

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: September 10, 2007 Zoning Board of Appeals Meeting at 7:00 p.m.
FIELD TRIP: September 5, 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. 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**
3. 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**
4. 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**

5. 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**
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6. MICHAEL A. OGLESBY, 74 Alda Drive, Zone R-15. Grid # 6260-03-214147-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit a 27-foot rear yard setback variance for the construction of a 150-square foot deck addition to attach an existing above-ground swimming pool to a single-family dwelling on a corner lot. **TYPE II**
 7. ROBERT & KATHLEEN BENTLEY, 42 Phyllis Road, Zone R-10. Grid # 6058-20-873050-0000. Requesting a variance of Article V, Section 210-96.C of Chapter 210, Zoning to permit a 29.33-foot front yard setback variance for the construction of a 10' X 8.3' deck attached to an existing above-ground swimming pool on a corner lot. **TYPE II**
 8. EE CHO, 4 Pineberry Court, Zone R-15. Grid # 6160-03-381499-0000. Requesting a variance of Article IV, Section 210-14 of Chapter 210, Zoning to permit an 8-foot rear yard setback variance for the construction of a 16' X 22' deck attaching an above-ground swimming pool to a single-family dwelling. **TYPE II**
 9. CUSTOM FINISHERS, INC. FOR REGAL CINEMAS, 2001 South Road – Poughkeepsie Galleria, Zone B-SC. Grid # 6159-03-273276-0000. Requesting a variance of Article VI, Section 210-117.B(1)(b) of Chapter 210, Zoning to permit a 232.5-square foot single-faced sign to be installed over entrance to a courtyard rather than on wall of building. **UNLISTED**
 10. VINCENT & CARMELA ANELLO, 8 Vero Drive – The Gables, Zone R-MH. Grid # 6262-01-054988-0000. Requesting a variance of Article IV, Section 210-22 of Chapter 210, Zoning to permit an 8-foot side yard setback variance for the construction of an 8' X 8' porch addition to an existing mobile home. **TYPE II**
 11. POUGHKEEPSIE GALLERIA, LLC FOR DSW, 2001 South Road – Poughkeepsie Galleria, Zone B-SC. Grid # 6159-03-233242-0000. Requesting a variance of Article VI, Section 210-117.B(1)(b) of Chapter 210, Zoning to permit a variance to relocate existing 7' X 35' wall sign (for which a variance was granted on 12/9/02) from the north wall of building to the west wall where there is no public entrance/exit to the outside of the mall. **UNLISTED**
 12. POUGHKEEPSIE GALLERIA FOR DICK'S SPORTING GOODS, 2001 South Road – Poughkeepsie Galleria, Zone B-SC. Grid # 6159-03-233242-0000. Requesting a variance of Article VI, Section 210-117.B(1)(b) of Chapter 210, Zoning to permit a variance to relocate existing 11.5' X 23.5' wall sign (for which a variance was granted on 12/9/02) from north wall of building to west wall of building where there is no public entrance/exit to the outside of the mall. **UNLISTED**

13. ST. FRANCIS HOSPITAL & HEALTH CENTERS, 241 North Road, Zone R-10. Grid # 6162-09-072632-0000. Requesting a variance of Article VI, Sections 210-109.B & 210-109.C of Chapter 210, Zoning to permit the display of a temporary sign until July, 2009 and a variance of sign area for proposed 5' X 12' free-standing single-faced sign promoting charitable donations for expansion of hospital's trauma and emergency services center. **UNLISTED**
14. AMY & JOE MAHER, 53 Marple Road, Zone R-10. Grid # 6162-20-888088-0000. Requesting a variance of Articles IV & V, Sections 210-14 & 210-101 of Chapter 210, Zoning to permit a 2,500-square foot variance of lot area and a 35-foot variance of lot frontage to deem the vacant lot as buildable. **TYPE II**
15. HENRIETA BAJKAI, 15 VanSiclen Drive, Zone R-15. Grid # 6060-02-963586-0000. Requesting a Special Use Permit under Articles IV & V, Sections 210-12.C(8) & 210-68 of Chapter 210, Zoning to permit a real estate broker's office as a home occupation in a single-family dwelling. **UNLISTED**
16. OAKWOOD PARTNERS, LLC, 2515 South Road – Oakwood Commons, Zone B-H. Grid # 6060-04-956489-0000. Requesting a variance of Article VI, Sections 210-111.D & 210-116.B of Chapter 210, Zoning to permit an additional 24-square foot variance for each of the two proposed wall signs above the coping of the roof, in order to include the corporate logo for CRM (variance granted for two 40-square foot wall signs on 3/12/07). **UNLISTED**
17. OMNIPOINT COMMUNICATIONS, INC., 121A Vassar Road, Zone R-15. Grid # 6259-01-450812-0000. Requesting a variance of Articles IV & V, Sections 210-12.B, 210-12.C & 210-57.A of Chapter 210, Zoning to permit a use variance to erect a 120-foot communication tower (monopole) in a residential zoning district, and area variances for lot size and setbacks for said tower. **UNLISTED**
18. AUTO-DEALS, INC., 825-829 Dutchess Turnpike, Zone B-H. Grid # 6262-04-592073-0000. Requesting a variance of Article VI, Section 210-116.A of Chapter 210, Zoning to permit a 3' X 15' double-faced addition to a 47-square foot double-faced free-standing sign approved by variance on 4/14/97 (second free-standing sign on premises). **UNLISTED**
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Planning Board to be Lead Agency:

1. Global Tower Partners
2. Veterans of Foreign War Partial Enclosure of Pavilion