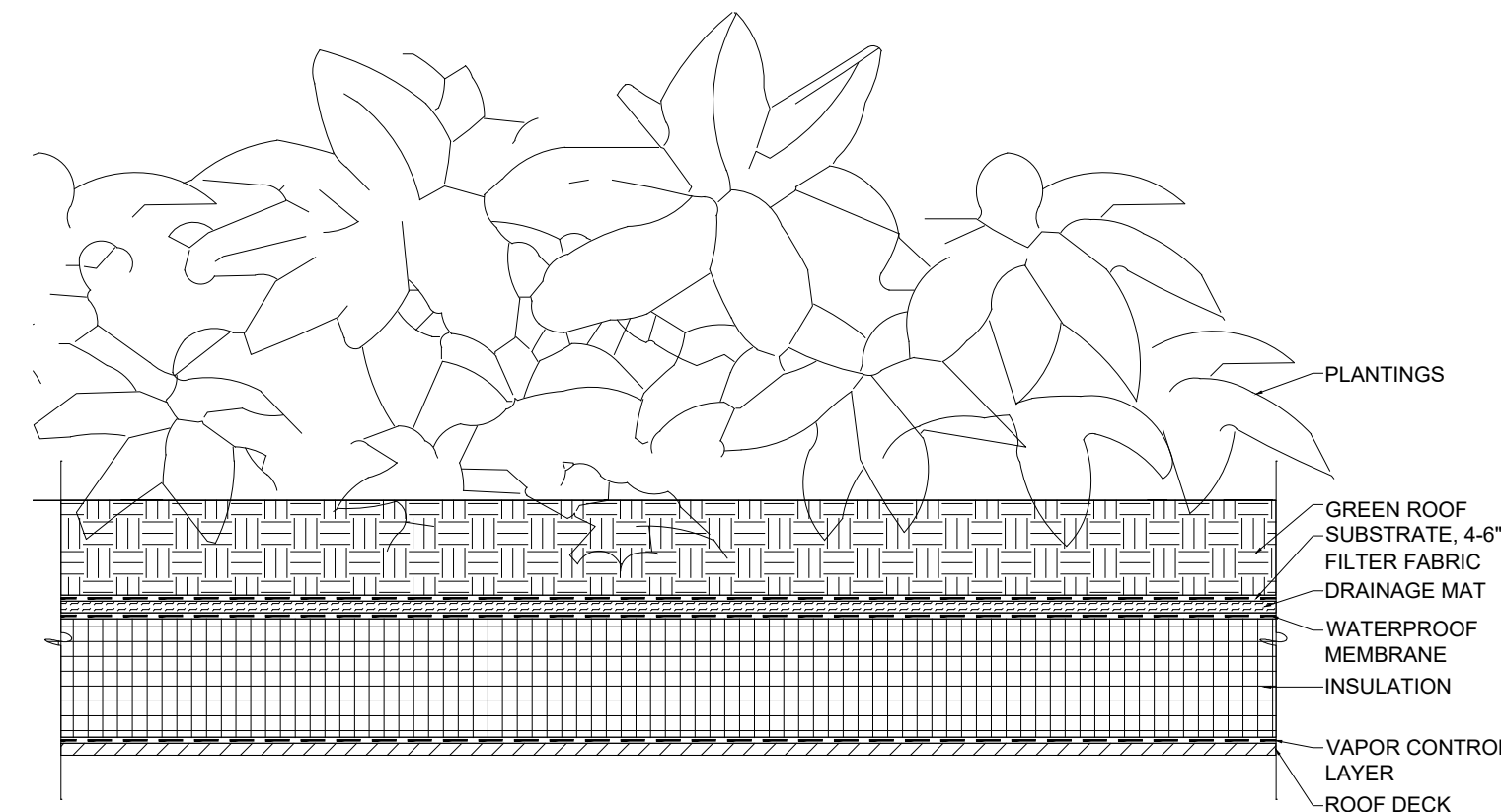


1 Preliminary Roof Layout
DD-2 Scale: 3/16" = 1'-0"

GREEN ROOF PLANTING RECOMMENDATIONS:		
WHITE STONECROP	SEDUM ALBUM	
GOLD MOSS STONECROP	SEDUM ACRE	
WIDOW'S CROSS	SEDUM PULCHELLUM	
MEADOW SAXIFRAGE	SAXIFRAGA GRANULATA	
TWO ROW STONECROP	SEDUM SPURIMUM	
ICE PLANT	DELOSPERMA COOPERII	
BIRDSFOOT TREFOIL	LOTUS CORNICULATUS	
HOUSELEEKS	SEMPERVIVUM	
SEA THRIFT	ARMERIA MARITIMA	
OREGANO	ORIGANUM VULGARE	
ALPINE ASTER	ASTER ALPINUS	
BLUE SEDGE	CAREX FLACCA	
COMMON THYME	THYMUS VULGARIS	

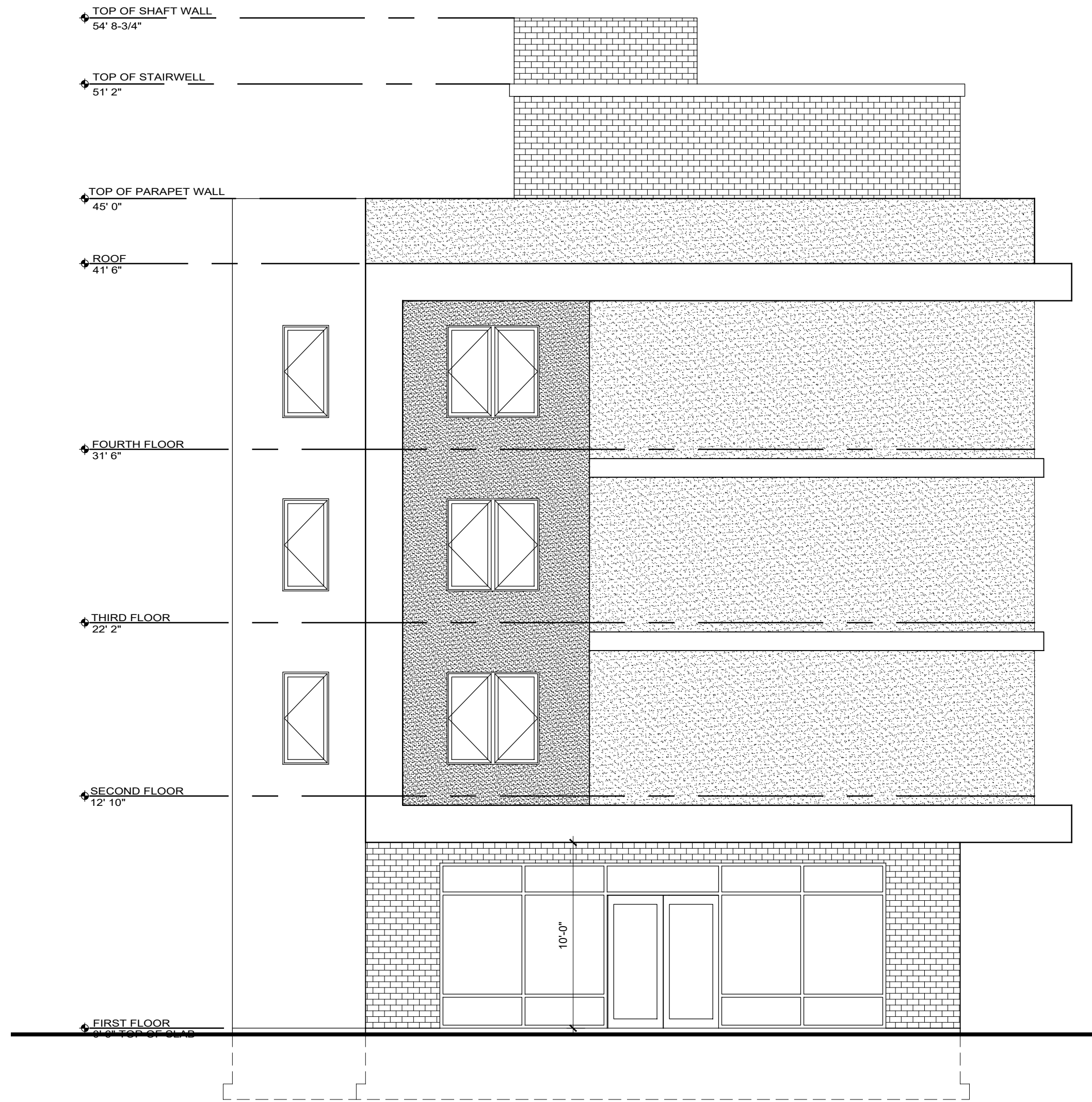


2 Roof Plan - Pergola
DD-2 Scale: 3/16" = 1'-0"

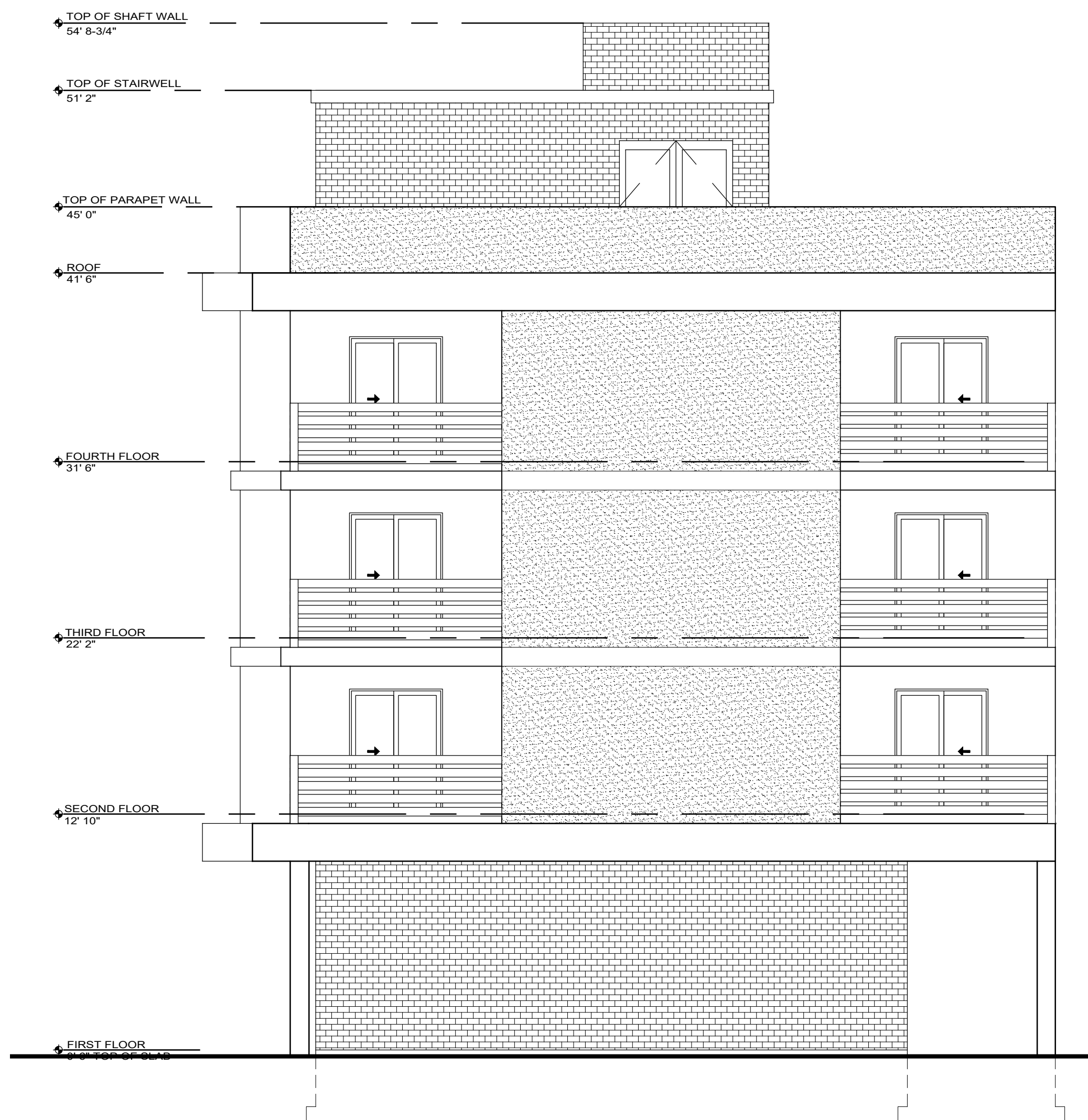


3 Green Roof Section Detail
DD-2 Scale: 1 1/2" = 1'-0"

