



Town of Poughkeepsie

Zoning Department

1 Overocker Road
Poughkeepsie, NY 12603

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

AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
March 14, 2011
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. **Matter Adjourned To April 11, 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. **Matter Adjourned To April 11, 2011.**
3. **Public Hearing – Michael Liberati – 27 Wilmar Terrace**, Zone R-20, Grid #6162-10-296633-0000. The requested Area Variance is for relief from Article IV, §210-16(E) of the Town Code to allow impervious surface coverage on the lot to exceed a maximum of 35%. Type II Action.

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

Motion: James Challey

Second: Betty Bomba

Recused: Art Grace

Vote: 6:0:1

4. **Public Hearing – Burlington Coat Factory – 1895 South Road**, Zone SHC, Grid #6158-01-297959-0000. The requested Area Variance is for relief from Article IX, §210-127(C) of the Town Code to allow the installation of a wall sign of 77.3 square feet where only 24 square feet is allowed. Unlisted Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Marcy Marlow

Second: Jim Challey

Vote: 7:0:0

The Board voted to conditionally approve a 56.75 square foot wall sign for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Betty Bomba

Nay: Phyllis Capone

Vote: 6:1:0

5. **Public Hearing - Joseph Nardi, 31 Heathbrook Drive, Zone R-20, Grid #6260-02-515526-0000.** The requested Special Use Permit is made pursuant to Article VIII, Section 210-92(Q)(3) of the Town Code to allow a commercial vehicle which is otherwise not permitted by-right under Article VIII, Section 210-92(Q)(2) of the Town Code to be parked in a residential district. Unlisted Action. **The Public Hearing was closed and deliberations were adjourned to April 11, 2011.**

6. **Public Hearing – Applebee’s Restaurant, 3432-3434 North Road, Zone FC, Grid #6062-02-990867-0000.** The requested Area Variance involves relief from Article IX, Section 210-127 of the Town Code to allow the installation of two wall signs of 57.75 square feet (north elevation) and 39.42 square feet (south elevation) where only one wall sign not to exceed 24 square feet is allowed. Unlisted Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Jim Challey

Second: Betty Bomba

Vote: 7:0:0

The Board voted to conditionally approve two wall signs of 57.75 square feet and 39.42 square feet respectively for the reasons set forth in the resolution of the Board.

Motion: Phyllis Capone

Second: Art Grace

Vote: 7:0:0

7. **Public Hearing – Pet Goods, 1895 South Road, Zone SHC, Grid #6158-01-297959-0000.** The requested Area Variance is for relief from Article IX, Section 210-127(C) to allow the installation of a wall sign of 95.3 square feet where only one wall sign not to exceed 24 square feet is allowed. Unlisted Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Marcy Marlow

Second: Betty Bomba

Vote: 7:0:0

The Board voted to conditionally approve a 79.3 square foot wall sign for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Art Grace

Nay: Phyllis Capone, Anthony Cuchelo

Vote: 5:2:0

New Business

8. **Public Hearing – Sheldon Waldorf, 50 Croft Road, Zone R-20, Grid #6260-02-515526-0000.** The requested Area Variance is for relief from Article IV, Section 210-16(E) to allow a addition to an existing family dwelling to be located 13.1 feet from the side yard line where 20 feet is required. Type II Action.

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

Motion: Karmen Buckey

Second: Art Grace

Recused: Marcy Marlow

Vote: 6:0:1

9. **Public Hearing – Lauren Skutzka, 20 Ziegler Avenue, Zone R-20, Grid #6161-04-669458-0000.** The requested Area Variance is for relief from Article IV, Section 210-16(E) to allow a home addition to be located 5.5 feet from the side lot line where 20 feet is required. Type II Action.

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

Motion: Phyllis Capone

Second: Betty Bomba

Vote: 7:0:0

10. **Public Hearing – Anthony & Suzette Felicano, 64 Spring Road, Zone R-20, Grid #6159-04-662250-0000.** The requested Area Variance is for relief from Article IV, Section 210-48 to allow detached accessory structure to be located 4.9 feet from the side lot line where 10 feet is required. Type II Action.

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

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

11. **Public Hearing – Giovanni Mazzarelli, 25 Husky Hill Road, Zone O-R, Grid #6159-03-373475-0000.** The requested Area Variance is for relief from Article IV, Section 210-48 to allow a detached accessory structure to be located 76.49 feet from the side lot line where 100 is required and 83 feet from the rear lot line where 100 is required and to allow a detached accessory structure to be located in the front of a principal structure where and accessory structure shall not be constructed in front. Type II Action.

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

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

12. **Public Hearing – Residence Inn, 2525 South Road, Zone B-H, Grid #6060-02-943539-0000.** The application seeks relief from Article IV, Section 210-35(E) to allow impervious surface coverage of 82% where a maximum of 75% is allowed. Type II Action.

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

Motion: Art Grace

Second: Marcy Marlow

Vote: 7:0:0

Meeting adjourned at 9:42 PM

MOVED: James Challey

SECONDED: Marcy Marlow

CARRIED: 7:0:0

PRESENT:

Chairman Challey

Member Bomba

Member Marlow

Member Buckey

Member Grace

Member Capone

Member Cuchelo

ABSENT:

Member Lahey (Alt.)