



# 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

#### NOVEMBER 19, 2018

#### 6:00 PM

#### Old Business

1. **Public Hearing – Anthony Cuchelo, 36 Carmen Drive, Zone R-20, Grid #6260-03-373115-0000.** The requested Area Variance involves relief from §210-16(E) of the Town Code which requires a side-yard setback of the principal structure from the lot line of twenty (20) feet. The applicant is proposing to locate a new garage two (2) feet from the property line, necessitating variance of eighteen (18) feet. Type II Action.
2. **Public Hearing – Richard Dietz, 14 Cardinal Drive, Zone R-20, Grid #6159-01-214671-0000.** The requested Area Variance involves the following relief: (1) from §210-16(E) to legalize an existing covered porch located 12’8” from the side property line where 20’ is required, necessitating a variance of 7’4”,(2) from § 210-16(E) to legalize an existing pool deck located 5’8” from the side property line where 20’ is required, necessitating a variance of 14’4”; and (3) from §210-48 to legalize an existing shed located 3’ from the rear property line where 10’ is required, necessitating a variance of 7’. Type II Action.

#### New Business

3. **Public Hearing – Donise English, 641 Van Wagner Road, Zone R-4A, Grid #6263-04-816066-0000.** The requested Area Variance is for relief from §210-14(E) to allow the installation of a canopy covering a walkway to be located 73.5 feet from the property line where 100 feet is required, necessitating a variance of 26.5 feet. Type II Action.
4. **Public Hearing – LTCJ LLC, 487 Haight Avenue, Zone ATC, Grid #6161-08-767775-0000.** The requested area variances seek relief from §210-125(A) and (B) to permit the following: (1) the installation of a wall sign of 48 square feet where a maximum of 15 square feet is permitted; (2) the installation of a second wall sign where only one wall sign is permitted; and (3) the installation of a (second) wall sign of 33 square feet where a maximum of 15 square feet is permitted. Unlisted Action. Uncoordinated Review.
5. **Public Hearing – Planet Wings of Poughkeepsie, 661 Dutchess Turnpike, Zone B-SC, Grid #6261-01-119864-0000.** The requested Area Variance seeks relief from §§210-36(E) and 210-81(E)(1)(a) to permit the construction of a building addition having the following: (1) a side-

yard setback of 11.2 feet where 100 feet is required, necessitating a variance of 88.8 feet; (2) a front-yard setback of 51 feet where 100 feet is required, necessitating a variance of 49 feet; (3) a rear-yard setback of 76.3 feet where 100 feet is required, necessitating a variance of 23.7 feet; and (4) illumination at the property line of an average of 2.2 footcandles with a maximum of 5.8 footcandles where a maximum of .02 footcandles is permitted. Type II Action.

- 6. Public Hearing – Adams Fairacre Farms, 741-765 Dutchess Turnpike, Zone B-H, Grid #6362-03-454036-0000.** The requested area variances seek relief from §210-127(C) to legalize two existing wall signs reading “Cafe” and “Ice Cream,” and totaling less than 20 square feet in area, but which are in addition to the existing one permitted wall sign. Unlisted Action. Uncoordinated Review.
  
- 7. Public Hearing – Empire Hotel Development, 2165 South Road, Zone B-H, Grid #6159-01-287638-0000.** The requested area variance is for relief from §210-127(C) to permit the installation of a wall sign of 167 square feet, where signs are limited to an area of 25% of the face of the building up to a maximum of 100 square feet. Unlisted Action. Coordinated Review. The Planning Board, as Lead Agency, issued a Negative Declaration on December 17, 2015.