3 Green Roof Planting Recommendations
DD-2 Scale: 1/4" = 1'-0"



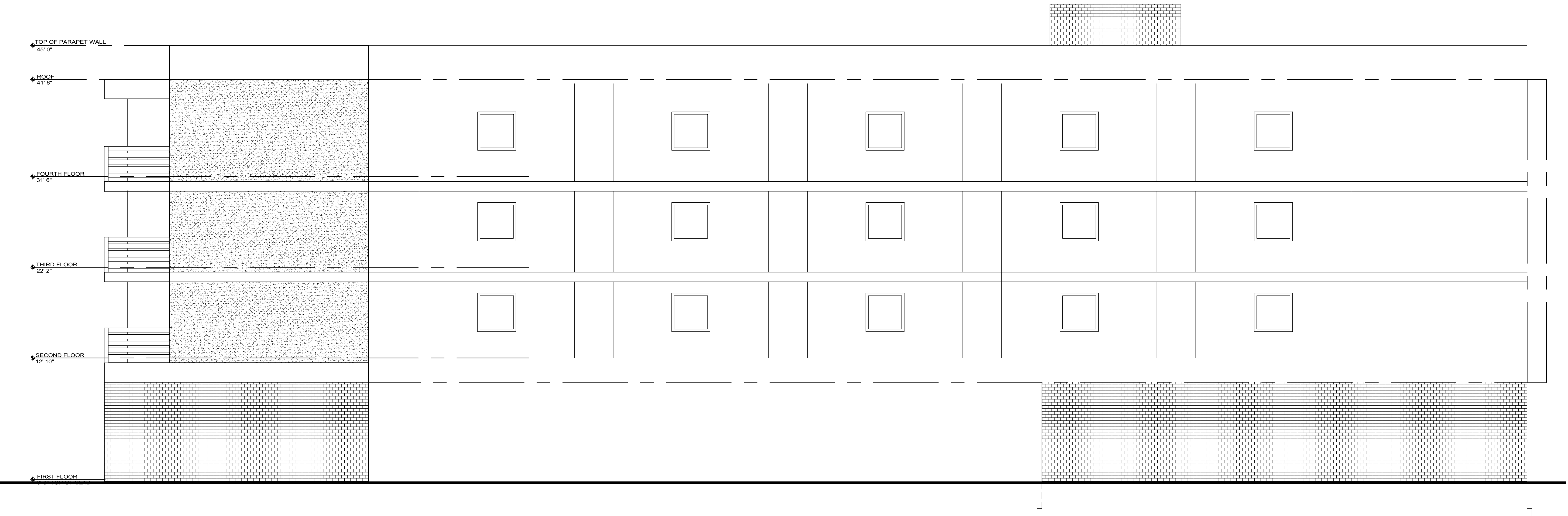
1 Proposed Front Elevation (East)
DD-4 Scale: 3/16" = 1'-0"



