



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

JULY 8, 2019 - 6:00 PM

New Business

- 1. Public Hearing – David Imperati, 11 Morse Street, Zoned R-20, Grid # 6162-05-242849-0000.**
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, and 30 feet from the front lot line, to permit the construction of a Front Porch to be located 19 feet from the west side lot line, 15 feet from the east side lot line, and 25.4 feet from the front lot line, requiring a variance of 1 feet from west, 5 feet from east and 4.6 feet from front. Requiring a side yard variance of 5'. Type II Action.
- 2. Public Hearing – Anthony and Elizabeth Liguori, 35 Crestwood Blvd., Zoned R-20, Grid # 6162-20-826192-0000.** 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, and 30 feet from the front lot line. The applicant wishes to construct Front Porch located 18.4' from property side line requiring a variance of 1.6' from side yard, and Rear Deck located 18.4' from property side line, requiring a variance of 1.6' from side yard. Type II Action.
- 3. Public Hearing – The Shoppes at South Hills, 1895 South Road, Zoned SHC, Grid # 6158-01-297959-0000.** The requested area variance involves relief from §210-127(B) of the Town Code which mandates free standing sign with an area not to exceed 20 sq. ft. South Hills Improvements, LLC. Requested area variance for a) more than one freestanding sign on the premises, b) freestanding sign not located at a driveway entrance, and c) proposed freestanding sign 180 sq. ft. necessitating an area variance of 130 sq. ft. Unlisted Action.
- 4. Public Hearing – Scott Leenig, 10 Henmond Blvd., Zoned R-20-16(E), Grid # 6261-04-562408-0000.** The requested area variance involves relief from §210-14(E) of the Town Code which mandates a setback of 30 feet from the side lot lines, 30' from front yard. The applicant wishes to construct a porch located 28' from property front line, and 18' from southern side yard property line, requiring a variance of 2' from front line and 2' from southern yard line and 6' from northern side yard. Type II Action.
- 5. Public Hearing – Joanne and Chance Caswell, 590 Van Wagner Road, Zoned R-4(A), Grid # 6262-02-767931-0000.** The requested area variance involves relief from §210-14(E) of the Town Code which mandates a setback of 50 feet from the side lot line. The applicant wishes to construct a Deck located 41' from property side line, requiring a variance of 9' from side yard. Type II Action

6. **Public Hearing – Saverio Dalia, 649 Van Wagner Road, Zoned R-4A, Grid # 6263-04-821081-0000.** The requested area variance involves relief from §210-14(E) of the Town Code which mandates a setback of 50 feet from the side lot line. The applicant wishes to construct a single family structure located 31' from northern property side line, and 28' from southern property side line, requiring a variance of 19' on north side yard and 22' on southern side yard. Type II Action
7. **Public Hearing – Ira Stier, 876 Dutchess Turnpike, Zoned I-H, Grid # 6262-04-786170-0000.** The requested area variance involves relief from §210-40(E) of the Town Code which mandates a setback of 50' for side yards. The applicant wishes to construct new entry vestibule located 42.7' from southern side yard property line and 42' from northern side yard property line, requesting a variance of 7.5' from southern side and 8' from the northern side. Unlisted Action.
8. **Public Hearing – Matthew and Jennifer Cannella, 10 Nassau Road, Zoned R-20, Grid # 6159-01-017863-0000.** The requested area variance involves relief from §210-107(A) of the Town Code which mandates private swimming pools shall not be located in any required front yard or in front of the permitted principal use, and §210-16(E) of the Town Code which mandates front yard setback 320' minimum. The applicant seeks variance to build in front yard and located in front of the principal structure, a 5' area variance in the front yard property line. Type II Action.
9. **Public Hearing – Richard Ericson, 20 North Jackson Dr., Zoned R-20, Grid # 6159-04-966363-0000.** The requested area variance involves relief from §210-48 of the Town Code, which mandates an accessory building or structure shall not be constructed in front of nor be of a height greater than the principal building nor shall such structure be erected 10' of sides and rear property, however sheds not greater than 100 sq. ft. in area and 8' in height may be placed within 6' of any rear property line. The applicant wishes to build a 10'x18' shed 5' from the side property requiring an area variance of 5'. Type II Action.
10. **Public Hearing – Kyle Buckley Dalia, Peach Road, Zoned R-4A, Grid # 6263-04-782237-0000.** The requested area variance involves relief from §210-14 (E) of the Town Code mandating minimum front yard 100'. The applicant wishes construct a structure 50' from property line, requiring an area variance of 50'. Type II Action.
11. **Public Hearing – Michael and Tricia Martin Ignaffo, 11 Manchester Road, Zoned ATC, Grid # 6161-08-953768-0000.** The requested area variance involves relief from §210-22 E(2) of the Town Code mandating a residential density of up to eight units per acres may be constructed subject to special permit approved by the Planning Board. The applicant wishes to construct three three unit multifamily dwelling on a lot of 4,486.68 sq.ft. where the code requires a minimum of 7,260 sq.ft. per dwelling unit. Planning Board unlisted action.

- 12. 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.
- 13. 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.
- 14. 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.
- 15. 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.

Following Items “TO BE ADJOURNED” to August 5, 2019 ZBA meeting

- 16. Public Hearing – Verizon Wireless – Land owned by New Hamburg Fire District – located at 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.