



# Town of Poughkeepsie Planning & Zoning

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885/790-4772 Fax

## Town of Poughkeepsie Zoning Board of Appeals

### Application for Area Variance / Interpretation

APPROVAL REQUESTED FOR: (Check all that apply)

Interpretation

Area Variance

Name of Project (if applicable): five below

Name of Applicant(s): Maria Rotundo w/ Lite Brite Signs

Address: 51 Montgomery Street Middletown, NY 10940

Telephone: 845-343-7446

Name and Address of Record Owner(s): Poughkeepsie Plaza Mall LLC.

8 Depot Sq. Tuckahoe, NY 12601

Name and Address of Attorney or professional representative: N/A

Telephone: \_\_\_\_\_

Street Address of all parcels: 2600 South rd

Tax Map Number of all parcels: 134689-6160-01-057740-0000

Zoning District: (451) NBH Shop ctr.

Have any permits affecting the property been issued by any other governmental agency?

No  Yes  If yes, please list in detail (attach separate pages if necessary):

Has any application(s) for any other permit(s) for any activity affecting the property been submitted to any other governmental agency? No  Yes . If yes, please list in detail (attach separate pages if necessary):

Attach a copy of the current deed and any easements affecting the property.

**A) For Interpretation Applications:**

Description of Reason for the Requested Interpretation: (Attach additional pages as necessary)

N/A

**B) For Area Variance Applications:**

Provide a description of the proposed activity with regard to the following standards. (Attach additional pages as necessary)

- 1) Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the area variance;

NO, I do not believe a sign on the exterior fascia of the entrance will be undesirable or a detriment as there are signs on the building now and it's a commercial area.

- 2) Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;

NO, we need an area variance for an exterior sign as it's an entrance and customers need to know how to get in and which space is five below.

- 3) Whether the requested area variance is substantial;

NO, we do not believe our request is substantial as the sign fits the storefront and looks proportional.

- 4) Whether the proposed variance will have an adverse effect or impact on the physical or environment conditions in the neighborhood or district.

NO, we do not believe the sign will impact the neighborhood negatively physically or environmentally. It is a commercial area with other signs and our sign fits in with all the others.

- 5) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

No, we do not believe it's self-created as our hardship is unique to the property, we have two entrances and need signage on both.

By His/Her signature the Applicant avows that: 1) He/She has read this application and is familiar with its content; and 2) He/She has read, is familiar with, and understands the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made; and 3) He/She agrees to comply with the requirements of the Town Poughkeepsie Code provision(s) affecting or regulating the project for which this application is made including any general or special conditions of any permits or approvals granted by any board, agency, or department of the Town of Poughkeepsie; and 4) He/She has read this statement and understands its meaning and its terms.

Applicant Signature: Maria Rotundo

Print Name: maria Rotundo

Date: 10/17/25

**AFFIDAVIT TO BE COMPLETED BY OWNER**

State of New York  
County of Westchester ss:

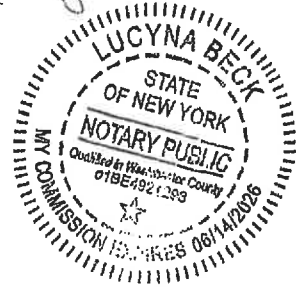
I Robert W. Melvel Sr. being duly sworn, deposes and says:

1. That I/we are the Owner(s) of the within property as described in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That I/we hereby authorize Lite Brite Signs Inc., to act as my/our representative in all matters regarding said application(s), and that I/we have the legal right to make or authorize the making of said application.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Zoning Board of Appeals action.
4. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
5. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Zoning Board of Appeals, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
6. That I/we understand that the Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we have examined this affidavit and that it is true and correct.

[Signature]  
Applicant/Owner

Sworn to before me this 16<sup>th</sup> day of October, 2025

[Signature]  
Notary Public



**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

maria Rotundo being duly sworn, deposes and says:

