



Town of Poughkeepsie

Planning & Zoning

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3650 Phone
845-790-4772 Fax

**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 14, 2009
7:00 PM**

Old Business

1. Public Hearing – **VASSAR PROPERTY, LLC**, 35 Vassar Road, Zone ROMNSC, Grid #6260-04-527253. Requesting an Area Variance for relief from Article V, §210-29, of the Town Code to amend a previously granted Special Use Permit to allow the conversion of an existing car wash facility to a restaurant use to be located within an existing motor vehicle service facility/convenience store. Unlisted Action. The ZBA has consented to the Planning Board acting as Lead Agency.

The Board adjourned the application until the February 8, 2010 meeting.

Motion: Karmen Buckey

Second: Marcy Marlow

Vote: 5:0:0

2. Public Hearing – **ABD Stratford, LLC**, 198 Bower Road, Zone R-4A, Grid #6362-01-320922-0000. Requesting an Interpretation of §210-160(A) & §210-160(C) of the Town Code appealing a determination by the Zoning Administrator that townhouse type dwelling units are not permitted on the Stratford Farms Subdivision. Type II Action.

The Board closed the public hearing and adjourned this until the January 11, 2010 meeting.

Motion: Karmen Buckey

Second: Paul Lahey

Recused: Marcy Marlow

Vote: 4:0:1

3. Public Hearing – **RICHARD & DIANE LEVITT** – 15 Conklin Street, Zone R-NH, Grid #6057-07-594892-0000. Requesting an Area Variance for relief from Article VIII, §210-48 of the Town Code to allow an addition to an existing detached accessory structure to be located 3.75 feet from the side yard line and 2.9 feet from the rear yard line where a setback of 10 feet is required. Type II Action.

The Board closed the public hearing and voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey

Second: Marcy Marlow

Vote: 5:0:0

4. Public Hearing – **NEW HAMBURG FIRE DISTRICT** – 15 Channingville Road, R-20, Grid #6058-04-694049. Requesting an Area Variance for relief from §210-124A of the Town Code to allow a 24 square foot LED changeable copy freestanding sign. Unlisted Action. Uncoordinated review.

The Board closed the public hearing and voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey

Second: Marcy Marlow

Vote: 5:0:0

5. ~~Public Hearing – OFFICE DEPOT – 2526 South Road, B-SC, Grid #6160-01-047553. Requesting an Area Variance for relief from Article IX, §210-128(C)(2)(a) of the Town Code to allow a 146.4 square foot wall sign. Unlisted Action. Uncoordinated review.~~

The applicant withdrew application.

New Business

6. Public Hearing – **AMY & PATRICK TOWNE** – 8 DeLaval Place, R-20, Grid #6162-19-706106. Requesting an Area Variance for relief from Article IV, § 210-16(E) of the Town Code to allow 2.3 foot x 10 foot addition to be located 3.5 feet from the side lot line where 20 feet is required. Type II Action.

The Board closed the public hearing and voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Karmen Buckey

Vote: 5:0:0

7. Public Hearing – **LAURIE FONTAINE** – 64 Main Street, R-4A, Grid #6057-07-672948-0000. The requested Area Variance involves relief from Article IV, §210-48 of the Town Code to allow a 12 foot x 20 foot shed to be located in front of the principal structure where an accessory building or structure shall not be located in front of a principal structure. Type II Action.

The Board closed the public hearing and voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Karmen Buckey

Vote: 5:0:0

8. Public Hearing – **MELISSA MAUTE** – 65 DelBalso Boulevard, R-20, Grid #6057-07-719927-0000. The requested Area Variance involves relief from Article VIII, §210-92(Q)(1) of the Town Code to allow the parking or storage of motor vehicles in the front yard of the property as a result of the conversion of the garage to habitable space and relief from Article IV, §210-16(E) to allow the dwelling to be 12.5 feet from the side yard lot line where 20 feet is required. Type II Action.

The Board closed the public hearing and voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Karmen Buckey

Vote: 5:0:0

9. ~~Public Hearing – DONNA & MICHAEL ERTS – 125 Fairview Avenue, R-20, Grid #6162-05-210779-0000. Requesting an Area Variance for relief from Article II, §210-9 and Article III, §210-13(F) to allow the creation of a new building lot with an accessory structure (garage) where the creation of a lot having only an accessory structure with no principal structure is not permitted. Unlisted Action. Uncoordinated review.~~

The applicant withdrew application.

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *ERTS Subdivision – 125 Fairview Ave.*

The ZBA voted to consent to the Town Planning Board acting as the Lead Agency on this matter.

Motion: Marcy Marlow

Second: Karmen Buckey

Recused: Paul Lahey

Vote: 4:0:1

Meeting Closed at 8:05 PM

MOVED: Marcy Marlow

SECONDED: Karmen Buckey

CARRIED: 5:0:0

PRESENT:

Member Buckey
Member Challey
Chairman Lahey
Member Marlow
Member Santoro

ABSENT:

Member Bomba
Member Grace
Member Prisco