



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

REGULAR MEETING

JUNE 10, 2019 - 6:00 PM

Old Business

1. **Public Hearing - Aldi Inc, 1830 South Road, Zone B-SC, 6158-01-484850-0000.** The requested area variance involves relief from §210-128(C)(3)(a) to permit the installation of a wall sign of 120.7 square feet, where 100 square feet is permitted. Unlisted Action. Uncoordinated Review.
2. **Public Hearing - Submitted by Stephen Burns on behalf of Beacon Residential LLC, 297 Violet Avenue, Zone R-M, 6163-19-523128-0000.** The requested area variance involves relief from §210-17(E) to permit construction of a 4-unit project which would result in a lot density of 4,846 square feet per unit where 7,260 per unit is required. (The Board granted this variance on October 19, 2015. It has since expired. It was unintentionally overlooked when the applicant sought re-approval for other variances received in October 2015.) In addition, the applicant seeks a variance from §210-17(E)(note d) to permit three parking spaces to be located within in a required setback, two proposed to be five (5) feet from the eastern property line and one proposed to be located 15.5 feet from the south property line. Planning Board, acting as Lead Agency, adopted a negative declaration on June 2, 2015, reaffirmed September 14, 2017.

New Business

3. **Public Hearing – Mary Vallo, 18 Meadow Drive, Zone R-20, Grid # 6158-10-385736-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 20 feet from the side lot line, to permit the construction of a garage to be located 5.7 feet from the side lot line, requiring a variance of 14.3 feet. Type II Action.
4. **Public Hearing – Ready Coffee, 1810, 1816-1840 South Road, Zone B-SC, Grid # 6158-01-484850-0000 and Grid # 6158-02-506817-0000.** The requested area variance involves relief from §210-36(E) of the Town Code which mandates a setback of 100 feet from the side lot line. The applicant previously received a variance of 73 feet, to allow a side yard setback of 27 feet. However, the “as built” survey for the refuse enclosure shows that it is located 26.3 from the side lot line, necessitating a variance of 73.7 feet. (The side yard setback is measured from a lot line internal to the shopping center.) Type II Action.
5. **Public Hearing – Elizabeth and John McCabe, 10 Oak Bend Road, Zone R-20, Grid # 6159-02-974760-0000.** The requested area variance involves relief from §210-69 of the Town Code which provides that within required front yards, no hedge, fence or wall shall exceed 3 1/2 feet. The applicant wishes to replace an existing six-foot fence in their front yard with a fence of the same height. Type II Action.

6. **Public Hearing – Benito Garcia, 34 Phyllis Road, Wappingers Falls, Zone R-20, Grid # 6058-20-863035-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 20 feet from the side lot line, to permit the replacement of a deck located 13.4 feet from the side lot line, requiring a variance of 6.6 feet. Type II Action.
7. **Public Hearing – Brian Ricks, 25 Horizon Hill Drive, Zoned R-20, Grid # 6160-04-860100-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 20 feet from the side lot line, to permit the construction of a deck located 17 feet from the side lot line, requiring a variance of 3 feet. Type II Action.
8. **Public Hearing – Troy and Corrine Campbell, 1021 Dutchess Turnpike, Zone R-20, Grid # 6262-02-872502-0000.** The requested area variance involves relief from §210-69 of the Town Code which provides that within required front yards, no hedge, fence or wall shall exceed 3 1/2 feet. The applicant wishes to replace an existing six-foot fence one of their front yards with a fence of the same height. (The property is a corner lot and has two front yards.) Type II Action.
9. **Public Hearing – Barbara and Patrick Adams, 49 Overlook Road, Zoned R20, Grid # 6261-02-665949-0000.** The requested area variance seeks relief from §210-48 of the Town Code, which prohibits the construction of accessory structures in a front yard. The applicants seek permission to install a shed in their front yard. Type II Action.

Following Items “TO BE ADJOURNED” to July 8, 2019 ZBA meeting

10. **Public Hearing – Verizon Wireless 15 Channingville Road, Poughkeepsie NY 12590.** Zoned R-20, Grid # 6058-04-694049-0000. Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless. Requested area variance seeks relief from §210-48 of the Town Code, which provides that within required front yards, no hedge, fence or wall shall exceed 3 ½ feet. The applicant wishes to construct a 6-foot fence in the front yard to enclose a proposed small cell communications facility, which will include a pole having a height of 50’, which exceeds the maximum height of 35’ allowed by §210-16(E). Planning Board Unlisted Action.

“TO BE ADJOURNED” to July 8, 2019 ZBA meeting

11. **Public Hearing – Mobil, 3480 North Road, Zone FC, Grid # 6062-02-992924-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.
12. **Public Hearing – Mobil, 2605, South Road, Zone BH, Grid # 6160-01-008762-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the two gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign,

so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.

13. Public Hearing – Mobil, 2646, South Road, Zone BH, Grid # 6160-01-041865-0000. The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. Unlisted Action. Uncoordinated Review.

14. Public Hearing – Mobil, 2063, New Hackensack Road, Zone ROMNSC, Grid # 6260-04-514358-0000. The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.