1. That I/we are the applicant (Hebrite Signs) named in the foregoing application for Zoning Board of Appeals approval(s) and that the statements contained therein are true to the best of my/our knowledge and belief.
2. That he/she resides at 16 Baldwin Hill road in the County of Orange and the State of New York.
3. That I/we understand that by submitting this application for Zoning Board of Appeals approval that I/we expressly grant permission to the Zoning Board of Appeals and its authorized representatives to enter upon the property, at all reasonable times, for the purpose of conducting inspections and becoming familiar with site conditions. I/we acknowledge that this grant of permission may only be revoked by the full withdrawal of said application from further Zoning Board of Appeals action. That I/we understand that by submitting this application that I/we shall be responsible for the payment of all application fees, review fees, and inspection fees incurred by the Town related to this application.
4. That I/we understand that I/we, and any of our contractors and representatives shall be jointly and severally liable for all costs incurred, including environmental restoration costs, resulting from non-compliance with the approved application, and with non-compliance with any provision of the Town Code. I/we acknowledge that approval of the plan and commencement of any work related to the approved application shall constitute express permission to the Zoning Board of Appeals, the Building Inspector, the Planning Department, the Zoning Administrator, and any duly authorized representative of the Town of Poughkeepsie, to enter the property for the purposes of inspection for compliance with the approved application and any provision of the Town Code, whether or not any other permits have been applied for or issued for the project. I/we acknowledge that by submitting this application, and by approval of said application, including the commencement of any work related to the approved plan is an express waiver of any objection to authorized Town official(s) entering the property for the purpose of conducting inspections.
5. That I/we understand that the Zoning Board of Appeals intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury I/we declare that I/we has examined this affidavit and that it is true and correct.

Maria Rotundo  
Applicant/Agent

\_\_\_\_\_  
Applicant/Agent

Sworn to before me this 17<sup>th</sup> day of October, 2025.

Marie C Barone  
Notary Public



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

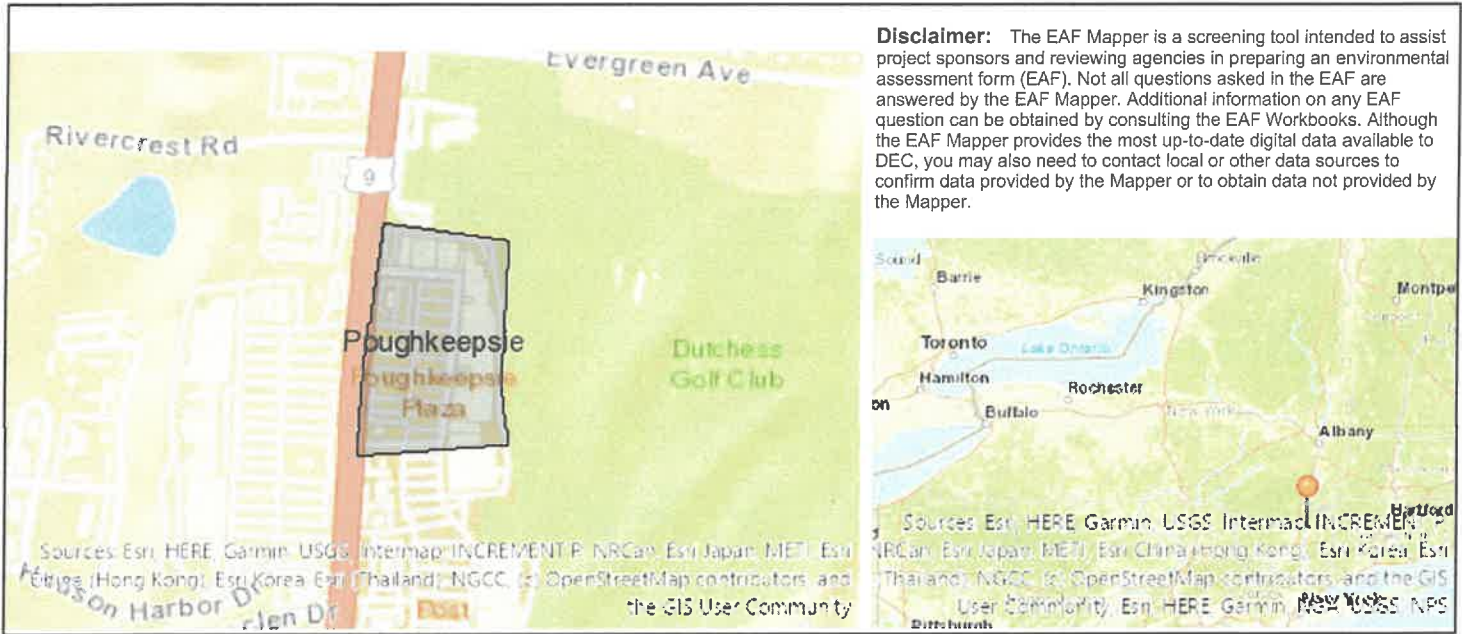
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Maria Rotundo with Lite Brite Signs			
Name of Action or Project: Five Below Sign			
Project Location (describe, and attach a location map): 2586-2600 South Road			
Brief Description of Proposed Action: Requesting variance to install an exterior sign that is 95 square feet.			
Name of Applicant or Sponsor: Maria Rotundo with Lite Brite Signs		Telephone: 845.343.7446	
		E-Mail: maria.rotundo@litebritesigns.com	
Address: 51 Montgomery Street			
City/PO: Middletown		State: New York	Zip Code: 10940
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		14.56 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				





