MEMO TO: Zoning Board of Appeals Members

Laura Wojtowicz, Dir. of Planning

Planning Board Members

Tim Sickles, Building Inspector

Legal Department

Dutchess County Planning Dept. Leonard Splain, Fire Inspector

Engineering Department

Patricia Myers, Supervisor Town Board Members Kathleen Taber, Assessor Police Department

New Hamburg Fire Department

Fairview Fire Department Arlington Fire Department Susan Miller, Town Clerk

FROM: Susan J. Pike, Zoning Administrator

RE: AGENDA: June 11, 2007 Zoning Board of Appeals Meeting at 7:00 p.m.

FIELD TRIP: June 6, 2007 at 1:00 p.m.

ADJOURNED:

- 1. OAKWOOD PARTNERS, LLC, South Road, Zone B-H & I-H. Grid # 6060-02-820506 & 6060-04-928489-0000. Requesting a variance of Article VI, Sections 210-111.F, 210-116.A.B & 210-119.A of Chapter 210, Zoning to permit a variance to allow the "Hilton Garden Inn" 50-square foot free-standing sign to be located on a lot not owned by the applicant, as a second free-standing sign on the lot and a variance to allow four (4) additional wall signs for the "Hilton Garden Inn", which include a 94-square foot sign, a 4.5-square foot logo sign, a 14.5-square foot sign and a 2.8-square foot sign all facing north. **UNLISTED**
- 2. RICK BOTTINI, 238 VanWagner Road, Zone I-H. Grid # 6262-03-183322-0000. Requesting a variance of Article IV, Section 210-38.A of Chapter 210, Zoning to permit a 31-foot side yard setback variance for an existing 30' X 50' canopy structure. **TYPE II**
- 3. SUPERIOR WALLS, INC., 68-74 Violet Avenue, Zone I-H. Grid # 6162-02-542696, 535672, 565648 & 604618-0000. Requesting a variance of Article IV, Sections 210-38.A & 210-38.B of Chapter 210, Zoning to permit setback variances for existing buildings as follows: Building 1 25-foot variance of required landscaping and 22-foot variance of front setback, 23-foot variance of side yard setback and 50-foot variance of rear setback; Building 2 50-foot variance of front setback and 50-foot variance of side setback; Building 3 50-foot variance of side setback and 43.5-foot variance of rear setback; Building 4 33-foot variance of side setback; Building 6 15-foot variance of side setback. Also, for proposed expansion of manufacturing facilities (Building #7), a 15-foot variance of side setback and a 2 –foot variance of maximum height for proposed silo replacement; and relief from required 8-foot fence, hedge or wall along residence district boundary on easterly side of site. **TYPE II**
- 4. GERALD D. LEVEQUE, JR., 29 Styvestandt Drive, Zone R-10. Grid # 6162-07-618870-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit an 8-foot front yard setback variance and a 14-foot rear yard setback variance for the construction of an approximately 1,200-square foot two-story addition to an existing single-family dwelling. **TYPE II**
- 5. JAMES R. LIBERATI, 9 Sunrise Lane, Zone R-20. Grid # 6261-03-197211-0000. Requesting a Special Use Permit under Articles IV & V, Sections 210-11.C(1) & 210-42 of

Chapter 210, Zoning to permit an accessory apartment in a single-family dwelling and a variance to allow for such an apartment within the proposed dwelling not yet constructed. **UNLISTED**

