



Town of Poughkeepsie

Zoning Department

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DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
January 9, 2012
7:00 PM

Old Business

1. **Public Hearing Closed. Deliberation – ABD Stratford, LLC, 198 Bower Road. Zone R-4A, Grid #6362-01-320922-0000.** Request for an Interpretation of §210-160(A) and §210-160(C) of the Town Code appealing a determination by the Zoning Administrator that townhouse type dwelling units are not permitted on the Stratford Farms Subdivision. Type II Action. **Matter Adjourned to February 13, 2012.**
2. **Public Hearing Adjourned – Robert Germano on behalf of Germano's Auto Center, 2255 South Road, Zone B-H, Grid #6060-02-994630-0000.** Request for a Special Use Permit pursuant to Article VIII, §210-87 of the Town Code to allow an automotive repair facility. Unlisted Action. **Matter Adjourned to May 14, 2012.**
3. **Public Hearing Adjourned – Park at Inwood Lake Estates, East Cedar Street, Zone R-20.** Request for an area variance from Article IX, §210-120 of the Town Code to allow up to six (6) additional temporary signs along East Cedar Street where only one temporary sign is permitted and two temporary signs at the corner intersection of East Cedar Street and Inwood Avenue. Unlisted Action.

The applicant withdrew the request for six additional temporary signs along East Cedar Street and modified the request for the temporary corner signs at the intersection of East Cedar Street and Inwood Avenue to locate the sign within the applicant's property. Thereafter the Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Jim Challey
Second: Betty Bomba
Vote: 7:0:0

The Board voted to grant the variance to allow two temporary freestanding signs sign at the intersection of East Cedar Street and Inwood Avenue for a period of 9 months for the reasons set forth in the resolution of the Board.

Motion: Jim Challey
Second: Art Grace
Vote: 7:0:0

New Business

4. **Public Hearing – Anthony Leo, 13 Spring Street, Zone R-20, Grid #6162-05-239816-0000.** Request for an area variance from Article IV, Section 210-16(E) of the Town Code to allow a proposed home to be located 6 feet from the east side lot line and 16 feet from the west side lot line where 20 feet is required; and a variance of Section 280-a of NYS Town Law for the construction of a single family dwelling on existing lot with no frontage on an improved public street. Type II Action. **Deliberations on this matter adjourned to February 13, 2012.**

5. **Public Hearing – Matthew White, 46 Tree Top Lane, Zone R-20, Grid #6260-01-430675-0000.** Request for an area variance from Article IV, Section 210-16(E) of the Town Code to allow a proposed garage addition to be located 9 feet from the side lot line where 20 feet is required. Type II Action.

The Board voted to grant the variance for the reasons set forth in the resolution of the Board.

Motion: Anthony Cuchelo

Second: Marcy Marlow

Vote: 7:0:0

6. **Public Hearing – Orthopedic Associates of Dutchess County, 1910 South Road, Zone I-L Grid#6159-03-393037-0000 .** The application seeks: 1) an amendment to a prior June 15, 1995 area variance under which a second wall sign was permitted in lieu of any freestanding sign; and 2) area variances for relief from Article IX, Section 210-127(C) (only one wall sign permitted) of the Town Code to allow the installation of a third wall sign of 35.5 square feet near the eastern-most building entrance, and the installation of a fourth wall sign of 18 square feet near the western-most building entrance. Unlisted Action. **Matter adjourned to February 13, 2012.**
7. **Public Hearing – Salt Point LLC. 130 Salt Point Turnpike, Zone I-L, Grid # 6162-02-860585-0000** Request for an area variances from Article IX, Section 210-129(B) of the Town Code to allow the installation of two freestanding signs of 55 square feet where only one freestanding sign of no more than 50 square feet is allowed; and relief from Article IX, Section 210-129(C) of the Town Code to allow a wall sign of 18.85 square feet to be mounted on a rear wall where any wall sign is required to be mounted on the front of any building. Unlisted Action. **Matter adjourned to February 13, 2012.**

Meeting adjourned at 9:20 PM

MOVED: James Challey

SECONDED: Art Grace

CARRIED: 7:0:0

PRESENT:

Member Bomba
Chairman Challey
Member Cuchelo
Member Marlow
Member Buckey
Member Grace
Member Capone
Member Lahey (Alt)

ABSENT: