

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: December 10, 2007 Zoning Board of Appeals Meeting at 7:00 p.m.  
FIELD TRIP: December 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. 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**
  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. 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**
- 
5. JAMES R. LIBERATI, 9 Sunrise Lane, Zone R-20. Grid # 6261-03-197211-0000. Requesting a variance of Article IV, Section 210-16.E of Chapter 210, Zoning to permit a 0.2-foot side yard setback variance and a 4.4-foot side yard setback variance for an existing single-family dwelling with an attached deck. **TYPE II**

6. ANTHONY BOTTINI, 238 VanWagner Road, Zone I-H. Grid # 6262-03-183322-0000. Requesting a Special Use Permit under Article VI, Section 210-40.C.3 of Chapter 210, Zoning to permit the continuation and expansion of an existing fuel storage and distribution facility. **SEQR COMPLETED BY PLANNING BOARD**
7. JOHN MCKEE, 208 Wilbur Boulevard (cor/Scott Terrace), Zone R-20. Grid # 6160-01-376698-0000. Requesting a variance of Article IV, Section 210-16.E of Chapter 210, Zoning to permit a 20.5-foot front yard setback variance for the construction of a 9' X 26' addition and a 6.4-foot side yard setback variance for the construction of a 12' X 20' addition to an existing single-family dwelling on a corner lot. **TYPE II**
8. GK & A ARCHITECTS FOR DUNKIN DONUTS, 2580 South Road, Zone B-SC. Grid # 6160-01-028685-0000. Requesting a variance of Article IX, Section 210-28C.2(a) of Chapter 210, Zoning to permit a second additional 39.07-square foot wall sign to be erected on the face of an existing structure. **UNLISTED**
9. CHABAD LUBAVITCH OF THE MID-HUDSON VALLEY, 63 Vassar Road, Zone R-20. Grid # 6260-04-566185-0000. Requesting a variance of Articles IV & VIII, Sections 210-16.E(1) & 210-95.B(1) of Chapter 210, Zoning to permit a side yard setback variance of 10-feet, a side yard setback variance of 26-feet and a variance of 5 parking spaces from required 15 spaces to construct a one-story, 2,285-square foot addition to an existing 2-story religious facility. **TYPE II**
10. ANTHONY DIDATO, 1030 Dutchess Turnpike, Zone R-20. Grid # 6262-02-914503-0000. Hearing to consider whether to revoke a Special Use Permit, pursuant to Article XII, Section 210-149N.(1) of the Town of Poughkeepsie Zoning Code, issued to Anthony Didato on April 11, 2005 to establish a mortgage broker's office as a home occupation on the premises on the grounds that a violation of the Special Use Permit has occurred and exists. **TYPE II**
11. NEXTEL COMMUNICATIONS, 2585 South Road, Hudson Plaza, Zone B-SC. Grid # 6060-02-968700-0000. Hearing to consider whether to revoke a Special Use Permit, pursuant to Article XII, Section 210-149N.(1) of the Town of Poughkeepsie Zoning Code, issued to Nextel Communications on January 14, 2002 to establish a 122-foot telecommunications flagpole tower and a 240-square foot equipment shelter at the base on the premises on the grounds that a violation of the Special Use Permit has occurred and exists. **TYPE II**

---

PLANNING BOARD TO BE LEAD AGENCY:

1. Gasland Petroleum/Citgo
2. Omnipoint Communications/Red Oaks Mill Fire Company