



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 13, 2010
7:00 PM**

Old Business

1. Public Hearing Closed, Deliberation – **ABD Stratford, LLC**, 198 Bower Road. Zone R-4A, Grid #6362-01-320922-0000. Requesting an Interpretation of §210-160(A) and §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. **Adjourned to January 10, 2011.**
2. Public Hearing – **Ashton Park** - 2290 South Road, Zone B-NH, Grid #6159-03-375410-0000. The requested Area Variance involves relief from Article IX, §210-126(B) for the installation of a third freestanding sign of 92 square feet where one freestanding sign not greater than 50 square feet is permitted. Unlisted Action. **Adjourned to February 14, 2011.**
3. Public Hearing – **Edward Wilson** – 3 Bruce Drive. Zone R-20, Grid #6362-01-190677-0000. The requested Area Variance is for relief from Article VIII, §210-48 of the Town Code to allow an accessory building or structure to be constructed in front of a principal structure where an accessory structure shall not be constructed in front of nor be of a height greater than the principal structure in a residential district. Type II Action.

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

Motion: Elizabeth Bomba

Second: Arthur Grace

Recused: Marcy Marlow

Vote: 6:0:1

4. Public Hearing – **Joel and Rima Brind** - 57 Point Street, Zone R-20, Grid #6057-06-496955-0000. The requested Area Variance is for relief from Article IV, §210-48 of the Town Code to allow an accessory structure (solar panels) to be located 5 feet from the side lot line where 10 feet is required. Type II Action.

At the request of the applicant the application was withdrawn.

New Business

5. Public Hearing – **Joan Clark-Llyod** - 113 Underhill Road, Zone R-4A, Grid #6262-01-122642-0000. The requested Area Variance is for relief from Article IV, §210-14(E) of the Town Code to allow a fireplace chimney to be located 10 feet from the side line where 50 feet is required. Type II Action.

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

Motion: Elizabeth Bomba

Second: Arthur Grace

Vote: 7:0:0

6. Public Hearing – **Dan & Christine Contelmo** - 30 Croft Road, Zone R-20, Grid #6160-01-248580-0000. The requested Area Variance is for relief from Article VIII, §210-74(C) of the Town Code to allow a home occupation use to be conducted in a detached accessory structure where a home occupation use shall be conducted within the enclosed space of a principal building. An application for a Special Use Permit approval is made pursuant to Article VIII, §210-74 of the Town Code to allow the establishment of a home occupation architectural practice on the premises. Unlisted Action.

The Board voted to approve both the Special Use Permit and Area Variance for the reasons as set forth in the resolution of the Board.

Motion: Elizabeth Bomba

Second: Karmen Buckey

Vote: 7:0:0

7. Public Hearing – **MetroKing Motors, LLC** - 900 Dutchess Turnpike, Zone I-H, Grid #6262-04-830160-0000. The requested Special Use Permit is made pursuant to Article VI, §210-88 of the Town Code to allow the establishment of a motor vehicle rental (taxi) business on the premises. Unlisted Action.

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

Motion: Marcy Marlow

Second: Elizabeth Bomba

Vote: 7:0:0

8. Public Hearing – **Aminderjit Gakhal** - 737 Main Street, Zone ATC, Grid #6161-07-671858-0000. The requested Area Variance is for relief from Article IX, §210-125 B(1) of the Town Code to allow the installation of a wall sign of 83.43 square feet where one wall sign not greater than 15 square feet is permitted. Unlisted Action. **Adjourned to January 10, 2011.**

Meeting adjourned at 8:24 PM

MOVED: James Challey

SECONDED: Arthur Grace

CARRIED: 7:0:0

PRESENT:

Member Bomba

Member Buckey

Member Capone

ABSENT:

Chairman Challey
*Member Cuchelo
Member Grace
Member Marlow
Member Lahey (Alternate)

*Member Cuchelo left at 7:45 pm prior to deliberations.