



Town of Poughkeepsie

Zoning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3650 Phone
845-790-4772 Fax

DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
NOVEMBER 9, 2015
6:00 PM

Old Business

1. **Public Hearing –Dutchess Terminals, Inc., 813 Main Street, Zone ATC, Grid #6161-08-861822.** The requested Area Variance is for relief from Article IX, Section 210-125(B)(2) of the Town Code to allow the installation of a freestanding sign of 48 square feet mounted at a height of 18 feet on an exposed I-beam post located 7 feet from the front boundary line and including an electronic message display where a freestanding sign of 12 square feet is permitted at a mounted height of no more than 12 feet supported by other than an exposed I-beam post located not less than 10 feet from the front property boundary and containing no electronic message display element. Unlisted Action. Uncoordinated Review.

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

Motion: Jim Challey

Second: Art Grace

Vote: 7:0:0

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

Motion: Jim Challey

Second: Art Grace

Vote: 7:0:0

2. **Public Hearing – Omega Real Estate Holding, LLC, 2064 & 2068 South Road, Zone B-H, Grid #6059-08-920879 & 445442.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 210-89 of the Town Code to allow the expansion of an existing motor vehicle sales and service business. Unlisted Action. Coordinated Review.

The Board voted to grant the special use permit for the reasons set forth in the resolution of the Board.

Motion: Jim Challey

Second: Art Grace

Vote: 7:0:0

3. **Public Hearing – Omega Real Estate Holding, LLC, 2064 & 2068 South Road, Zone B-H, Grid #6059-08-920879 & 445442.** The request for Area Variance approval is made pursuant to Article VIII, Section 210-89(A) of the Town Code to allow: 1) the storage of vehicles and equipment within a required front yard where such storage is otherwise prohibited; and 2) a front yard setback of 3.3 feet, a side yard setback of 2.7 feet, and a rear yard setback of 0.0 feet where 40 feet is required; and 3) impervious surface coverage of 89% where 75% is allowed. Unlisted Action. Coordinated Review.

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

Motion: Jim Challey

Second: Christine Soricelli

Vote: 7:0:0

4. **Public Hearing – MVK Enterprises, Inc, US Route 9 (at Sheafe Road), Zone B-H, Grid #6159-01-287638.** The requested Area Variance is for relief from §210-35(E) of the Town Code to allow a building height of 4 stories and 55 feet where the maximum allowable height is 3 stories or 45 feet. Unlisted Action. Coordinated Review. **Adjourned until 12/14/15.**
5. **Public Hearing – FA Motorsports, LTD, 2 Tucker Drive, Zone B-SC, Grid #6262-03-133004.** The Area Variance seeks relief from: 1) §210-89(A) of the Town Code to allow a setback of 0.0 feet for the storage of for-sale vehicles where the storage of vehicles or equipment is not permitted within any required yard, landscaped or buffer area; and 2) §210-128(B) to allow a freestanding sign to advertise the name of a business where a freestanding sign shall advertise the name of the center only. Unlisted Action. Coordinated Review. **At the request of the applicant, the application has been adjourned until 12/14/15**
6. **Public Hearing – FA Motorsports, LTD, 2 Tucker Drive, Zone B-SC, Grid #6262-03-133004.** The Special Use Permit is submitted pursuant to §210-36(C)(5) and §210-89 of the Town Code to allow the establishment of a motor vehicle sales and services facility. Unlisted Action. Coordinated Review. **At the request of the applicant, the application has been adjourned until 12/14/15.**

New Business

7. **Public Hearing – Normand & Cynthia Emard, 8 Cora Lane, Zone R-20, Grid #6260-03-145131.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow a proposed deck to be located 21 feet from the rear lot line where 30 feet is required. Type II Action.

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

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

8. **Public Hearing – Joseph Blasi, 32 Overlook Road, Zone R-20, Grid #6261-02-582920.** The requested Area Variance involves relief from Article VIII, Section 210-107(C) of the Town Code to allow a proposed private swimming pool to be located 12 feet 8 inches from the rear lot line where 15 feet is required. Type II Action.

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

Motion: Christine Soricelli

Second: Art Grace

Vote: 7:0:0

9. **Public Hearing – Dutchess Golf Club, LLC, 2628 South Road**, Zone R-2A, Grid #6160-01-235760. The requested Area Variance approval is made pursuant to section 280-a(3) of the Town Law to allow the creation of a residential lot where such lot has no frontage on a public highway Type II Action. **Adjourned until 12/14/15**

10. **Public Hearing – Christopher Salerno, 2 Shelley Road**, Zone R-20, Grid #6159-02-948903. The requested Area Variance involves relief from Article VIII, Section 210-16(E) to allow a proposed deck to be located 10 feet from the side lot line where 20 feet is required. Type II Action.

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

Motion: Art Grace

Second: Christine Soricelli

Vote: 7:0:0

11. **Public Hearing – Dunkin Donuts, 764 Main Street**, Zone ATC, Grid #6161-07-732822. The requested Area Variance seeks relief from Article IX, Section 210-125(B)(1)(2) of the Town Code to allow: 1) the use of an existing freestanding sign mounted on an exposed steel post where the use of exposed "I" beams and steel beams to support a freestanding sign is prohibited; and 2) to allow a freestanding sign to be mounted at a height of 15 feet where 12 feet is permitted; and 3) to allow a freestanding sign where such sign is located 1 foot (Lewis Avenue) and 3 feet (Main Street) respectively from the front boundary line where a minimum 10 foot setback is required; and 4) to allow a wall sign of 36 square feet where one wall sign of 15 square feet is permitted. Unlisted Action. Uncoordinated Review. **Adjourned until 12/14/15.**

Meeting adjourned at 7:41 PM

MOVED: Art Grace

SECONDED: Betty Bomba

CARRIED: 7:0:0

PRESENT:

Member Bomba
Member Buckey
Member Capone (Alternate)
Chairman Challey
Member D'Aquanni
Member Grace
Member Lahey (Alternate)

ABSENT:

Member Slomin

Member Soricelli