



# Town of Poughkeepsie

## Zoning Department

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### AGENDA

#### TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

#### REGULAR MEETING

#### OCTOBER 21, 2019 - 6:00 PM

#### Old Business

1. **Public Hearing – Café Con Leche, Filippe Cordero, Fam Group, LLC, 10 Main Street, New Hamburg, Residence, New Hamburg (R-NH) Zoning District, Grid No. 6057-07-511845-0000.** Applicant seeks an interpretation, as an appeal of an Order to Remedy Violation dated June 4, 2019 issued by the Zoning Administrator for property owned by Riverhouse Properties, LLC, seeking the reversal of the Order to Remedy Violation on the grounds that the current use of the first floor of said property, as Café con Leche, has not changed from the use for which special use permits previously were issued, and is consistent with prior uses since before the Town Zoning Law went into effect. Type II Action. **TO BE ADJOURNED AT THE REQUEST OF THE APPLICANT.**

#### New Business

2. **Public Hearing – Burlington; Imageone Industries, LLC, Applicant; KLA BPL Portfolio Owner LLC, Owner; 2576 South Road, Zoned B-SC, Grid # 6160-01-064676-0000.** The applicant is requesting variances from §210-128(C)(3)(a) of the Town Code to permit two wall signs on the front of the building where only one is allowed, and to permit wall signage totaling 418.92 square feet (402.92 and 16 square feet) where a maximum of 100 square feet is allowed. The applicant also is seeking permission to replace two panels of 92 square feet each on an existing freestanding sign. Section 210-128(B) allows one freestanding sign per shopping center, which sign advertises the name of the center only, not to exceed 100 square feet, with an approved landscaped monument base. The proposed sign does not list the name of a “center,” and lacks a landscaped monument base. In addition, it is not located on the premises to which it refers, in violation of §210-122(A)(7). Unlisted Action.
3. **Public Hearing – Valley Christian Church, Tinkelman Architecture, PLLC, Applicant, Valley Christian Church, Owner; 657 Sheafe Road, Zoned B-H, Grid # 6159-01-278549-0000.** The requested area variances involve relief from §210-35(E) of the Town Code, which mandates a setback of 40 feet from each of the side lot lines. The applicant is requesting a north side setback of 28.3 feet, requiring a variance of 11.7 feet, and on the south side a setback of 21.3 feet, requiring a variance of 18.7 feet. Type II Action.
4. **Public Hearing – Christopher Rogers, 19 Seitz Terrace, Zoned R-20, Grid # 6161-08-843975-0000.** The applicant is seeking a special use permit pursuant to Town Code §210-16(C)(1) and §210-47 to permit the reestablishment of an accessory apartment in a single-family dwelling. Unlisted Action.

5. **Public Hearing – Jennifer Pessetto, 29 School House Lane, Zoned R-20, Grid # 6160-01-091505-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 20 feet from the side lot line, to permit a deck to be located 17 feet, 3 inches from the east side lot line, requiring a variance of 2 feet, 9 inches. Type II Action.
6. **Public Hearing – New Angle Construction LLC, Applicant, Raquel Forte, Owner, 22 Robin Road, Zoned R-20, Grid # 6159-01-105770-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 30 feet from s rear lot line, to permit the construction of a deck to be located 19 feet from the lot line, requiring a variance of 11 feet. Type II Action.
7. **Public Hearing – Joseph and Eileen Hands, 17 West Cedar Street, Zoned R-20, Grid # 6162-09-165715-0000.** The requested area variance involves relief from §210-92(Q)(1) of the Town Code, which mandates that a driveway be no more than 15 feet in width. The applicant is requesting a variance of 6 feet to allow a 21-foot wide driveway. Type II Action.

#### **Other Business**

8. **Reapproval - Beacon Residential LLC, 297 Violet Avenue, Zone RM, Grid #6163-19-523128-0000.** The requested area variances involve relief from §210-17(E) to allow: (1) impervious surface coverage of 51.8% where a maximum of 40% is allowed; and (2) parking to be located within 4 feet of the rear property line where a minimum setback of 20 feet is required. These variances were previously granted by the Zoning Board of Appeals on September 10, 2018 but have since expired. Unlisted Action.