



Town of Poughkeepsie

Zoning Department

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Poughkeepsie, NY 12603

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

September 12, 2022 - 6:00 PM

A public meeting of the Town of Poughkeepsie Zoning Board of Appeals will be held on September 12, 2022, 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/84806196930?pwd=VmhuMTBnRi9xdWZwWEg5Q2NqUklzQT09>

Or directly through the Zoom website using the following Meeting ID and Passcode:

Meeting ID: 848 0619 6930 Passcode: 591353

Or by telephone at 1-929-205-6099 using the same Meeting ID and Passcode.

THE AGENDA IS AS FOLLOWS:

- **ROLL CALL**

Old Business

1. Public Hearing – Self Storage Facility – Owner: Guardian Self Storage East LLC, 20-50 Love Road, Grid # 6261-01-187898-0000, Zoned B-H. The applicant is seeking to construct a self-storage building. Due to proposed site plan modifications, a variance for footcandles at the property line is no longer required and variance No. 2 has been reduced. The applicant is now seeking the following 5 variances from the Town Code:
 1. From §210-35(E), which requires that a front yard setback of 40 feet be maintained. The applicant is proposing the new storage building to be located 28 feet from the front yard lot line, requiring a variance of 12 feet.
 2. From §210-35(E), which requires that a side yard setback of not less than 40 feet be maintained. The applicant is proposing the new storage building to be located 25 feet from a side property line, requiring a variance of 15 feet.
 3. From §210-81(E)(1)(c), which requires that wall-mounted light fixtures not exceed 15 feet in height. The applicant is proposing wall-mounted light fixtures at a height of 29 feet above grade, requiring a variance of 14 feet.
 4. From §210-115, which establishes a parking requirement for storage buildings of 1 space per 2000 square feet of building area. The 71,413 square-foot building requires 36 parking spaces. The applicant is proposing 21 parking spaces, requiring a variance of 15 spaces.

5. From §210-122(A)(7), which prohibits signs that are not located on the premises to which they refer, to permit a monument sign “D” offsite, in the location noted above. **Unlisted Action. The Planning Board, as Lead Agency, issued a determination of non-significance on May 19, 2022.**

New Business

2. **Public Hearing – Chuck-E-Cheese Signs – Owner: South Hills Improvements LLC, Submitted by: Matthew Signs LLC and the Owner, 1895 South Road, Grid # 6158-01-297959-0000, Zoned B-SC.** The applicants are seeking four variances from §210-127(C) of the Town Code, which permits only one wall sign on the side of a building facing a public road equal to an area of a maximum of 25% of the face of the building or 100 square feet, whichever is less. The applicants are seeking to install 4 wall signs on the three sides of the building that do not face South Road, specifically: (1) a logo face art sign (49 square feet) on the south wall (Sign A); (2) a “Chuck E. Cheese” lettering sign (34 square feet) on the same wall (Sign B); (3) a logo face art sign (49 square feet) on the west wall (Sign C); and (4) a logo face art sign (49 square feet) on the north wall (Sign D), requiring variances for all 4 signs because they do not face a public road. **Unlisted Action.**
3. **Public Hearing –Fence – Owner and Applicant: John Zambrano, 74 Spring Road, Grid # 6159-04-692229-0000, Zoned R-20.** The applicant is seeking a variance from §210-69 of the Town Code, which allows fences in front yards of only 3.5 feet in height. The applicant has a corner lot with two front yards and wishes to install a fence of 6 feet in a front yard, requiring a variance of 2.5 feet. **Type II Action.**
4. **Public Hearing – Side Yard – Owner: P J One Enterprises LLC, Presented by: Roland Bloomer, Esq. 14 Cotton Way, Grid # 6262-02-830983-0000, Zoned R-4A.** The applicant is seeking to legalize an extension to a single-family residence which was constructed in the 1990s two feet from a *proposed* side property line (a lot line revision is being sought from the Planning Board) where §210-14(E) of the Town Code requires 50 feet, requiring a variance of 48 feet. **Type II Action.**
5. **Public Hearing – Addition/Carport – Owner: Philip Crimi, 35 Beekman Street, Grid # 6162-09-040545-0000, Zoned R-20.** The applicant is seeking variances to legalize the construction of an addition to the residence and a carport. The addition is located 14 feet from the rear property line, where §210-16(E) of the Town Code requires 50 feet, necessitating a variance of 16 feet. The carport is located 7.7 feet from the side property line, where §210-48 of the Town Code requires 10 feet, necessitating a variance of 2.3 feet. **Type II Action.**
6. **Public Hearing – Side Yard Setback – Owner: Camelot Village NY, LLC, 589-621 Sheafe Road, Grid # 6159-03-175445-0000, Zoned R-MH.** In the R-MH District, pursuant to Town Code §210-19(D), new mobile homes must maintain a minimum side yard of 10 feet, therefore requiring at least 20 feet between homes. The applicant is seeking to legalize the installation of a mobile home (117) that is wider than the mobile home it replaced, such that it was placed 13 feet from a mobile home on one side (116), requiring a variance of 7 feet, and 19.6 feet from the mobile home on the other side (118), requiring a variance of .4 feet. **Type II Action.**
7. **Public Hearing – Deck – Owner: Jeffrey and Kelly Carter, 19 Toomey Drive, Grid # 6260-01-427839-0000, Zoned R-20.** The applicants are seeking a variances from §210-16(E) of the Town

Code, which requires that a side yard setback of 20 feet be maintained, to permit the construction of a deck, attached to the house, to be located 15 feet from the side yard, requiring a variance of 5 feet. **Type II Action.**

8. **Public Hearing –Special Use Permit – Accessory Apartment – Owners: Kristen Makous and Joseph Flores, 83 King George Road, Grid # 6159-02-737991-0000, Zoned R-20.** The applicant is seeking a special use permit pursuant to §210-16(C) and §210-47 of the Town Code to legalize an existing accessory apartment. **Unlisted Action.**

9. **Public Hearing – Variances – Planet Wings of Poughkeepsie, 661 Dutchess Turnpike, Zoned B-SC, Grid # 6261-01-119864-000.** The applicant is seeking the following variances: (1) a variance from §210-36(E) which requires that a side yard of not less than 100 feet be maintained. The applicant proposes a building addition to be located 11.2 feet from the side property line, requiring a variance of 88.8 feet. (2) a variance from §210-36(E) which requires that a front yard of not less than 100 feet be maintained. The applicant proposes a building addition to be located 51 feet from the front property line, requiring a variance of 49 feet. (3) a variance from §210-36(E) which requires that a rear yard of not less than 100 feet be maintained. The applicant proposes a building addition to be located 73.6 feet from the rear property line, requiring a variance of 26.4 feet. And (4) a variance from §210-81(E)(1)(a) which mandates that illumination shall not exceed 0.2 footcandles at the property line. The applicant is proposing lighting of a maximum of 5.8 footcandles at the property line, requiring a variance of 5.6 footcandles. Note: These variances previously were granted by the Zoning Board of Appeals on November 18, 2018 and renew on April 14, 2022, but have since expired due to lack of construction. **Unlisted Action.**

Other Business

10. **Lead Agency Request** from the Planning Board – BP4 – Westerly House – 45 Springside Avenue, Grid # 6161-08-791929, Zoned ATC. The applicant proposes a four-story multifamily structure of 20 residential units with associated on-site parking and other improvements, and road access via easement over another lot.