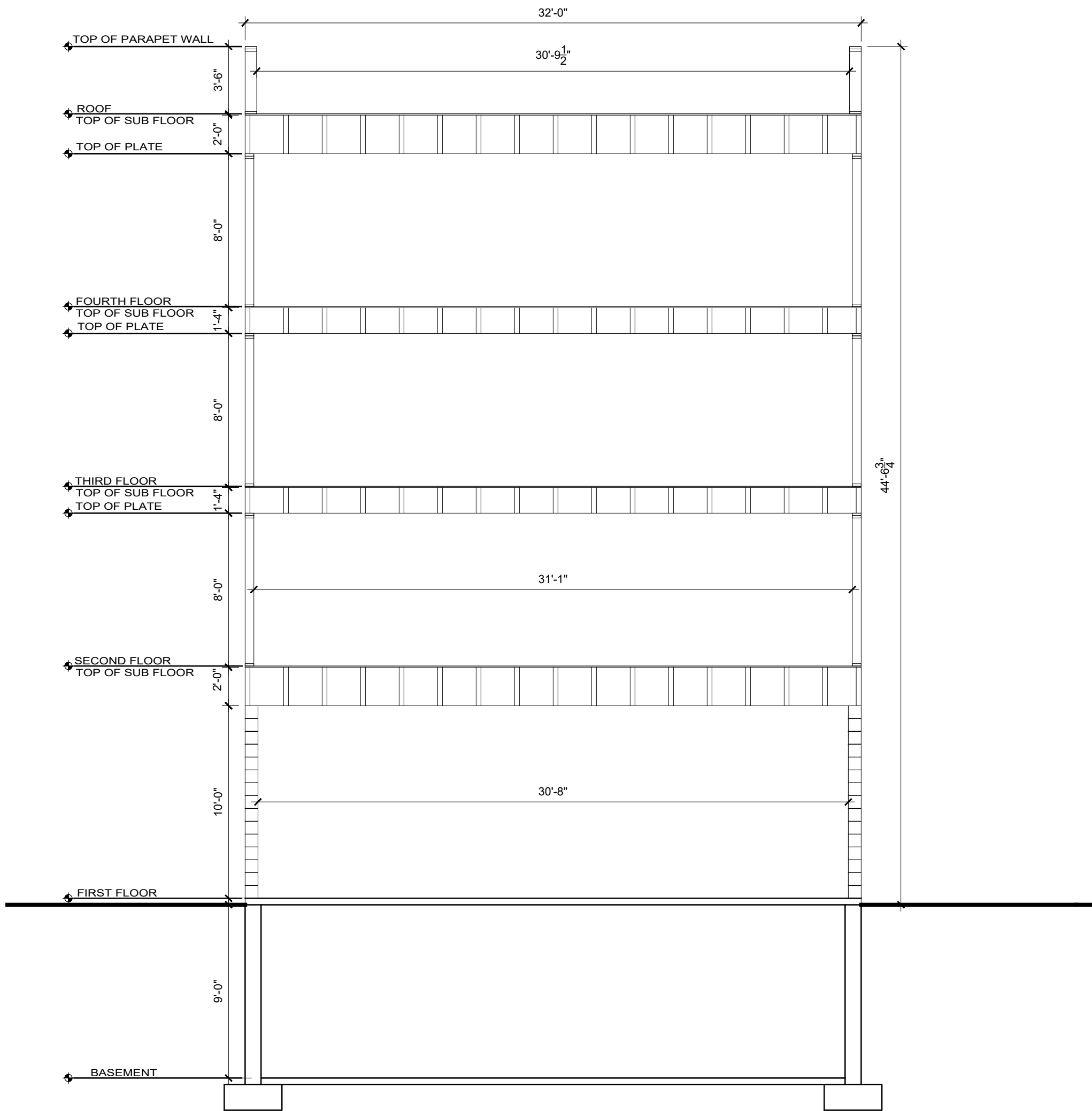
2 Proposed Rear Elevation (West)
DD-4 Scale: 3/16" = 1'-0"