- 6. JOHN S. PAGANO, 455 Vassar Road, Zone R-15. Grid # 6159-04-979460-0000. Requesting a variance of Article V, Section 210-43 of Chapter 210, Zoning to permit a 1-foot side yard setback variance for an existing 6' X 8' shed located within the front yard of a dwelling and a 9-foot side yard setback variance for an existing 10' X 20' portable storage tent on the premises. **TYPE II**
- 7. THOMAS & KAREN PERRUCCI, 12 Toomey Drive, Zone R-15. Grid # 6260-01-411814-0000. Requesting a variance of Article V, Section 210-63 of Chapter 210, Zoning to permit a 1.5-foot variance of height for a 4-foot high chain link fence that is located within the required front yard. **TYPE II**
- 8. ANTHONY & LOUIS FERRARI, 220 Overocker Road, Zone B-H. Grid # 6261-02-604993-0000. Requesting a variance of Article IV, Section 210-28 of Chapter 210, Zoning to permit an 18-foot front yard setback variance for the construction of an 8' X 80' canopy attached to an existing structure. **TYPE II**
- 9. JOSEPH NEGRON, 15 Winnie Lane, Zone R-15. Grid # 6260-03-442230-0000. Requesting a variance of Article V, Section 210-96.C of Chapter 210, Zoning to permit a 9-foot side yard setback variance for the installation of a 21' diameter above-ground swimming pool on the premises. **TYPE II**
- 10. ROBERT MANNIX, 79 Hornbeck Road, Zone R-15. Grid # 6262-02-701687-0000. Requesting a variance of Article V, Section 210-96.C of Chapter 210, Zoning to permit a 5-foot side yard setback variance for the construction of a 15' diameter above-ground swimming pool with a 12' X 16' deck. **TYPE II**
- 11. DR. ELIAS HASHIM, 8 IBM Road (cor/Rosewood Drive), Zone B-N. Grid # 6160-03-015172-0000. Requesting a variance of Article IV, Section 210-24 of Chapter 210, Zoning to permit a 25-foot variance from required landscaped area, a 3.3-foot side yard setback variance and a 21.5-foot rear yard setback variance for the construction of a 1,750-square foot second story addition to an existing structure. **SEQR COMPLETED BY PLANNING BOARD**
- 12. RUSSELL SCOTTI, 31 Sharon Drive, Zone R-10. Grid # 6161-03-115225-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 15.5-foot side yard setback variance for an existing carport, deck and 3-season room all attached to a single-family dwelling. **TYPE II**
- 13. ROALD MALCOLM, 16 Ridge Road, Zone R-15. Grid # 6262-04-577110-0000. Requesting a Special Use Permit under Article V, Section 210-83.P(1) of Chapter 210, Zoning to permit a commercial vehicle to be parked in a residential district exceeding the height and weight limitations allowed as of right. **UNLISTED**
- 14. RICHARD VENETTOZZI, 54 Laffin Lane (cor/Spackenkill Road), Zone R-15. Grid # 6160-03-468486-0000. Requesting a Special Use Permit under Articles IV & V, Sections 210-12.C(1) & 210-42 of Chapter 210, Zoning to permit an accessory apartment in a single-family dwelling (renewal of permit previously granted). **UNLISTED**

- 15. JONATHAN URBAN, 38 Coachlight Drive, Zone R-20. Grid # 6260-01-130846-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 7.5-foot rear yard setback variance for the construction of a deck attached to a single-family dwelling. **TYPE II**
- 16. VORNADO SOUTH HILLS, LLC, 1895 South Road South Hills Mall, Zone B-SC. Grid # 6158-01-297959-0000. Requesting a Special Use Permit under Article III, Section 210-9.I of Chapter 210, Zoning to permit height exception for two proposed architectural features (cupola and clock tower) on the Christmas Tree Shop portion of the main building in the mall. **SEQR COMPLETED BY PLANNING BOARD**
- 17. SYLVIA A. MATTREY, 34 Scenic Drive, Zone R-15. Grid # 6160-04-795107-0000. Requesting a Special Use Permit under Articles IV & V, Sections 210-12.C(1) & 210-42 of Chapter 210, Zoning to permit an accessory apartment in a single-family dwelling (amendment of previously granted Special Use Permit). **UNLISTED**
- 18. CASABONA SIGNS, INC. FOR COUNTRYWIDE HOME LOANS, 2020 South Road Chestnut Plaza, Zone B-H. Grid # 6159-03-424307-0000. Requesting a variance of Article VI, Section 210-116.B of Chapter 210, Zoning to permit a 13.84-square foot variance of sign area for addition to existing 24-square foot wall sign on the face of building (total 37.84-square feet). **UNLISTED**

Planning Board to be Lead Agency:

- 1. Red Woods, LLC & English Lot Line Revision
- 2. VFW/LVS Enterprises Lot Line Revision
- 3. Foam & Wash Carwash
- 4. Miracle Ford-Lincoln Mercury Service Bay Addition
- 5. The Woods at Cliffdale