



*Town of Poughkeepsie
Zoning Department*

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
January 8, 2024 - 6:00 PM**

A public meeting of the Town of Poughkeepsie Zoning Board of Appeals was held on January 8, 2024, at 6:00 PM. The meeting was held in a hybrid format.

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.**

The matter was adjourned to February 12, 2024 ZBA meeting.

Motion: *Paul Lahey*
Second: *Arthur Grace*
Vote: *6-0-0*

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.**

The matter was adjourned to February 12, 2024 ZBA meeting.

Motion: *Paul Lahey*
Second: *Arthur Grace*
Vote: *6-0-0*

3. **Public Hearing – Sign – Area Variance– Owner: Emergency One Urgent Care Center, 2555 South Road, Grid # 6060-02-994630-0000**, Zoned B-H. The applicant 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, with an area of 25% of the face of the building up to a maximum of 100 square feet. The applicant is proposing a second wall sign of 60 square feet to be located on the north wall, requiring a variance for a sign on a side not facing a public road. **Unlisted Action.**

The matter was adjourned to February 12, 2024 ZBA meeting.

Motion: Paul Lahey
Second: Christine Soricelli
Vote: 6-0-0

4. **Public Hearing – Monument Sign – Area Variance– Owner: JPJR Apartment Communities LLC, “Creek Road Flats,” Creek Road, Grid # 6162-02-735705-0000**, Zoned RM. The applicant is seeking a variance, as modified, from §210-124 of the Town Code, which permits one freestanding sign of 4 square feet, to permit the installation of a monument sign of 21.5 square feet, requiring a variance of 17.5 square feet. **Unlisted Action**

The Board classified the matter an Unlisted action, and determined that an uncoordinated review was appropriate. It declared itself to be the Lead Agency and determined that the proposed action would not have an adverse effect on the environment, issuing a negative declaration.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6:0:0

The Board voted to approve sign depicted in revision # 2 requesting a variance of 17.5 SF.

Motion: Christine Soricelli
Second: Arthur Grace
Vote: 6-0-0

NEW BUSINESS

5. **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.**

The matter was adjourned to February 12, 2024 ZBA meeting.

Motion: Paul Lahey
Second: Christine Soricelli
Vote: 6-0-0

6. **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.**

The matter was adjourned to February 12, 2024 ZBA meeting.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6-0-0

Other Business

- 7. Lead Agency Request** from the Town of Poughkeepsie Planning Board – Skypoint Hills – Manchester Road Project. Location: 200 and 210 Manchester Road, Grid #s: 6261-01-342527 and 6261-01-361517, respectively. Site Size: ±1.139 acres and ±2.045 acres, respectively Site Zoning: 200 Manchester Road (currently zoned B-N) and 210 Manchester Road (currently zoned R-20). The applicant proposes for a multifamily development to include townhomes and conventional multifamily dwellings. The application also proposes the renovation and repurposing of an existing residence for a community building.

The Board voted to consent to Town of Poughkeepsie Planning Board’s Lead Agency request.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6-0-0

- 8. Lead Agency Request** from the Town of Poughkeepsie Planning Board – Inwood Avenue Townhomes. Project Location: 81-89 Inwood Avenue. Grid # 6163-03-218012 Site Size: ±33.62 acres. Zoning: Residential Single-Family 2-Acre (R-2A) Zoning District. The applicant proposes a 76-unit clustered subdivision of duplex townhouses and common area, clubhouse, recreation amenities and open space, subject to proposed rezoning by the Town Board.

The Board voted to consent to Town of Poughkeepsie Planning Board’s Lead Agency request.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6-0-0

The meeting adjourned at 7:45 pm.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6-0-0

PRESENT
Chairman Lahey
Member Soricelli
Member Grace
Member Gates
Member Capone
Member Straka

ABSENT
Member Slomin