**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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.

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

# FIVE BELOW

Poughkeepsie, NY - Poughkeepsie Plaza  
2600 South Rd., Poughkeepsie, NY 12601

workscope: exterior

NO.	DESCRIPTION	DATE	BY	REVISION
1	4x8 Sign Post Overhead Letters	10/12/10	WE	100.0 ft
2	Signpost (4x8)	2/10/11	MA	
3	Temp Banner	N/A	MA	

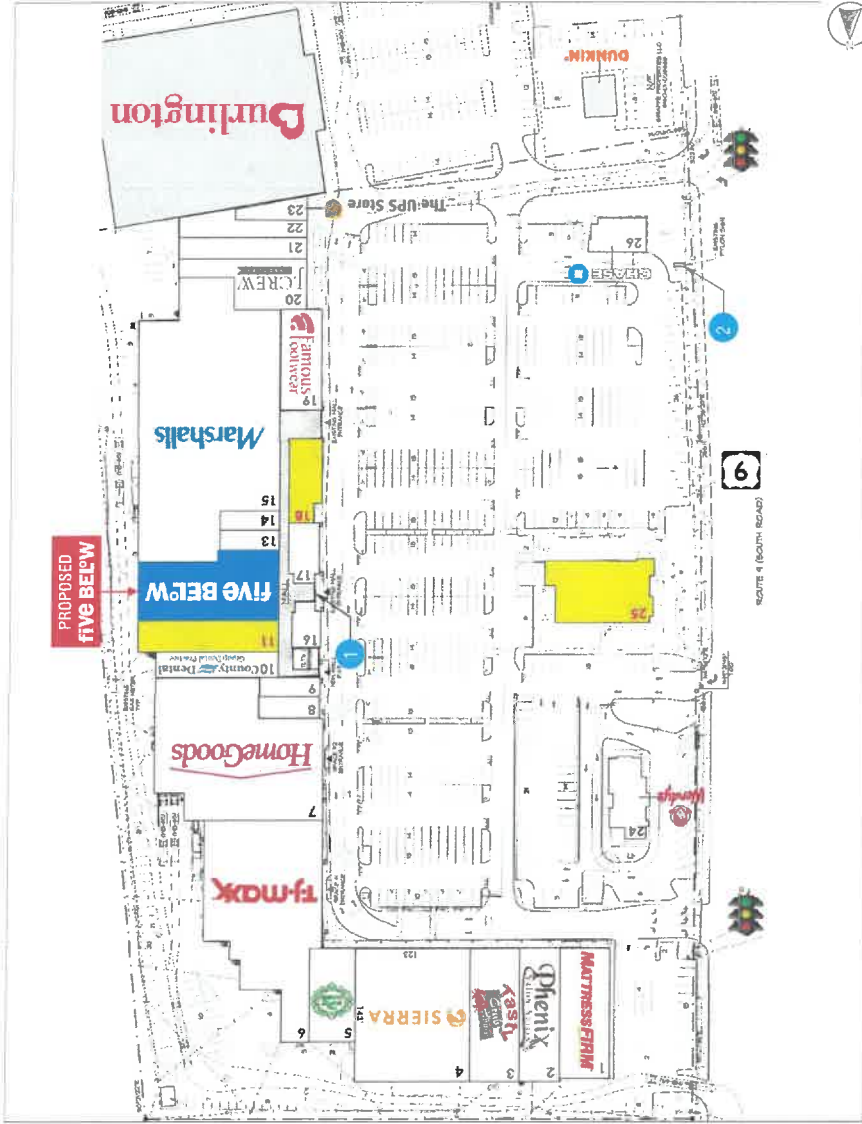
Sign #1



Sign #2



Sign #3



### document approval

reviewed by:	approved	revised as noted	not approved
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**note**  
This drawing is based on the provided sources.  
Architect: [blank]  
Project: [blank]  
Date: [blank]

The general contractor, architect, etc. are responsible for supplying updates and clarifications on signage or signage requirements such as electrical & lighting. please contact: [blank]

Ludovic Lupino - Sr. Project Manager  
lupino@cinanetwork.com

**color**  
Front Elevations Color Calculation:  
Blue Background included in SF: Yes

Blue wall sign per sign code sign total area must be less than 25% of the total area of the sign including glass (if applicable) or 10% (if not applicable).

