



# Town of Poughkeepsie

## Zoning Department

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**AGENDA**  
**TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS**  
**REGULAR MEETING**  
**SEPTEMBER 8, 2014**  
**7:00 PM**

### Old Business

1. **Public Hearing – Rutberg Breslow Personal Injury Law, 3344 North Road, Zone B-N, Grid #6062-02-975581-0000.** The requested Area Variance involves relief from Article IX, §210-126(C) of the Town Code to allow a wall sign of 107.62 square feet where a maximum of 50 square feet is allowed Unlisted Action. Uncoordinated Review.
2. **Public Hearing – 51 Fairview Corp., 51-53 Fairview Avenue, Zone R-20, Grid #6162-10-260593 & 6162-10-267589-0000.** The requested Use Variance involves relief from Article III, Section 210-13(F) and Article VI, Section 210-16(B) of the Town Code to allow a restaurant use on said property where the use is prohibited. Unlisted Action. Uncoordinated Review.
3. **Public Hearing – Tony & Nancy Russ, 27 Regency Drive, Zone R-20, Grid #6262-02-8807700-0000.** The requested Area Variance involves relief from Article IV, Section 210-14(E) to allow a ground-mounted solar energy system to be located 20 feet from the side yard lot line where 50 feet is required and 70 feet from the rear yard lot line where 75 feet is required. Type II Action.

### New Business

4. **Public Hearing – Sleepy's, 2586-2600 South Road, Zone B-SC, Grid #6160-01-057740-0000.** The requested Area Variance is for relief from Article IX, Section 210-128C (2)(a) of the Town Code to allow the installation of a second wall sign of 85 square feet where only one wall sign of 100 square feet is allowed. Unlisted Action. Uncoordinated Review.
5. **Public Hearing – Patrick & Denise O'Donoghue, 61 Crestwood Blvd, Zone R-20, Grid #6162-16-840265-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow a deck to be located 9 feet 5 inches from the side lot line where 20 feet is required for both. Type II Action.
6. **Public Hearing – Paul Speedling, 6 Raker Road, Zone R-20, Grid #6160-04-950102-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow a deck to be located 3 feet from the side lot line where 20 feet is required. Type II Action.

7. **Public Hearing – Richard Jackson, 12 Flamingo Drive, Zone R-20, Grid #6159-01-106665-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow an addition to be located 16 feet from the east side lot line and 10 feet from the west side lot line where 20 feet is required for both. Type II Action.
8. **Public Hearing – Anthony Bottini, 47 Kingwood Blvd, Zone R-20, Grid #6159-01-106665-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow an attached garage to be located 10 feet from the side lot line where 20 feet is required. Type II Action.
9. **Public Hearing – Elizabeth Corrado, 115 Ray Boulevard, Zone R-20, Grid #6162-16-896284-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow an existing deck to be located 12 feet from the side lot line where 20 feet is required. Type II Action.
10. **Public Hearing –Stephanie Rothbard, 11 Bayberry Lane, Zone R-20, Grid #6160-01-458549-0000.** 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.
11. **Public Hearing –Qani Sulollari, Zone R-20, Grid #6259-01-284770-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow a proposed front porch to be located 26.8 feet from the front lot line where 30 feet is required. Type II Action.
12. **Public Hearing –Built Parcel Four LLC, Zone ATC , Grid #6161-08-809927 and 845933.** The application seeks a Special Use Permit under Article V, Section 210-22(C)(10) to allow multifamily dwellings and mixed residential and nonresidential uses within multistory structures as part of a unified development. Unlisted Action. Uncoordinated Review.
13. **Public Hearing – Burger King, 621 Dutchess Turnpike, Zone B-SC, Grid #6261-01-085910-0000.** The request for Area Variance approval is to be made pursuant to Article IX, §210-128 3(a) of the Town Code to allow: 1) a wall sign of 27 square feet which is not affixed flat against the wall and; 2) to allow an additional wall sign of 19.64 square feet. Unlisted Action. Uncoordinated Review.

### **Correspondence**

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Marist College Natural Science & Allied Health Building, Beck & Fulton Street*

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Lutheran Care Network Assisted Living Facility, 382 Wagner Road*