



# Town of Poughkeepsie

## Planning & Zoning

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Poughkeepsie, NY 12603

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
March 8, 2010  
7:00 PM**

### **Old Business**

1. Closed 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 adjourned the public hearing until the April 12, 2010 meeting.***

**Motion: Art Grace**

**Second: Betty Bomba**

**Vote: 6:0:0**

2. 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 Planning Board, as the Lead Agency, issued a Negative Declaration.

***The Board voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Betty Bomba**

**Second: Art Grace**

**Vote: 6:0:0**

3. Public Hearing – **RICHARD SELAGE** – 6 Martis Way, R-20, Grid #6262-01-053815-0000. The requested Area Variance involves relief from Article IV, §210-48 of the Town Code to allow a 9.5 foot x 9.5 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 voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Art Grace**

**Second: Jim Santoro**

**Vote: 6:0:0**

### **New Business**

4. Public Hearing – **DEGARMO 44, LLC (Walgreens)** – 825-829 Dutchess Turnpike, B-H, Grid #6262-04-592073-0000. The requested Area Variance involves relief from Article IX, §210-127(C) of the Town Code to allow 11 additional wall signs, of various sizes and totaling 229.4 square feet, where only one wall sign not to exceed 100 square feet is permitted.

***The Board voted to approve one additional wall sign on the east face of the building not to exceed 52 square feet.***

**Motion: Karmen Buckey**

**Second: Paul Lahey**

**Vote: 6:0:0**

- Public Hearing – **JAMES STELLA** – 12 Creek Bend Road, R-20, Grid # 6160-04-04791354-0000. The requested Area Variance involves relief from Article VIII, §210-48 of the Town Code to allow an existing 10' x 12' shed to be located 7 feet from the side lot line where 10 feet is required, and 8 feet from the rear lot line where 10 feet is required.

***The Board voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Karmen Buckey**

**Second: Paul Lahey**

**Vote: 6:0:0**

- Public Hearing – **TOM & MARA GOULETTE** – 18 East Cedar Road, R-20, Grid # 6162-10-265709-0000. The requested Area Variance involves relief from Article IV, §210-16(E) of the Town Code to allow a proposed addition to be located 9.4 feet from the side lot where 20 feet is required.

***The Board voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Betty Bomba**

**Second: Art Grace**

**Vote: 6:0:0**

- Public Hearing – **JAMES WEBB** – 17 East Bank Road, R-20, Grid # 6362-01-134528-0000. The requested Area Variance involves relief from Article III, §210-47(B)(2) of the Town Code to allow an accessory apartment to be located in a structure that is not attached to the principal structure; and relief from Article III, §210-47(C)(4) of the Town Code to allow an accessory structure having a square footage that is greater than 35% of the square footage of the principal structure.

***The Board voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Jim Challey**

**Second: Jim Santoro**

**Vote: 4:2:0**

- Public Hearing – **KURT KUEHNER** – 423 Sheafe Road, R-20, Grid # 6159-03-015064-0000. The requested Area Variance involves relief from Article II, §210-9 and Article III, §210-13 (D) of the Town Code to allow the creation of a new building lot with an existing accessory structure (barn) where the creation of a lot having only an accessory structure with no principal structure is not permitted; and relief from Article IV, §210-16(E) to permit an existing accessory structure (barn) to be located 10 feet from the front yard line where 30 feet is required; and relief from Article VIII, §210-48 to allow an accessory structure to be located in front of a proposed principal structure where an accessory building or structure shall not be located in front of the principal structure.

***The Board voted to approve the application for the reasons as set forth in the resolution of the Board.***

**Motion: Jim Challey**

**Second: Art Grace**

**Vote: 6:0:0**

**Meeting Closed at 9:22 PM**

**MOVED: Karmen Buckey**

**SECONDED: Art Grace**

**CARRIED: 6:0:0**

**PRESENT:**

Chairman Challey  
Member Bomba  
Member Buckey  
Member Grace  
Member Lahey  
Member Santoro

**ABSENT:**

Member Marlow  
Member Prisco