



*Town of Poughkeepsie  
Zoning Department*

1 Overocker Road  
Poughkeepsie, NY 12603

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**AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
February 12, 2024 - 6:00 PM**

A public meeting of the Town of Poughkeepsie Zoning Board of Appeals will be held on February 12, 2024, at 6:00 PM. The meeting will be held in a hybrid format, with the public, applicants and consultants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. People may participate in the public hearing via Zoom by clicking the following link <https://us06web.zoom.us/j/88082836626>, or directly from the Zoom website using Meeting ID 880 8283 6626 and Passcode 162215, or by telephone at 1(929) 205-6099 using the same Meeting ID and Passcode.

**ROLL CALL**

**OLD BUSINESS**

1. **Public Hearing – Driveway Extension – LJAO, LLC, 54 Woodlawn Avenue, Grid # 6162-06-259835-0000, Zoned R-20.** The applicant is seeking a variance from §210-92(Q)(1) of the Town Code which prohibits the parking or storage of motor vehicles in the front yard of any property located in a residential district unless said front yard is crossed by a duly constructed driveway extending through the front yard to a garage, carport, or properly surfaced parking area located beyond the front yard line. For uses requiring four or fewer parking spaces, said driveway shall not be less than eight feet nor more than 15 feet in width. The applicant has an existing 20-foot-wide driveway, and seeks to widen it to 29 feet, requiring a variance of 14 feet. Note: The property is a corner lot and has two front yards.  
**Type II Action.**
2. **Public Hearing – Area Variance- Owner: Splash Car Wash, 2245 South Road, Grid # 6159-01-249880-0000, Zoned B-H.** The applicant is seeking to operate a “Wash Co.” car wash at this location, and requires the following variances from the provisions of the Town Code:
  - a. From §210-90(D), which requires that motor vehicle service facilities not be located within 500 feet of any property developed for residential use which is located in a residential district. The proposed car wash facility is 71 feet to the nearest residential use, requiring a variance of 429 feet.
  - b. From §210-90(F)(1), which requires that automobile washing facilities be on lots of a minimum of two acres, to permit the facility on this lot of .95 acre, requiring a variance of 1.05 acres.
  - c. From §210-112, which requires that no refuse storage containers or receptacles be placed or located within 50 feet of any residential district, or any property used for residential purposes. The proposed trash enclosure is 24.5 feet from the nearest residentially zoned district, requiring a variance of 25.5 feet. **Unlisted Action; The Planning Board is the Lead Agency.**

3. **Public Hearing – Sign – Area Variance– Owner: Emergency One Urgent Care Center, 2555 South Road, Grid # 6060-02-994630-0000, Zoned B-H.** Section 210-127(C) of the Town Code allows one wall sign for each wall of a business facing a public road. The applicant is proposing a third (Emergency One) wall sign (60 square feet) and an additional (new business) wall sign (60 square feet) on the front of the building which does not face a public road, requiring 2 variances for signs on a wall not facing a public road. **Unlisted Action.**
4. **Public Hearing – Interpretation – Owner: Vassar College, Applicant: KCE NY 14, LLC, 189 Manchester Road, Grid No. 6261-01-420544-0000, Zoned I-H.** The applicant is seeking an interpretation that the definition of “public utility” in §210-9 of the Town Code includes a stand-alone battery energy storage system. **Type II Action.**
5. **Public Hearing – Sign Variance – Jeremy Robinson-Leon/Moonrise Hospitality LLC, dba Moonburger, 2605 South Road, Grid # 6160-01-008762-0000, Zoned B-H.** The applicant is seeking a variance from §210-127(B) of the Town Code, which permits one freestanding sign with an area not to exceed 50 square feet at each driveway entrance of a site, to permit the enlargement of the existing freestanding sign by 9.33 square feet, making the total signage 68.33 feet, requiring a total variance of 18.33 square feet. Note: the applicant previously received a variance for a sign of 59 square feet. The applicant also is seeking a variance from §210-127(C) of the Town Code, which permits one wall sign for each wall of a business facing a public road, equal to an area of 25% of the face of the building, up to a maximum of 100 square feet. The applicant is seeking to install a sign that wraps around the corner of the building, which is counted as two signs under the code, therefore requiring variances for a second and third wall sign. **Unlisted Action.**

## NEW BUSINESS

6. **Public Hearing – Detached Garage – Owners: Deanna and Christopher Ielmoni, 21 Monroe Drive, Grid No. 6158-02-583840-0000, Zoned R-20.** Section 210-48 of the Town Code prohibits accessory buildings from being constructed in front of a principal building and requires that they be set back at least 10 feet from side and rear property lines. The applicants are seeking to construct a detached garage that would be located in front of the principal structure and only 5 feet from a side lot line, requiring a variance for the location and of 5 feet for the setback. **Type II Action.**
7. **Public Hearing – Garage – Area Variance – Owner: Christine and Cole Bender, 49 Honey Lane, Grid # 6057-07-711926-0000, Zoned R-20.** The applicants are seeking variances from §210-16(E) of the Town Code which mandates a front yard setback of 30 feet to permit the construction of an attached garage to be located 12 feet from the front lot line, requiring a variance of 18 feet. **Type II Action.**