

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: August 13, 2007 Zoning Board of Appeals Meeting at 7:00 p.m.  
FIELD TRIP: August 8, 2007 at 1:00 p.m.

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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. RJG PROPERTIES, INC./PRECISION TUNE, 2555 South Road, Zone B-H. Grid # 6060-02-994630-0000. Hearing to consider whether to revoke a Special Use Permit, pursuant to Article IX, Section 210-137.E(1) of the Town of Poughkeepsie Zoning Code, issued to Precision Tune on October 23, 1989 to establish a motor vehicle service facility on the premises on the grounds that at least three violations of the Special Use Permit have occurred and exist. **TYPE II**

5. YOUNG-MORSE HISTORIC SITE, 2683 South Road, Zone R-20. Grid # 6060-02-989985-0000. Requesting a variance of Article VI, Sections 210-109.A&B of Chapter 210, Zoning to permit a variance to allow for the display of more than two temporary banners at one time for more than ninety days per calendar year on the premises. **UNLISTED**
  6. SIGN HERE SIGN COMPANY FOR MIRACLE FORD, 2250 South Road, Zone B-H. Grid # 6159-01-273908-0000. Requesting a variance of Article VI, Section 210-116.A of Chapter 210, Zoning to permit an additional 64-square foot variance of sign area to replace existing 32-square foot double-faced, free-standing sign for which a variance was granted on July 12, 1982 as the second free-standing sign on the premises. **UNLISTED**
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7. MARIST COLLEGE, 30 Fulton Street, Zone I-H. Grid # 6162-05-035776-0000. Requesting a variance of Article IV, Section 210-38.A of Chapter 210, Zoning to permit a 50-foot variance of front yard setback for proposed building D (Student Housing) and a 25-foot variance for lack of required front landscaped area; a 40-foot variance of side yard setback for proposed buildings E, F & G (Student Housing); a 2'2" variance of building height for proposed building E and a one story variance of building height for all seven proposed buildings. **SEQR COMPLETED BY PLANNING BOARD**
  8. NICHOLAS J. TARANTINO, 30 Eileen Boulevard, Zone R-10. Grid # 6262-04-945370-0000. Requesting a variance of Article V, Section 210-43 of Chapter 210, Zoning to permit a 2-foot side yard setback variance for the construction of a 12' X 20' gazebo on the premises. **TYPE II**
  9. WILLIAM J. & SHARON L. DEROSSO, 25 Sherwood Drive, Zone R-15. Grid # 6159-04-740151-0000. Requesting a Special Use Permit under Article V, Section 210-83.P(2) of Chapter 210, Zoning to permit a commercial vehicle to be parked in a residential district exceeding the limitations allowed as of right. **UNLISTED**
  10. JOHN SALA FOR JSD CUSTOM HOMES, INC., 14 Gwen's Way, Zone R-10. Grid # 6159-01-084802-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 4.4-foot variance of front yard setback for existing front porch on newly constructed single-family dwelling. **TYPE II**
  11. MICHAEL & PATRICIA PETTIGREW, 17 Twin Road, Zone R-10. Grid # 6057-07-720957-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 2.8-foot side yard setback variance for a 7.2' X 4.59' Bilco door attached to an existing single-family dwelling. **TYPE II**
  12. CARLOS ESPINOZA & PAOLA COZAR, 46 Camelot Road, Zone R-10. Grid # 6159-03-156480-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 2-foot side yard setback variance for the construction of a pool deck attached to an existing single-family dwelling. **TYPE II**

