



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

REGULAR MEETING

DECEMBER 12, 2016,

6:00 PM

New Business

1. **Public Hearing – Santiago Sanchez, 42 Pendell Road, Zone R-20, Grid #6162-02-622752.**
Pursuant to §210-169(c), the requested Special Use Permit would permit the housing of poultry, specifically chickens, in an existing structure on the property. (In conjunction with this request, the applicant also has applied for an area variance from the setback requirements for structures housing such an agricultural use.) Unlisted Action. Uncoordinated Review.
2. **Public Hearing – Santiago Sanchez, 42 Pendell Road, Zone R-20, Grid #6162-02-622752.**
The applicant seeks to legalize the use of an existing structure to raise chickens. The requested Area Variance involves relief from Town Code §210-51, which requires that agricultural uses involving farm animals, including chickens, take place on parcels consisting of at least five (5) acres and which provides that “Any building or structure devoted to or intended for the housing of live poultry or fowl of any kind shall be erected at least 100 feet from any property line.” The parcel is .32 acres. The existing structure is located three feet from one property line, and less than 100 feet from another property line. Type II Action.
3. **Public Hearing – Charles & Jocelyn Card, 25 Pleasant View Road, Zone R-20, Grid #6362-01-332790.** The requested Area Variance involves relief from Town Code §210-16(E) to legalize an existing enclosed, unheated porch that is located sixteen (16) feet from the side lot line where twenty (20) feet is required. Type II Action.
4. **Public Hearing –Aaron & Ericka Finch, 7 Old Spackenkill Road, Zone R-20, Grid #6160-02-630547.** The requested Area Variance involves relief from Town Code §210-107 to permit the construction of an in-ground pool to be located three (3) feet from the rear property line and ten (10) feet from a side property line, where fifteen (15) feet is required for each. Type II Action.
5. **Public Hearing –Tinkelman Atchitecture, PLLC, Van Wagner Road, Zone R-20, Grid #6161-08-864945.** The requested Area Variance involves relief (1) from Town Code §210-16(B) to allow an accessory use/structure (parking lot) to be located on a different lot from the principal use; and (2) and to allow lot coverage of 36.5% where 25% is permitted, pursuant to §210-16(E). Unlisted Action. Coordinated Review. Planning Board is the Lead Agency and has issued a Negative Declaration.
6. **Public Hearing –Gurinderjit & Inderpreet Munder, 15 Gwens Way & Krakower Drive, Zone R-20, Grid #6159-01-080790 & 074804.** The requested Area Variance involves relief from

New York Town Law §280-a which prohibits the issuance of a permit for the construction of any building unless the property has frontage on an approved, improved public street or highway.
Type II Action.

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Mid-Hudson Center - McDonalds**, 3460 North Road.

Town of Poughkeepsie Planning Board is requesting Lead Agency on **Hudson Valley Federal Credit Union**, 2373 South Road.