



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

REGULAR MEETING

JANUARY 13, 2020 - 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 permit previously were issued, and is consistent with prior uses since before the Town Zoning Law went into effect. Type II Action. **TO BE ADJOURNED UNTIL FEBRUARY 10, 2020, AT THE REQUEST OF THE APPLICANT.**
- 2. Public Hearing – Vassar College, 124 Raymond Avenue, Cuddy & Feder LLP, consultants, Zoned (IN), Grid # 6161-12-795630.** The applicant is appealing the November 18, 2019 determination of the Zoning Administrator which concluded that the proposed hotel and restaurant use are not permitted accessory uses to the existing educational use. The applicant seeks an interpretation Town Code §210-38 that the proposed “Inn & Institute” is a permitted principal use or, in the alternative, that it is a permitted accessory use.

New Business

- 3. Public Hearing – Donaldo Recinos, 34 Manchester Road, Zoned ATC, Grid # 6261-01-002727-0000.** The applicant is seeking a special use permit pursuant to Town Code §210-22(C)(1) and §210-47 to permit the reestablishment of an accessory apartment in a single-family dwelling. **Unlisted Action.**
- 4. Public Hearing – RS2 Holdings LLC, 766 Main Street, Zoned ATC, Grid # 6161-07-742820-0000.** The applicant requests an area variance pursuant to Town Code §210-22(E)(2), to allow the three second floor residential units not to be counted against the residential density requirements despite the lot not meeting coverage plus open space requirements, and from §210-22(E) to allow a side yard setback of six (6) inches for a handicap ramp, where five (5) feet is required. **Unlisted Action. Uncoordinated Review.**

5. **Public Hearing – Eric Keeler, 16 Henmond Blvd.,** Zoned R-20, Grid # 6261-04-555388-0000. 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 allow a car port to be located 20 feet from the front lot line; where 30 feet is required, and 11 feet from the side lot line where 20 feet is required, and from §210-48 to allow a shed to be located 4 feet from the side lot line where 10 feet is required. **Type II Action.**
6. **Public Hearing – Hyshi Sahiti, 8 Hinkley Place,** Zoned R-20, Grid # 6162-10-311595-0000. The requested area variance involves relief from §210-48(E) of the Town Code. Existing detached garage to remain 3.6 feet from the side lot line where 10 feet is required, requiring a variance of 6.4 feet and from §210-16(E) to allow an existing deck to remain 1 foot from the side lot line, where 20 feet is required, requiring a variance of 19 feet. (A Variance allowing the deck to be located 1.5 feet from the property line was granted on 8/9/2010). **Type II Action. TO BE ADJOURNED UNTIL FEBRUARY 10, 2020, AT THE REQUEST OF THE APPLICANT.**