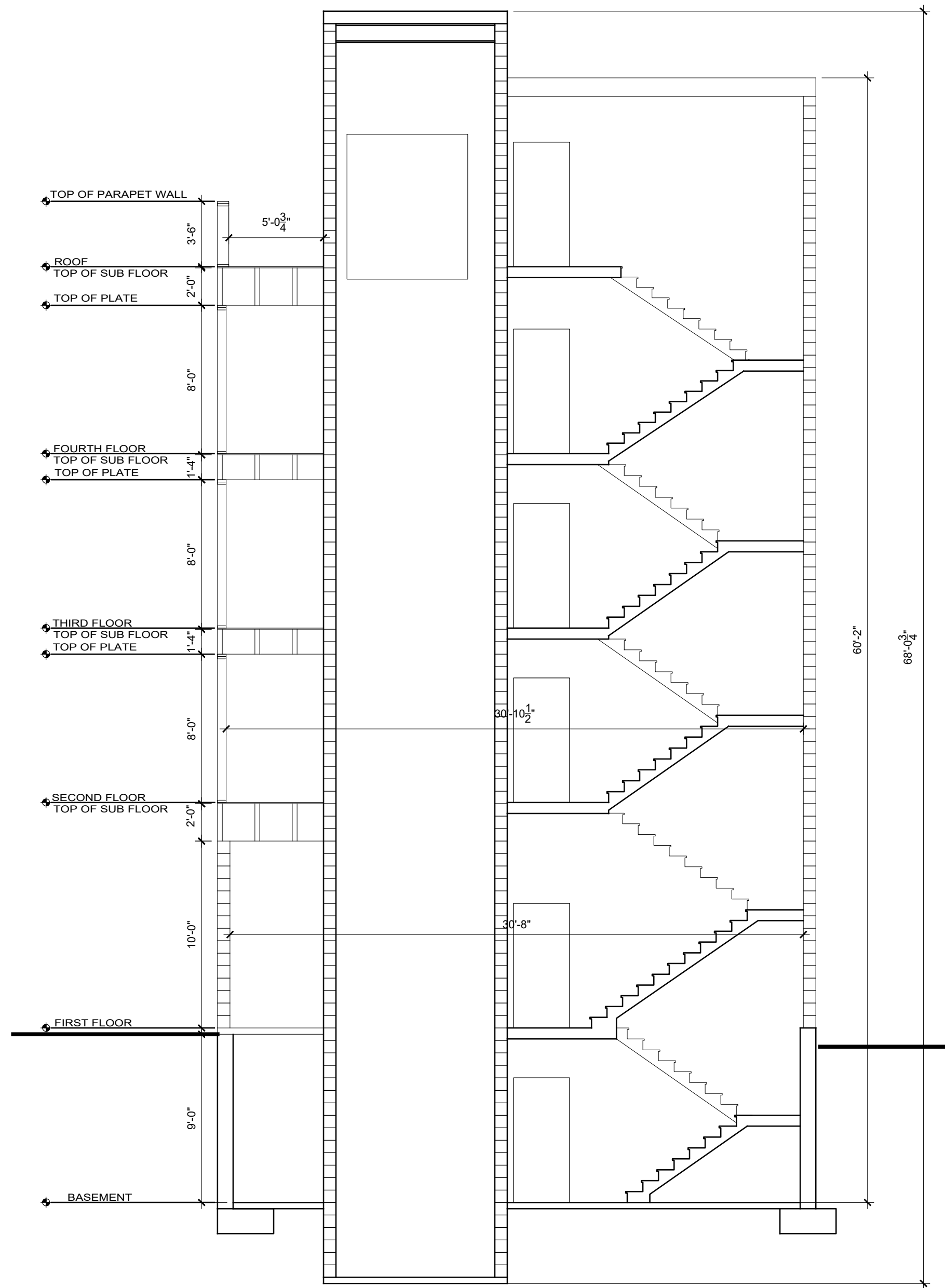
1 Proposed Right-Side Elevation (North)
DD-5 Scale: 3/16" = 1'-0"



