

Town of Poughkeepsie

Zoning Department

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
June 13, 2011
7:00 PM

Old Business

1. **Closed Public Hearing, 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 September 12, 2011.**

New Business

2. **Public Hearing – Ronald Cole, 33 Pleasant Lane**, Zone R-20, Grid #6259-01-242945-0000. The requested Area Variance is for relief from Article VIII, §210-48 of the Town Code to allow one detached accessory structure to be located 2 feet from the side lot line. Type II Action.

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

Motion: Phyllis Capone

Second: Betty Bomba

Vote: 7:0:0

3. **Public Hearing – Pavel Smentana, 37 Hillis Terrace**, Zone R-20, Grid #6159-02-965665-0000. The requested Area Variance is for relief from Article IV, §210-16(E) of the Town Code to allow an existing structure to be located 2.5 feet from the side lot line. Type II Action. *The Board adjourned the public hearing to July 11, 2011.*

4. **Public Hearing – Dorothy Peluso, 567 Vassar Road**, Zone R-20, Grid #6159-04-765295-0000. The requested Area Variance is for relief from Article IV, §210-16(E) of the Town Code to allow a deck to be located 13 feet from the side lot line. Type II Action.

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

Motion: Marcy Marlow

Second: Betty Bomba

Vote: 7:0:0

5. **Public Hearing – Art Ackert, 39 Valley View Road**, Zone R-20, Grid #6160-01-315691-0000. The requested Area Variance is for relief from Article IV, §210-16(E) of the Town Code to allow a proposed home addition to be located 15.5 feet from the north side lot line and 6 feet from the south side lot line. Type II Action.

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

Motion: Marcy Marlow

Second: Betty Bomba

Vote: 7:0:0

6. **Public Hearing – Oakwood Commons (Stifel Nicolaus), 2515 South Road, Zone B-H, Grid #6060-04-956489-0000.** The requested Area Variance is for relief from Article IX, Section 210-127(C) of the Town Code to allow the installation of a wall sign of 50.8 square feet. Unlisted Action. *The Board adjourned the public hearing to July 11, 2011.*

7. **Public Hearing – Thomas Gambino, 7 Hogan Drive, Zone R-20, Grid #6260-04-568397-0000.** The requested Area Variance is for relief from Article VIII, §210-107 of the Town Code to allow a private swimming pool to be located 5 feet from the rear & side lot line. Type II Action.

The Board voted to grant the application with the pool located 10 feet from the side and 8 feet from the rear lot line for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Betty Bomba

Vote: 7:0:0

8. **Public Hearing – Edward Pelletier, 26 Chestnut Drive, Zone R-20, Grid #6162-10-449715-0000.** The requested Area Variance is for relief from: 1) Article VIII, §210-107 of the Town Code to allow a private swimming pool to be located 10 feet from the rear lot line; 2) Article IV, §210-16(E) of the Town Code to allow an existing addition to be located 19 feet from the rear lot line and 3) Article VIII, §210-48 of the Town Code to allow an accessory structure to be located 5 feet from the rear lot line. Type II Action. *The Board adjourned the public hearing to July 11, 2011.*

9. **Public Hearing – Page Five LLC (Big Bubble), 743 Main Street, Zone ATC, Grid #6161-07-691854-0000.** The requested Area Variance is for relief from Article IX, Section 210-125(B)(1) of the Town Code to allow a second wall sign (projecting sign). 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 grant the application for the reasons set forth in the resolution of the Board.

Motion: Art Grace

Second: Betty Bomba

Vote: 7:0:0

10. **Public Hearing – Coyote Grill, 2629 South Road, Zone B-H, Grid #6101-01-005822-0000.** The requested Area Variance is for relief from Article VI, Section 210-35(E) of the Town Code to allow a proposed building addition to be located 35 feet from the front lot line. Type II Action.

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

Motion: Jim Challey

Second: Betty Bomba

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 Lahey (Alt.)

ABSENT:

Member Cuchelo