



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

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AGENDA
TOWN OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
REGULAR MEETING
March 9, 2009
7:00 PM

Old Business

1. Adjourned Public Hearing – **ERNIE CANNELLI**, 807 Main Street, Zone ATC, Grid #6161-08-844822-0000. Requesting an area variance from Article IX, Section 210-125(B) of Chapter 210, Zoning, to allow the installation of a second wall sign of 36 square feet where only one wall sign is permitted. Unlisted Action. Uncoordinated review.

PUBLIC HEARING ADJOURNED TO April 13, 2009
MOVED: Elizabeth Bomba
SECONDED: Paul Lahey
CARRIED: 5-0

2. Adjourned Public Hearing – **DIAL A MATTRESS**, 2555 South Road, Zone B-H, Grid#6062-02-994630-0000. Requesting an area variance from Article IX, Section 210-127(B) of Chapter 210, Zoning, for a second wall sign of 28.2 square feet where only one wall sign is permitted. Unlisted Action. Uncoordinated review.

PUBLIC HEARING ADJOURNED TO April 13, 2009
MOVED: Karmen Buckey
SECONDED: Elizabeth Bomba
CARRIED: 5-0

3. Adjourned Public Hearing – **ASHTON PARK**, 2055 South Road, Zone B-NH, Grid# 6159-03-375410-0000, & 6159-03-36369-0000. Requesting area variances from Article IX, Section 210-126(B) of Chapter 210, Zoning for: 1) Installation of a freestanding sign of 92 square feet where a single freestanding sign is not allowed to exceed 50 square feet; and 2) Installation of two additional freestanding monument signs where only a single freestanding sign is allowed. Requesting Special Use Permits for two outdoor restaurant dining areas and two drive-in drive-thru windows. Unlisted Action. Coordinated Review. Town of Poughkeepsie Planning Board is the designated Lead Agency.

PUBLIC HEARING ADJOURNED TO April 13, 2009
MOVED: Marcy Marlow
SECONDED: Elizabeth Bomba
CARRIED: 5-0

4. Adjourned Public Hearing – **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 Action.

PUBLIC HEARING ADJOURNED TO April 13, 2009

MOVED: Elizabeth Bomba

SECONDED: Paul Lahey

CARRIED: 5-0

5. Public Hearing – **VERIZON**, 1380 South Road, Zone B-SC, Grid# 6158-01-484850-0000. Requesting an area variance from Article IX, §210-128(C)(2)(a) of Chapter 210, Zoning, for installation of a second wall sign of 22 square foot where only one wall sign is permitted. Unlisted Action. Uncoordinated review.

PUBLIC HEARING ADJOURNED TO April 13, 2009

MOVED: Elizabeth Bomba

SECONDED: Arthur Grace

CARRIED: 5-0

6. Public Hearing – **TGI FRIDAY'S**, 2500 South Road, Zone B-SC, Grid#6160-01-057740-000. Requesting area variances from Article IX, §210-36(E) and §210-128(B) of Chapter 210, Zoning, for: 1) The construction of a building at a front yard setback of 49.7 feet where a minimum front yard set back of 100 feet is required; and 2) Installation of an additional free standing sign where as only one single free standing sign is allowed. Unlisted Action. Coordinated Review. Town of Poughkeepsie Planning Board is the designated Lead Agency. A Negative Declaration has been issued by the Lead Agency.

APPROVAL GRANTED FOR FRONT YARD SETBACK

MOVED: Elizabeth Bomba

SECONDED: Arthur Grace

CARRIED: 5-0

PUBLIC HEARING CLOSED - DEFERRED UNTIL April 13, 2009 FOR ADDITIONAL FREE STANDING SIGN REQUEST.

MOVED: Marcy Marlow

SECONDED: Elizabeth Bomba

CARRIED: 5-0

7. Public Hearing – **VORNADO SOUTH HILLS, LLC**, 1895 South Road, Zone B-SC, Grid#6158-01-297959-0000. Requesting an area variance from Article IX, §210-127(C) of Chapter 210, Zoning, for the installation of a **108** square foot wall sign where only one 24 square foot wall sign is permitted. Unlisted Action. Coordinated Review. Town of Poughkeepsie Planning Board is the designated Lead Agency. A Negative Declaration has been issued by the Lead Agency.

APPROVAL GRANTED

MOVED: Arthur Grace

SECONDED: Elizabeth Bomba

CARRIED: 5-0

8. Public Hearing – **MARIA ALVAREZ (#1 SALSA RESTAURANT)**, 2585 South Road, Zone B-SC, Grid#6060-02-968700-0000. Requesting an Area Variance from Article IX, §210-128(C)(2)(a) of Chapter 210, Zoning, to allow the construction of a canopy on the sidewall of a building where the canopy is not flat against the building façade and contains 49 square feet of signage. Unlisted Action. Uncoordinated review.

PUBLIC HEARING CLOSED - DEFERRED UNTIL April 13, 2009.

MOVED: Elizabeth Bomba

SECONDED: Marcy Marlow

CARRIED: 5-0

New Business

9. Public Hearing – **BERNARD & EILEEN IULO**, 22 Pleasant Lane, Zone R-20, Grid# 6259-01-258903. Requesting Area Variance from Article X, §210-136(A)(5), of Chapter 210, Zoning, to allow construction of a 24' x 26' two story attached garage addition located 19 feet 1 inch from the front lot line where 30 feet is required. Type II Action.

APPROVAL GRANTED

MOVED: Marcy Marlow

SECONDED: Elizabeth Bomba

CARRIED: 5-0

10. Public Hearing – **MAUREEN LASHLEE**, 1019 Dutchess Turnpike, Zone R-20, Grid# 6262-04-869497-0000. Requesting Area Variance from Article IV, §210-16(E) of Chapter 210, Zoning to allow the construction of a one story attached garage addition and covered porch to the rear of an existing dwelling where the proposed improvements would be located 13 feet from the side lot line where a setback of 20 feet is required. Type II Action.

APPROVAL GRANTED

MOVED: Marcy Marlow

SECONDED: Elizabeth Bomba

CARRIED: 5-0

11. Public Hearing – **JOSEPH WARD**, 21 Fairmont Avenue, Zone ATC, Grid# 6161-12-912725-0000. Requesting Special Use Permit from Article VIII, §210.47, of Chapter 210, Zoning to permit establishment of an accessory apartment unit in a commercial use building. Unlisted Action.

APPROVAL GRANTED

MOVED: Marcy Marlow

SECONDED: Elizabeth Boba

CARRIED: 5-0

Correspondence

SEQR Lead Agency – City of Poughkeepsie is requesting Lead Agency on O'Neill-Dutton Project.

APPROVAL GRANTED

MOVED: Marcy Marlow

SECONDED: Elizabeth Bomba

CARRIED: 5-0

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Oakwood Commons Business Park.

APPROVAL GRANTED
MOVED: Marcy Marlow
SECONDED: Arthur Grace
CARRIED: 5-0

Meeting Closed 8:50 PM

MOVED: Karmen Buckey
SECONDED: Elizabeth Bomba
CARRIED: 5-0

PRESENT:

Member Marlow
Member Grace
Member Buckey
Member Bomba
Member Lahey

ABSENT:

Chairman Santoro
Member Prisco
Member Jackson