Standard Color Calculation:  
100.00% = 100.00%  
100.00% = 100.00%  
100.00% = 100.00%

Always SF Calculation:  
100.00% = 100.00%  
100.00% = 100.00%

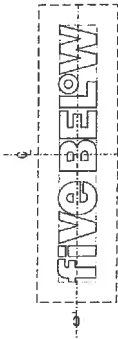
DC Sign Codes: DC sign codes (heights) allowed at 4'-0" max. Height from bottom of sign to enable.

icon key	description	revision	description
X	Remove	1	Final Verification Required
J	Project Drawn	2	Engineer Stamp Required
W	Project Power	2	Additional Bill of Materials
PS	Project Signage	2	Additional Bill of Materials
8	Sign on sign	2	Additional Bill of Materials

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**partial elevation**

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/OR Architectural Drawings.



1 Front Elevation - Proposed Rendering - Day View  
Not To Scale



2 Front Elevation - Proposed Rendering - Night View  
Not To Scale

**FIVE BELOW NOTES**

**Facade:**

- FB to replace parapet and pilasters to Five Below finishes.
- FB to refurbish existing storefront to like-new condition.
- G.C. to install HILTI eyebolts in facade for temporary banners, see A40 for loc.
- FB to provide curb cut within 30' of storefront entry.
- FB to provide unobstructed permanent access to sign mountable/electrical connection area.
- FB to provide electrical to center of all applicable sign mountable areas.

**Signage:**

- Primary Sign: 44" internally illuminated blue perforated channel letters
- Pylon Panel: Side A - Panel below Sierra
- Side B - Panel above Sierra

**Finishes by FB:**

- Facade: To match center finishes
- Stripe: Paint to match FBE-101021S (to match PMS 285 C)

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## full elevation

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/or Architectural Drawings.



3 Front Elevation - Proposed Rendering

Not to Scale

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**sign 1**

**finish specifications**

Exterior Fabricated Face Lit LED Channel Letters w/ Trimcap Mounted To EIFS Wall System

EST WEIGHT: 235 lbs  
 EST ELECT LOAD: (4.4) Amps @120 Volt  
 ELECT REQUIREMENTS: (1) 20 Amp/120 Volt Circuits

ULTIMATE WIND SPEED: 125 MPH  
 NOMINAL WIND SPEED: 113 MPH  
 RISK CATEGORY: II (3 See Peak Gust MPH)  
 WIND IMPORTANCE FACTOR: I= 1  
 WIND EXPOSURE: C

**COLORS & FINISHES**

- Interior Of All Letters To Be Finished White
- PF1: FACE: #7328 White
- PF2: RETURNS: Polished Silver Metallic
- PF3: TRIM CAP: To Match Returns
- PF4: BACKS: Polished White
- V1/P1: VINYL PAINT: 1st Surface 0M White Dual-Color Perforated Film Painted To Match PMS 285C

**CHANNEL LETTER INSTALLATION NOTES:**

1. Sufficient Primary Dedicated Circuit Within 5' Of Center Of Sign By Others.
2. Final Primary Hook-up By Sign Installer Where Allowed By Local Codes.
3. All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends.
4. 15' WHIPS To Be Used For Sign Wiring.
5. Seal All Building Penetrations.
6. Mounting Hardware By Sign Installer Unless Otherwise Noted.

**Sign Installer Notes:**

- To Supply & Utilize appropriate fastening hardware to meet actual wall conditions; determined @ survey or time of install.
- Complete Final Hookup to Signage, if local code allows & supply is provided @ time of installation.
- All Visible Wiring & Conduit to be Run in Straight Lines & 90° Sweeps.

