



Town of Poughkeepsie

Zoning Department

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DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
June 10, 2013
7:00 PM

Old Business

1. **Public Hearing – Thomas & Lisa Haven, 13 Daria Drive, Zone R-20, Grid #6260-03-3279225-0000.** The requested Special Use Permit is made pursuant to Article VIII, §210-74 of the Town Code to allow the establishment of a home occupation, Nano-Brewery, within an existing single family dwelling. Unlisted action. Uncoordinated review. **Matter adjourned until 7/8/13.**
2. **Public Hearing – R & D Hotel, LLC, 2611-2629 South Road, Zone B-H, Grid #6060-02-950800-0000.** The request for Special Use Permit approval is made pursuant to Article VI, Section 210-35(C)(8) and Article VII, Section 210-90 of the Town Code to allow establishment of a motor vehicle service facility. Unlisted action. Coordinated Review. **Matter adjourned until 7/8/13.**
3. **Public Hearing – R & D Hotel, LLC, 2611-2629 South Road, Zone B-H, Grid #6060-02-950800-0000** for a proposed MacDonald's Restaurant. The requested Area Variance approval is made pursuant to Article IX, Section 210-127 of the Town Code to allow 1) three wall signs of 14 square feet where one wall sign of up to 25% of the face of the building to a maximum of 100 square feet is permitted; and 2) two directional signs to be mounted at a height of 9 feet 6 inches where directional signs shall not be mounted at a higher than 6 feet; and 3) two directional signs of 4.5 square feet where directional signs shall not exceed 3 square feet; and 4) one directional sign of 3.93 square feet where directional signs shall not exceed 3 square feet. Unlisted action. Coordinated Review. **Matter closed and adjourned until 7/8/13.**

New Business

4. **Public Hearing – HD Supply Waterworks, 650 Sheafe Road, Zone O-R, Grid #6159-01-315505-0000.** The request for Special Use Permit approval is made pursuant to Article VI, Section 210-37(C) (2) and Article VIII, Section 210-63.1 of the Town Code to allow the establishment of a contractor's yard. Unlisted Action. Coordinated Review. **Matter adjourned until 7/8/13.**
5. **Public Hearing – Anne Marie Teeling, 29 Pasture Lane, Zone R-20, Grid #6160-03-447282-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow an existing enclosed porch with deck to be located 18 feet from the side lot line where 20 feet is required. Type II Action.

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

Motion: Art Grace

Second: Anthony Cucelo
Vote: 6:0:0

6. **Public Hearing – Susan & James Hardisty, 10 Old Mill Road, Zone R-20, Grid #6260-04-559333-0000.** The requested Area Variance involves relief from Article VIII, Section 210-107 of the Town Code to allow a private swimming pool to be located 1.5 feet from the side lot and 7.5 feet from the rear lot line where 15 feet is required. Type II Action.

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

Motion: Phyllis Capone
Second: Art Grace
Vote: 6:0:0

7. **Public Hearing – Mark & Kim Bottini, 19 Reed Road, Zone R-4A, Grid #6057-07-614989-0000.** The requested Area Variance involves relief from Article IV, Section 210-14(E) of the Town Code to allow a canopy to be located 38.38 feet from the side lot line where 50 feet is required. Type II Action.

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

Motion: Karmen Buckey
Second: Phyllis Capone
Vote: 6:0:0

8. **Public Hearing – Michael & Ryann O’Halloran, 11 Lori Street, Zone R-20, Grid #6159-04-762450-0000.** The requested Area Variance involves relief from Article VIII, Section 210-107 of the Town Code to allow a private swimming pool with deck to be located 5 feet from the side lot where 15 feet is required. Type II Action.

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

Motion: Marcy Marlow
Second: Phyllis Capone
Vote: 6:0:0

9. **Public Hearing – Brian & Anmaree Gemmel, 59 Henmond Boulevard, Zone R-20, Grid #6261-04-514415-0000.** The requested Area Variance involves relief from Article VIII, Section 210-107 of the Town Code to allow a private swimming pool to be located 10 feet from the side lot where 15 feet is required. Type II Action.

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

Motion: Anthony Cuchelo
Second: Art Grace
Vote: 6:0:0

10. **Public Hearing – Hurricane Grill & Wings, 9-11 Raymond Avenue, Zone ATC, Grid #6161-08-770792-0000.** The requested Area Variance involves relief from Article IX, Section 210-125(B)(2) of the Town Code to allow the installation of a second freestanding sign of 11.9 square feet where only one freestanding sign is permitted. Unlisted Action. Coordinated Review.

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

Motion: James Challey
Second: Karmen Buckey
Nay: Phyllis Capone, Art Grace
Vote: 4:2:0

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *BMW of the Hudson Valley, 2068 South Road.*

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

Motion: Jim Challey
Second: Marcy Marlow
Vote: 6:0:0

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *HD Supply Waterworks, 650 Sheafe Road.*

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

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

Meeting adjourned at 9:50 PM

MOVED: Art Grace
SECONDED: Marcy Marlow
CARRIED: 6:0:0

PRESENT:

Member Marlow
Member Buckey
Member Capone
Chairman Challey
Member Cuchelo
Member Grace

ABSENT:

Member Bomba

Member Lahey (Alternate)

