



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