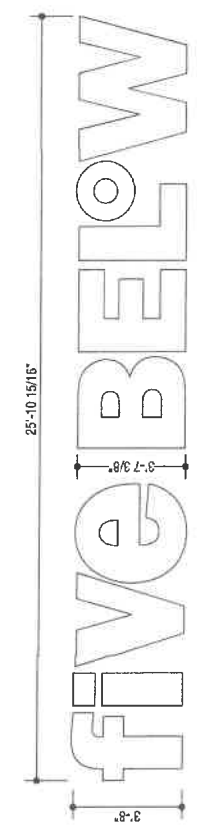
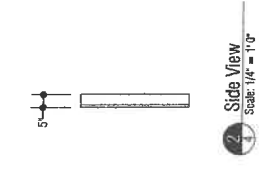
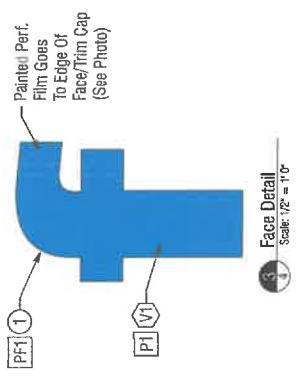
**General Contractor Note:**

- G.C. to provide E.R.T. blocking or Sheet metal strapping at signage location as specified by Cima.
- G.C. to provide Primary Power Junction Box @ remote location. Verify final location of Junction Box meet the requirements of Permanently accessible for service & within 3'-0" from signage location.
- G.C. to provide access hatch for sign wiring.

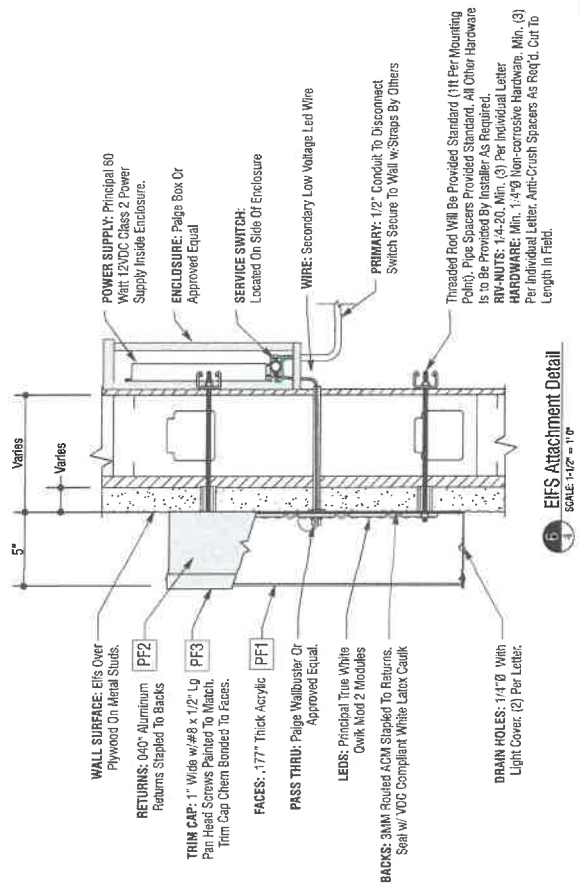
**survey notes**

- Verify roof line location.
- Verify available wall area for channel letters.
- Verify electrical access.
- Verify wall type.

**STANDARD** FB-FB44-L-LNR-W-RM  
**CUSTOM** Blue Perf. Faces  
**INFO REQUIRED** Survey Information



**1** 44" Channel Letters w/ Blue Perf. Faces (1 Required) 395.00 ea



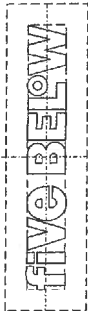
Client: Five Below Project Manager: L. Lupino Address: 2600 South Rd., Poughkeepsie, NY 12601

