



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

REGULAR MEETING

NOVEMBER 14, 2016

6:00 PM

Old Business

1. **Public Hearing – Willbe Properties, Inc, 32A Spring Road, Zone R-20, Grid #6159-04-519275.** An Interpretation in regard to tax lot number 6159-04-519275, located at 32A Spring Road, Poughkeepsie, New York. The requested Interpretation is an appeal of a June 22, 2016 determination by the Town Zoning Administrator that a use variance approval issued in January 1989 is revoked by the failure of the owner to obtain a certificate of occupancy within one year of said approval. Type II Action.

New Business

2. **Public Hearing – Woodlawn Partners, LLC, 49 Woodlawn Avenue, Zone R-20, Grid #6162-06-286825.** The requested Area Variance involves relief from Town Code §210-216(E) to allow the construction of an addition to be located 15'4" from the lot line where 30 feet is required, requiring a variance of 14'8". Type II Action.
3. **Public Hearing – Oakwood Friends School, 22 Spackenkill Road, Zone I-N, Grid #6160-03-093343.** The requested Area Variance involves relief from Town Code §210-69 which prohibits fences exceeding 3½ feet (42 inches) in required front yards. The applicant is seeking a variance of 8.75 inches to allow the construction of a fence of 4 feet, 2.75 inches (50.75 inches) to be installed. Type II Action.
4. **Public Hearing – Poughkeepsie Day School, 244 Boardman Road, Zone I-N, Grid #6260-03-146453.** The requested Area Variance involves relief from Town Code §§210-67.1(E)(2)(b) and (c), which require that all ground-mounted solar energy systems (SES) be located only in side yards or rear yards (b), and that they be located behind the front line of a principal structure (c). This property has frontages on three roads. The applicant seeks a variance from these requirements for the portion of the property having frontage on Cedar Valley Road. The proposed SES complies with these requirements for its frontages on Boardman Road and Spackenkill Road, and all setback and buffer requirements. Unlisted Action. Coordinated Review. Planning Board is the Lead Agency and has issued a Negative Declaration.
5. **Public Hearing – Nick & Rebecca Centorani (Cryo Weld), 253 Innis Avenue, Zone SPC, Grid #6162-16-780475.** The requested Area Variances involve the following relief: (1) from Town Code §210-125(B)(1), which provides that wall signs shall not exceed an area of fifteen square feet. The applicant is proposing a sign of 37.19 square feet, which would require a variance of 22.19 square feet; (2) from Town Code §210-125(B)(2), which provides that freestanding signs shall not exceed an area of twelve square feet. The applicant is proposing a

sign of 24 square feet, which would require a variance of 12 square feet; (3) from Town Code §210-125(B)(2), which provides that freestanding signs shall be set back a minimum of 10 feet from any highway right-of-way or 35 feet from any highway center line, whichever is greater. (Here, they are equal.) The applicant is proposing to use the base of an existing freestanding sign, the center of which is located 7'6" from the property line. This would require a variance of 2.5 feet; (4) from Town Code §210-125(B)(2), which provides that freestanding signs shall be mounted within a landscaped monument of stone, brick or other natural material. The applicant is not proposing such a base for the sign. Unlisted Action. Uncoordinated Review.

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Spacken Partners, LLC - II, 2467 South Road.