



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
OCTOBER 17, 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 January 9, 2012.**
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 – College Properties, 60 Raymond Avenue**, Zone ATC, Grid#6161-12-823675-0000. Request for an Area Variance for relief from Article IX, §210-125(B)(1) of the Town Code to allow a wall sign of 80 square feet where a wall sign of not more than 15 square feet is permitted. Unlisted Action.

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

**Motion: Phyllis Capone**

**Second: Paul Lahey**

**Recused: Jim Challey**

**Vote: 5:0:0**

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

**Motion: Phyllis Capone**

**Second: Art Grace**

**Recused : Jim Challey**

**Vote: 5:0:0**

5. **Public Hearing – College Properties, 60 Raymond Avenue, Zone ATC, Grid#6161-12-823675-0000.** Request for an Area Variance for relief from Article IX, §210-22(E) of the Town Code to allow lot coverage of 77% where the lot shall not exceed a maximum of 60%. Unlisted Action.

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

**Motion: Art Grace**

**Second: Phyllis Capone**

**Recused: Jim Challey**

**Vote: 5:0:0**

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

**Motion: Art Grace**

**Second: Phyllis Capone**

**Recused : Jim Challey**

**Vote: 5:0:0**

6. **Public Hearing – Enterprise Rent A-Car, 1839 South Road, Zone B-H, Grid#6158-01-418838-0000.** Request for an Area Variance for relief from Article IX, Section 210-127(C) of the Town Code to allow the installation of a wall sign of 80 square feet where only 24 square feet is permitted. Unlisted Action.

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

**Motion: James Challey**

**Second: Paul Lahey**

**Vote: 6:0:0**

*The Board voted to grant a variance to allow a 45 square foot wall sign for the reasons set forth in the resolution of the Board.*

**Motion: Jim Challey**

**Second: Art Grace**

**Vote: 6:0:0**

7. **Public Hearing – Orthopedic Associates, 1910 South Road, Zone B-H, Grid#6159-03-393037-0000.** Request for an Area Variance for relief from Article IX, Section 210-127(C) of the Town Code to allow the installation of: a second wall sign of 90 square feet on the face of the building where only one wall sign is permitted. Unlisted Action.

*The Board voted to close the public hearing and to adjourn deliberations on the application to November 15, 2011.*

### **Correspondence**

8. **SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Van Wagner Office Park, 25 Van Wagner Road & 48 Springside Avenue.**

*The Board voted to consent to the Town Planning Board acting as Lead Agency on this matter.*

**Motion: Jim Challey**

**Second: Art Grace**

**Vote: 6:0:0**

9. **SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Healy Chevrolet, 1960 & 1970 South Road.**

*The Board voted to consent to the Town Planning Board acting as Lead Agency on this matter.*

**Motion: Jim Challey**  
**Second: Art Grace**  
**Vote: 6:0:0**

10. **SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on TLP Associates, 40-42 McKinley Lane.

*The Board voted to consent to the Town Planning Board acting as Lead Agency on this matter.*

**Motion: Jim Challey**  
**Second: Art Grace**  
**Vote: 6:0:0**

11. **SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on Poughkeepsie Day School, 244 Boardman Road.

*The Board voted to consent to the Town Planning Board acting as Lead Agency on this matter.*

**Motion: Jim Challey**  
**Second: Art Grace**  
**Vote: 6:0:0**

**Meeting adjourned at 8:54 PM**

**MOVED: Art Grace**  
**SECONDED: Paul Lahey**  
**CARRIED: 6:0:0**

**PRESENT:**

Member Buckey  
Member Capone  
Chairman Challey  
Member Cuchelo  
Member Grace  
Member Lahey (Alternate)

**ABSENT:**

Member Bomba  
Member Marlow