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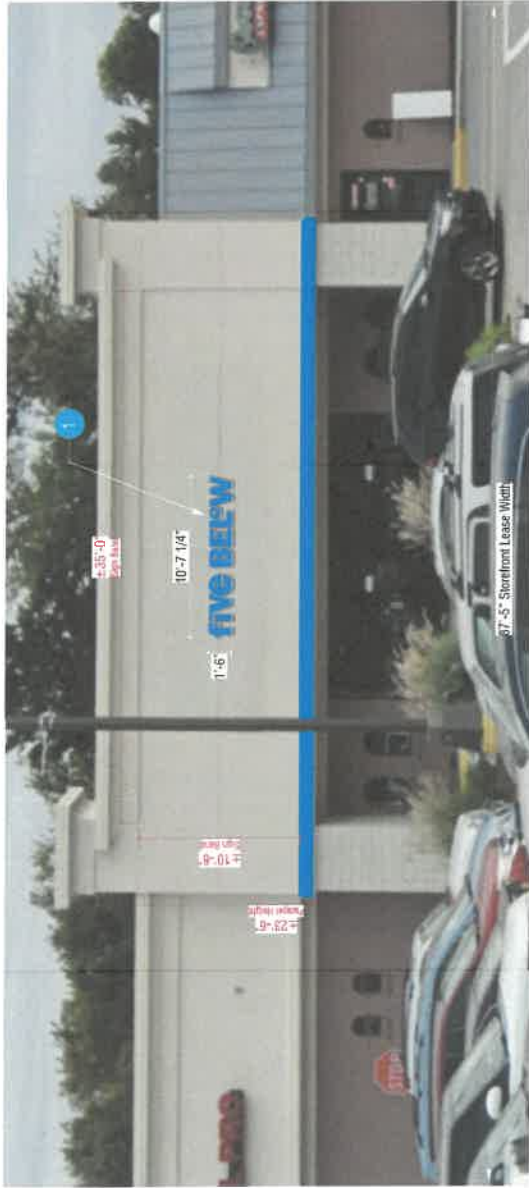
**partial elevation**

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/Or Architectural Drawings.

*within allowable square footage*



CENTER SIGN IN AVAILABLE AREA



1 Front Elevation - Proposed Rendering - Day View  
Not To Scale



2 Front Elevation - Proposed Rendering - Night View  
Not To Scale

**FIVE BELOW NOTES**

**Facade:**

- FB to reface parapet and pilasters to Five Below finishes.
- FB to refurbish existing storefront to like-new condition.
- G.C. to install HLLT eyebolts in facade for temporary banners, see A40 for loc.
- FB to provide curb cut within 30' of storefront entry.
- FB to provide unobstructed permanent access to sign mountable/electrical connection area.
- FB to provide electrical to center of all applicable sign mountable areas.

**Signage:**

- Primary Sign - 18" internally illuminated blue perforated channel letters
- Pylon Panel: Side A - Panel below Sierra
- Side B - Panel above Sierra

**Finishes by FB:**

- Facade: To match center finishes
- Stripe: Paint to match FBE-101021S (to match PMS 285 C)

**full elevation**

Photo Renderings Are Estimated & May Not Be Accurate. All Proportions, Dimensions And Mounting Details Must Be Verified Via Technical Survey And/Or Architectural Drawings.



1 Front Elevation - Proposed Rendering  
1 of 3 Sheets

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**sign 1**

**finish specifications**

Exterior Fabricated Face Lit LED Channel Letters w/ Trimcap Mounted To EHS Wall System

EST WEIGHT: 40 lbs  
 EST ELECT LOAD: (1) 1 Amps @120 Volt  
 ELECT REQUIREMENTS: (1) 20 Amp/120 Volt Circuits  
 ULTIMATE WIND SPEED: 125 MPH  
 NOMINAL WIND SPEED: 113 MPH  
 RISK CATEGORY: II (3 Sec Peak Gust MPH)  
 WIND IMPORTANCE FACTOR: I= 1  
 WIND EXPOSURE: C

**COLORS & FINISHES**

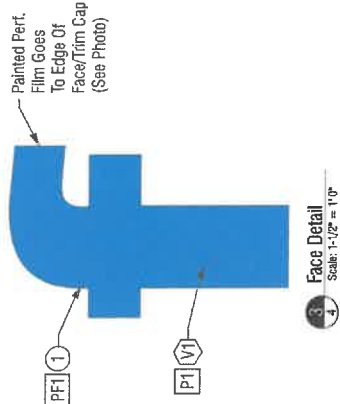
Interior Of All Letters To Be Finished White  
 PF1. FACE: #7328 White  
 PF2. RETURNS: Pre-finished Silver Metallic  
 PF3. TRIM CAP: To Match Returns  
 PF4. BACKS: Pre-finished White  
 V1/P1. VINYL PAINT: 1st Surface 3M White Dual-Color Performed Film Painted To Match PMS 285C