13. CHRISTINE CAPPELLETTI, 11 Robin Road, Zone R-10. Grid # 6159-01-121745-0000. Requesting a Special Use Permit under Articles IV & V, Sections 210-13.C(1) & 210-42 of Chapter 210, Zoning to permit an existing accessory apartment in a single-family dwelling and a variance of 194-square feet to allow such accessory apartment. **UNLISTED**
14. MARISA SCHIAVONE, 7 Monroe Drive, Zone R-15. Grid # 6158-02-568917-0000. Requesting a variance of Article V, Section 210-96.C of Chapter 210, Zoning to permit a 6-foot variance of side yard setback to construct a 12' X 30' deck addition to existing above-ground swimming pool on premises. **TYPE II**
15. JACK FERRARO, 14 Abes Way, Zone B-N. Grid # 6159-01-167780-0000. Requesting a variance of Article IV, Section 210-24.B of Chapter 210, Zoning to permit the use of existing wooded areas along the eastern and northern property lines as natural screening between commercial and residential properties, and a variance to allow existing conditions to remain along southern and western property lines, all in lieu of providing a 6' to 8' fence or plantings as required for screening. **SEQR COMPLETED BY PLANNING BOARD**
16. POUGHKEEPSIE NISSAN, 2600 South Road – Poughkeepsie Plaza, Zone B-SC. Grid # 6160-01-057740-0000. Requesting a Special Use Permit under Article V, Section 210-99.C of Chapter 210, Zoning to permit a temporary tent sale on an annual basis for the purpose of motor vehicle sales. **TYPE II**
17. RIVER MANAGEMENT FOR VASSAR COLLEGE, 46 Raymond Avenue, Zone CB-A. Grid # 6161-12-817693-0000. Requesting a variance of Article IV, Section 210-26.C of Chapter 210, Zoning to permit outdoor dining on the premises. **TYPE II**
18. ARTHUR & BARBARA GRACE, 21 Wilmar Terrace, Zone R-10. Grid # 6162-10-286631-0000. Requesting a variance of Article V, Section 210-43 of Chapter 210, Zoning to permit a 7-foot side yard setback variance and an 8.5-foot rear yard setback variance for the construction of a 10' X 14' shed on the premises. **TYPE II**
19. PATRICK & DIANNE ROBINSON, 24 Oakwood Drive, Zone R-10. Grid # 6058-02-908731-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 23-foot rear yard setback variance for the construction of a 12' X 16' deck attached to an existing single-family dwelling. **TYPE II**
20. JOHN MILKOVICH, 14 Sherwood Drive, Zone R-15. Grid # 6159-04-737095-0000. Requesting a Special Use Permit under Article V, Section 210-83.P(2) of Chapter 210, Zoning to permit a commercial vehicle not permitted as of right to park in a residential zone. **UNLISTED**
21. ELIZABETH ROOSA, 6 Water Street, Zone R-10. Grid # 6057-06-477901-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 1.6-foot side yard setback variance and a 20.9-foot rear yard setback variance for a 3' X 13' addition to an existing single-family dwelling. **TYPE II**

22. WILLIAM STRONCER, 21 Point Street, Zone R-10. Grid # 6057-06-473851-0000.  
Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 5-foot side yard setback variance and a 17-foot front yard setback variance for the construction of a 22' X 22' garage attached to an existing single-family dwelling. **TYPE II**
23. OLGA JANICIJEVIC, 43 Phyllis Road, Zone R-10. Grid # 6058-20-864066-0000. Hearing to consider whether to revoke a Special Use Permit pursuant to Article IX, Section 210-137.E(1) of Chapter 210, Zoning issued to Olga Janicijevic on December 14, 1987 to operate a beauty salon as a home occupation in her dwelling on the premises on the grounds that a violation of the terms and conditions of the Special Use Permit has occurred and exists.  
**TYPE II**
24. HERBERT I. STOLLER, 27 Brentwood Drive, Zone R-20. Grid # 6260-03-179209-0000.  
Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 3-foot rear yard setback variance for the construction of a 24' X 20' screened room and a 24' X 22' deck addition to an existing single-family dwelling. **TYPE II**
25. JOANNE SMITH, 47 Townsend Boulevard, Zone R-15. Grid # 6262-02-802658-0000.  
Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 15-foot side yard setback variance for an existing 22' X 22' conversion of a garage into living space and for an existing 10' X 16' one-story addition, all to a single-family dwelling.  
**TYPE II**
26. ROBERT MORALES, 17 Crestwood Boulevard, Zone R-10. Grid # 6162-20-816140-0000.  
Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 6.5-foot front yard setback variance and a 2-foot side yard setback variance for the construction of a 10' X 12' front porch attached to an existing single-family dwelling. **TYPE II**
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Planning Board to be Lead Agency:

1. Gannon Subdivision
2. Liberta & Urban Builders Subdivision/Lot Line Revision
3. Omnipoint Communications, Inc. at Galleria Mall
4. Omnipoint Communications at Red Oaks Mill Fire Company
5. Vassar College Baldwin House Parking Lot Renovation