



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

May 14, 2012

7:00 PM

Old Business

1. **Public Hearing Closed. 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.
2. **Public Hearing Adjourned – 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.
3. **Public Hearing Adjourned – Anthony Leo, 13 Spring Street**, Zone R-20, Grid #6162-05-239816-0000. Request for an area variance from Article IV, Section 210-16(E) of the Town Code to allow a proposed home to be located 6 feet from the east side lot line and 16 feet from the west side lot line where 20 feet is required; and a variance of Section 280-a of NYS Town Law for the construction of a single family dwelling on an existing lot with no frontage on an improved public street. Type II Action.
4. **Public Hearing – Verizon Wireless, 2544 South Road**, Zone B-SC, Grid #6160-01-075610-0000. The requested Area Variances from 1) Article IX, Section 210-128 of the Town Code to allow the installation of three additional wall signs where only one wall sign is permitted; and 2) to allow an additional freestanding sign which does not identify the name of the shopping center where only one is permitted. Unlisted Action.
5. **Public Hearing – Gasland Petroleum, 35 Vassar Road**, Zone ROMNSC, Grid #6260-04-527253-0000. The requested Area Variance is for relief from Article IX, Section 210-126(B) of the Town Code to allow the installation of a 69 square foot freestanding sign where only 50 square feet is allowed. Unlisted Action.

New Business

6. **Public Hearing – Our Lady of Lourdes High School, 131 Boardman Road**, Zone I-N, Grid #6260-01-095706-0000. The requested Area Variance involves relief from Article IV, Section 210-38(E) of the Town Code to allow a proposed Athletic Field to be located 3.83 feet from the rear lot line where 50 feet is required. Type II Action.

7. **Public Hearing – John & Nancy Donnelly, 3 Morehouse Road, Zone R-20, Grid #6161-03-196212-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a second story addition and rear deck to be located 16 feet from the side lot line where 20 feet is required. Type II Action.
8. **Public Hearing – Sierra Lily, 1955 South Road, Zone B-SC, Grid #6159-03-334149-0000.** The requested Area Variance from 1) Article IX, Section 210-127(C) of the Town Code to allow the installation of a second wall sign (canopy) of 27.3 square feet where only one wall sign is allowed; and 2) Article IX, Section 210-123(F) of the Town Code to allow a second wall sign not to be affixed flat against the building facade. Unlisted Action.
9. **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 VIII, Section 210-88(A) of the Town Code to allow the storage of vehicles and equipment within the required front yard, side yard, and rear yard setbacks of the property. Unlisted Action.
10. **Public Hearing – Enterprise Rent A-Car, 1839 South Road, Zone B-H, Grid#6158-01-418838-0000.** The request for Special Use Permit approval is made pursuant to Article VI, Section 210-35 C(5) of the Town Code to allow the establishment of a motor vehicle rental business. Unlisted Action.
11. **Public Hearing – Patrick & Kara Cronin, 51 Raker Road, Zone R-20, Grid #6158-01-335740-0000.** The requested Area Variance is for relief from Article VIII, Section 210-107(C) of the Town Code to allow a private swimming pool to be located 5 feet from the side yard property line where 15 feet is required. Type II Action.
12. **Public Hearing – John Lee, 90 Inwood Avenue, Zone R-20, Grid #6163-03-367045-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to enlarge an existing deck to be located 8 feet from the side lot line where 20 feet is required. Type II Action.
13. **Public Hearing – Anthony Cox, 41 Park Avenue, Zone R-20, Grid #6161-11-647510-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to of the Town Code to allow a proposed deck addition to be located 10 feet 9 inches from the south side lot line where 20 feet is required. Type II Action.
14. **Public Hearing – Marcia Jarvis, 22 Lakeview Drive, Zone R-20, Grid #6162-06-488831-0000.** The requested Area Variance involves relief from Article VIII, Section 210-69 of the Town Code to allow a fence of up to 6 feet in height to be located within a front yard where the maximum height of a fence shall not exceed 3.5 feet. Type II Action.
15. **Public Hearing – Buffalo Wild Wings, 1794 South Road, Zone B-SC, Grid #6158-02-505756-0000.** The requested Area Variances involve relief from Article IX, Section 210-128(2)(a) of the Town Code to allow a proposed wall sign of 141 square feet where only 100 square feet is allowed; and 2) to allow a second front wall sign of 13.1 square feet where only one wall sign is allowed; and 3) to allow a protruding side wall sign of 4.2 square feet which is prohibited; and 4) to allow three ground parking stencil signs of 15.85 square feet which is prohibited. Unlisted Action.

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Friendly Honda Comprehensive Site Plan, 1121-1153 Dutchess Turnpike.*