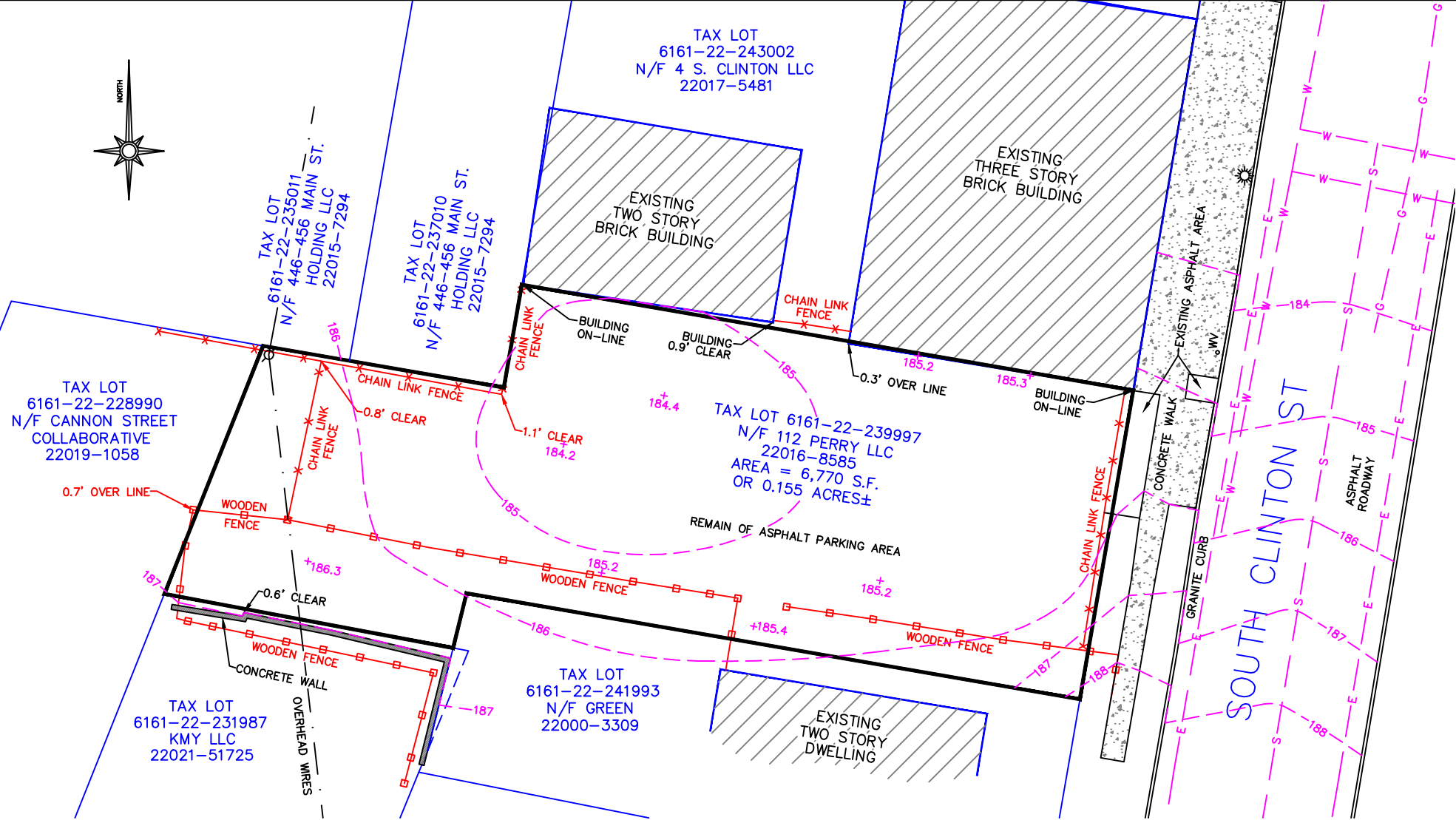
2 Proposed Left-Side Elevation (South)
DD-5 Scale: 3/16" = 1'-0"



1 Proposed Cross Section
DD-6 Scale: 3/16" = 1'-0"



2 Proposed Cross Section Thru Elevator/Stair Tower
DD-6 Scale: 3/16" = 1'-0"



- REFERENCES:
- CITY OF POUGHKEEPSIE TAX MAP SECTION 6161.
 - DEEDS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE AS:
 - INDEX No. 22016-8585
 - INDEX No. 22000-3309
 - LIBER 1894 PAGE 349
 - INDEX No. 22021-51725
 - INDEX No. 22019-1058
 - INDEX No. 22015-7294
 - INDEX No. 22017-5481
 - INDEX No. 22014-468



I HEREBY CERTIFY THAT:
THIS MAP OR PLAT IS BASED UPON THE FIELD NOTES OF THE SURVEY AND OTHER REFERENCES SHOWN.
ALL RECORDED EASEMENTS OR RIGHTS-OF-WAY AS SHOWN IN THE TITLE REPORT AND OTHER REFERENCES ARE SHOWN.
ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN.
ALL OBSERVABLE, ABOVE GROUND EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ARE SHOWN.

UNAUTHORIZED ALTERATION TO A MAP BEARING A LICENSED PROFESSIONAL LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
THIS CERTIFICATION IS NOT AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE, IT IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE.
CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
PLAN PREPARED PURSUANT TO SECTION 7208m OF THE NEW YORK STATE EDUCATION LAW.
SUBJECT TO THE FINDINGS OF AN UP-TO-DATE TITLE SEARCH.

Darren Stridiron
DARREN J. STRIDIRON, PROFESSIONAL LAND SURVEYOR
NEW YORK STATE LICENSE No. 050487

CV ASSOCIATES NY, PE, LS, P.C.
148 ROUTE 17M SUITE 2, HARRIMAN, NY 10926
TEL (845)774-1075, FAX (845)774-8139, e-mail: surveyingcva@cvassociatesny.com

BOUNDARY & TOPOGRAPHIC SURVEY

**SOUTH CLINTON STREET
LOCATED AT
TAX LOT 6161-22-239997
CITY OF POUGHKEEPSIE
COUNTY OF DUTCHESS, NEW YORK**

Date 7/13/22	Work Order	Drawing No.	SHEET
Scale 1"= 20'	1402-65	1402-65SURVEY	1/1