**CHANNEL LETTER INSTALLATION NOTES:**

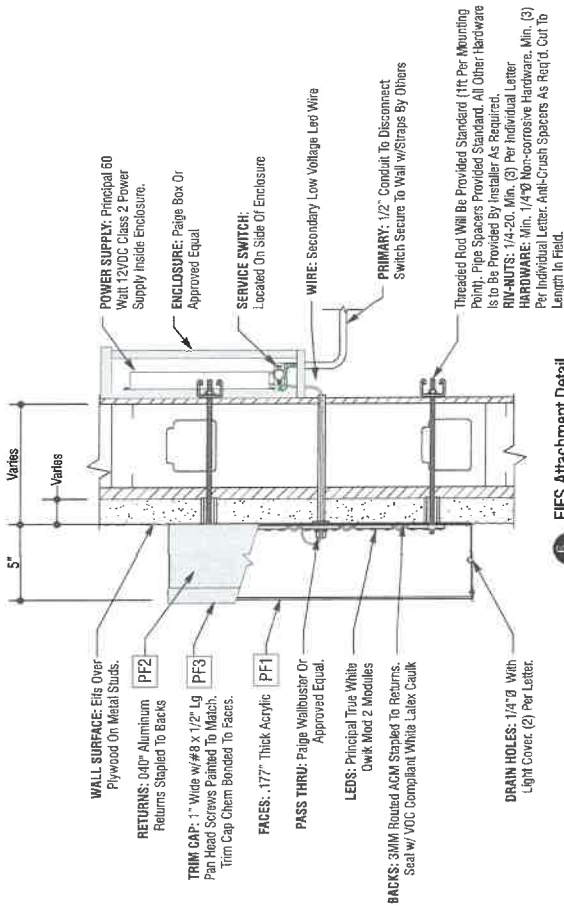
- Sufficient Primary Dedicated Circuit Within 5' Of Center Of Sign By Directs.
- Final Primary Hook-up By Sign Installer Where Allowed By Local Codes.
- All Visible Wiring & Conduit To Be Run In Straight Lines & 90° Bends.
- Seal All Gaps Between Sign & Wall.
- Seal All Gaps Between Sign & Wall.
- Mounting Hardware By Sign Installer Unless Otherwise Noted.

**Sign Installer Notes:**

- To Supply & Utilize appropriate installation hardware to meet actual wall conditions; determined @ survey or time of install.
  - Complete Final Hookup to Signage. If local code allows & supply is provided @ time of installation.
  - All Visible Wiring & Conduit to be Run in Straight Lines & 90° Sweeps.
- General Contractor Note:**
- G.C. to provide FR.T. blocking or steel metal strapping at signage location as specified by Cma.
  - G.C. to provide Primary Power Junction Box @ remote location. Verify final location of Junction Box meet the requirements of permanently accessible for service, & within 5'-0" from signage location.
  - G.C. to provide access hatch for sign wiring.



**1** 18" Channel Letters w/ Blue Perf. Faces  
 Scale: 3/8" = 1'-0"  
 (1 Required)



**LED Illumination - ON**  
 Not To Scale



**LED Illumination - OFF**  
 Not To Scale

**survey notes**

- Verify root line location.
- Verify available wall area for channel letters.
- Verify electrical access.
- Verify wall type.

**STANDARD** INFO REQUIRED  
 Blue Perf. Faces  
**CUSTOM** FB-FB18-JL-LNR-W-RM

**cima** USA's Largest  
**28886 R2**  
 4

Client: Five Below Project Manager: L. Lupino Address: 2600 South Rd., Poughkeepsie, NY 12601

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# Town of Poughkeepsie

## Zoning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3650 Phone  
845-790-4772 Fax

Date: 10/14/2025

Applicant: Poughkeepsie Plaza Mall LLC

Owner: Poughkeepsie Plaza Mall LLC

Attorney or professional representative:

Grid: 6160-01-057740-0000

Physical Address: 2586-2600 South Rd

This letter is to inform you that your application which you filed 10/14/2025 is hereby denied.

Please be advised that the property you are applying for is located in the BSC District. The reason(s) for this denial are listed below.

As per §210-128(C)(2)(a), "Entrance signs are allowed and shall be limited to 25 square feet. The applicant is proposing a 95 square foot sign, which requires a variance of 70 square feet.

You have the right to appeal this decision to the Zoning Board of Appeals, within 60 days from the date of this notice. Forms and instructions for filing an appeal are available in the Zoning Department.

Kristen Mastromarino  
Deputy Zoning Administrator