



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
SEPTEMBER 12, 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. Request for 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 December 12, 2011.**
2. **Public Hearing – Robert Germano on behalf of Germano’s Auto Center, 2255 South Road**, Zone B-H, Grid #6060-02-994630-0000. Request for a Special Use Permit pursuant to Article VIII, §210-87 of the Town Code to allow an automotive repair facility. Unlisted Action. **Matter adjourned to October 17, 2011.**
3. **Public Hearing – Park at Inwood Lake Estates, East Cedar Street**, Zone R-20. Request for an area variance from Article IX, §210-120 of the Town Code to allow up to six (6) additional temporary signs on the premises where only one temporary sign is permitted. Type II Action. **Matter adjourned to December 12, 2011.**

New Business

4. **Public Hearing – Mark Hoban, 323 North Grand Avenue**, Zone R-M, Grid #6262-01-038706-0000. Request for an area variance from Article IV, Section 210-48 of the Town Code to allow a detached accessory structure to be located in the front of the principal structure. Type II Action.

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

Motion: Karmen Buckey

Second: Paul Lahey

Vote: 6:0:0

5. **Public Hearing – Carmela & Frank Alicea, 12 Surrey Lane**, Zone R-20, Grid#6261-03-132270-000. Request for area variances from 1) Article VIII, Section 210-48 of the Town Code to allow a fence of up to 5 feet in height to be located within a front yard setback, and 2) Article VIII, Section 210-107(A) to allow an accessory structure (private swimming pool) to be located in front of a principal structure, and 3) Article VIII, Section 210-107(C) to allow a private swimming pool to be located 3 feet from the property line . Type II Action.

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

Motion: Marcy Marlow

Second: Art Grace

Vote: 6:0:0

6. **Public Hearing – Feeds Plus, 19 Vassar Road, Zone ROMNSC, Grid #6260-04-540292-0000.** Request for an area variance from Article V, Section 210-29 of the Town Code to permit the enclosure of an existing front porch to be located 9 feet from the front lot line. Type II Action.

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

Motion: Jim Challey

Second: Art Grace

Vote: 6:0:0

7. **Public Hearing – Alexis Bairan, 30 Scenic Drive, Zone R-20, Grid#6160-04-806122-000.** Request for an area variance from Article IV, Section 210-16(E) of the Town Code to allow a home addition to be located 8.1 feet from the side lot line. Type II Action.

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

Motion: Paul Lahey

Second: Karmen Buckey

Vote: 6:0:0

8. **Public Hearing – Todd Burns, 10 Peter Cooper Drive, Zone R-20, Grid#6162-07-570895-0000.** Request for an area variance from Article IV, Section 210-16(E) of the Town Code to allow a home addition to be located 10 feet from the side lot line. Type II Action.

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

Motion: Art Grace

Second: Jim Challey

Vote: 6:0:0

9. **Public Hearing – Healy Brothers Chevrolet - 1960 South Road. Zone B-H, Grid #6159-03-394177-0000.** Request for Special Use Permit approval pursuant to Article VIII, §210-72 of the Town Code to allow a tent sale on a commercial premises. Unlisted Action. Uncoordinated review.

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

Motion: Jim Challey

Second: Marcy Marlow

Vote: 6:0:0

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

Motion: Karmen Buckey

Second: Art Grace

Vote: 6:0:0

Meeting adjourned at 8:00 PM
MOVED: James Challey
SECONDED: Art Grace
CARRIED: 6:0:0

PRESENT:

Chairman Challey
Member Marlow
Member Buckey
Member Grace
Member Capone
Member Lahey (Alt)

ABSENT:

Member Bomba
Member Cuchelo