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

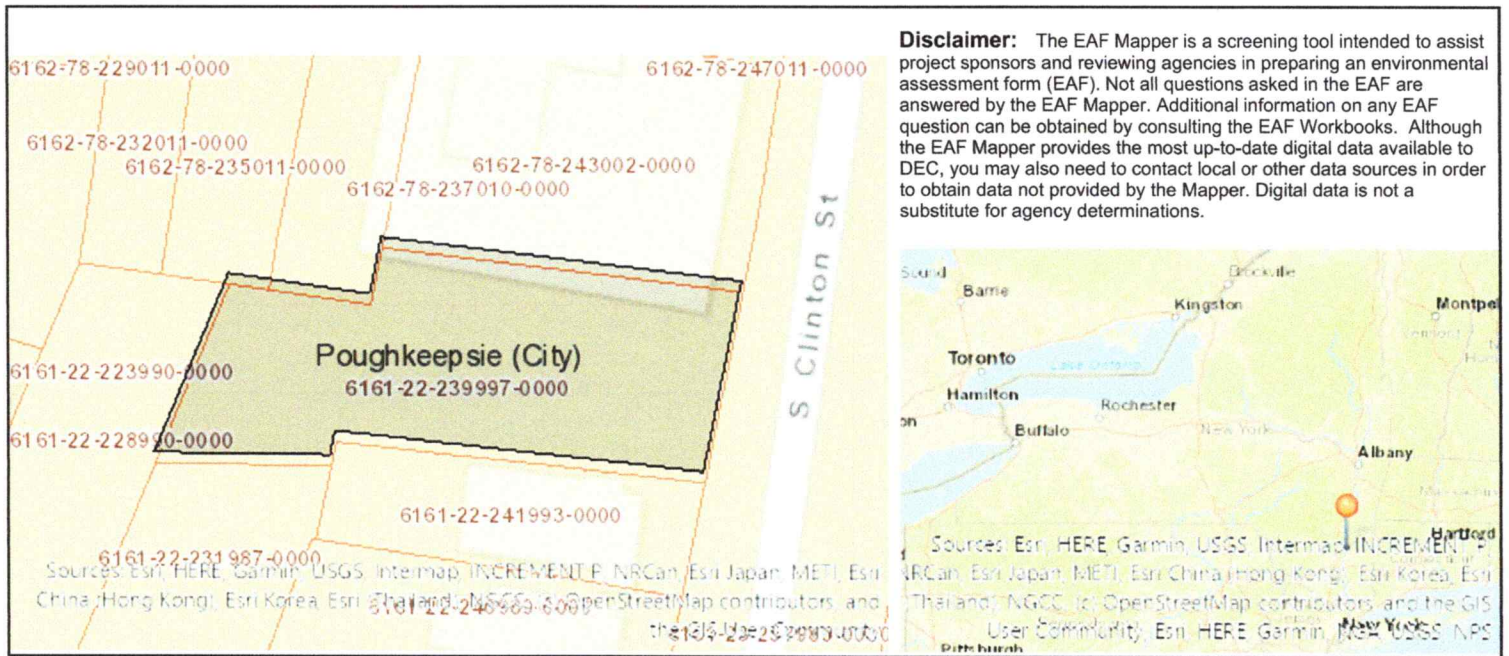
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
8 South Clinton Street			
Name of Action or Project:			
Mixed-Use Multifamily Project			
Project Location (describe, and attach a location map):			
8 South Clinton Street			
Brief Description of Proposed Action:			
Proposed new construction for a four-story mixed-use building. Proposed Retail space on ground floor and three stories of residential above. Building will have a roof terrace. Seven off-street parking spaces are proposed.			
Name of Applicant or Sponsor:		Telephone: 845-284-6344	
Jason Lichwick Architecture PLLC		E-Mail: jason@JLArchitectureyny.com	
Address:			
387 Hooker Avenue, Suite 5			
City/PO:		State:	Zip Code:
Poughkeepsie		New York	12603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			YES
			☒
			☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval: Zoning Board of Appeals Planning Board Site Plan review			YES
			☐
			☒
3. a. Total acreage of the site of the proposed action? 0.155 acres			
b. Total acreage to be physically disturbed? 0.155 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.155 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)			
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Specify):			
☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO ☐	YES ☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO ☐	YES ☒	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☐	YES ☒	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Jason Lichwick, R.A.</u> Date: <u>05.06.2024</u> Signature: <u></u> Title: <u>Architect</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes



**CITY OF POUGHKEEPSIE
DEVELOPMENT DEPARTMENT
JULY 10, 2024
AREA VARIANCE(S) REVIEW ANALYSIS**

Project Description:	"8" SOUTH CLINTON STREET Application for area variances relative to the proposed mixed-use development at "8" South Clinton Street, with 20 dwelling units and commercial space on the first floor, requiring variances of Section 19-3.17(4)(b), requiring 16,400 square feet of lot area to allow 6,770 square feet; Section 19-3.15(4)(i), requiring 5100 square feet of usable open space for tenant recreational purposes to allow 4640 square feet; and Section 194.3(11) requiring 29 off-street parking spaces to allow 7 off-street parking spaces. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid #6161-22-239997; Zoning District: C-2; File #2024-011
Review Date(s):	May 31, 2024
Staff:	Judith Knauss, Deputy Zoning Administrator

VARIANCES REQUESTED:

- 1) Section 19-3.17(4)(b), requiring 16,400 square feet of lot area, to allow 6,770 square feet;
- 2) Section 19-3.15(4)(i), requiring 5100 square feet of usable open space for tenant recreational purposes, to allow 4640 square feet; and,
- 3) Section 19-4.3(11), requiring 29 off-street parking spaces, to allow 7 spaces..

SEQR: Pursuant to the provisions of 6 CRR-NY 617.5, this project is classified as an unlisted action under SEQRA.

DEFINITION OF "AREA VARIANCE:"

Authorization by the Zoning Board of Appeals for the use of land in a manner which is not allowed by the dimensional or physical requirements of the applicable zoning regulations.

INSTRUCTIONS TO THE ZONING BOARD OF APPEALS:

The Board of Appeals, in the granting of area variances, shall grant the minimum variance deemed necessary and adequate and at the same time preserve and protect the character of the neighborhood and health, safety and welfare of the community. The Board of Appeals shall have authority to impose such reasonable conditions as are directly related to and incidental to the proposed use of the property, with such conditions consistent with the spirit and intent of the Ordinance and imposed for purpose of minimizing any adverse on a neighborhood or community. The Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance(s) is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination, the Board shall also consider the following criteria:

CRITERIA FOR GRANTING AN AREA VARIANCE

(i) Will an undesirable change be produced in the character of the neighborhood or will a detriment to nearby properties be created by the granting of the area variances?

The variances might produce an undesirable change or be a detriment to nearby properties, inasmuch as the lot area and parking variances are considerable, with less than a quarter of the required spaces provided, and only 40% of the lot area provided. While the lot is zoned C-2, it fronts South Clinton Street in a block that contains a mix of one, two, three and four family dwellings. Further, though the applicant asserts that there are other four story buildings in the vicinity, these buildings front Main Street. There are three existing three story buildings on South Clinton, 4, 14 and 16 South Clinton Street. The remaining buildings on South Clinton Street are all two stories in height. This building will not be in character with the neighborhood.

(ii) Can the benefit sought by the applicant be achieved by some method feasible for the applicant to pursue, other than an area variance(s)?

No economic or other information has been provided to justify the need for 20 dwelling units. Fewer units would lessen both the lot area and off-street parking requirements, thereby reducing the amount of variances requested, if any. Additionally, it may be possible to meet the parking requirement by obtaining a waiver from the Planning Board based on proximity to municipal or private parking facilities, if available., negating the need for an off-street parking variance.

iii) Are the requested variances substantial?

Both variances must be considered quite substantial, with a lot area variance of 60% and an off-street parking variance of 75%.

iv) Will the proposed variances have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

The proposed variances could have an adverse impact on the physical or environmental conditions in the neighborhood. The off-street parking variance could lead to on-street parking congestion on South Clinton Street, and the density of the building is not in keeping with the neighborhood in which it is proposed to be located, which is a mix of one, two, three and four family dwelling (with the building one and two family dwellings. Allowing such an increase in density above what is actually permitted could impact the neighborhood negatively in a variety of ways, including traffic and parking.

v) Is the alleged difficulty self-created? (Consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.)

The applicant has provided no justification for the variances, other than to cite the size of the lot. Why not design a project with fewer units that requires fewer, if any variances? The applicant is seeking what appears, without meaningful justification, an over-development of the parcel in question. Therefore, the difficulty appears to be self-created.

Recommendations:

It is recommended that the Board open the public hearing.

If the Board feels the applicant has provided sufficient information regarding the proposed project they may request that the City Staff to draft a resolution of approval/denial, or the Board may request further documentation.

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Zoning Board of Appeals**

Tax Parcel Numbers(s): **2399970000**

Project Name: **"8" South Clinton Street Mixed Use Area Variances**

Applicant: **Jason Lichwick Architecture PLLC**

Address of Property: **"8" South Clinton Street**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☒ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **6/3/2024**

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted:	Notes:	☐ Major Project	
Date Received: 5/9/2024		Referral #: ZR24-150	
Date Requested: 6/3/2024			
Date Required: 6/7/2024	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 5/24/2024			



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
DRAFT APPROVAL RESOLUTION
JULY 10, 2024**

At a Regular Meeting of the Zoning Board of Appeals held on the 10 day of July, 2024:

With regard to the requirement for a public notice poster:

WHEREAS, the Zoning Board of Appeals finds that it is in the public interest to provide notice of upcoming applications to area residents and other potentially affected parties who may not otherwise be notified of such applications.”

WHEREAS, a public notice poster shall be required as part of the public notice process for every Zoning Board of Appeals application;

WHEREAS, a poster shall be placed on the property announcing hearing date, time and location with the following requirements:

- a) The public hearing notice poster shall be posted on the proposed site no less than five (5) days prior to the public hearing
- b) One sign must be posted on each street frontage of the proposed site
- c) The posted sign must be a minimum of 20 x 30 inches in size
- d) White background with black lettering
- e) The sign(s) must be protected from the elements, either by placement inside the front window or laminated
- f) Proof of the placement of the poster in the form of photographs must be submitted.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby adopts the requirement for a public notice poster:

Motion:
Second:
Carried:

Scott Parker, ZBA Chair

Date