



# Town of Poughkeepsie

## Zoning Department

1 Overocker Road  
Poughkeepsie, NY 12603

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### AGENDA

#### TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

#### REGULAR MEETING

#### MARCH 9, 2020 - 6:00 PM

#### Old Business

- 1. 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. **Type II Action. TO BE ADJOURNED UNTIL APRIL 13, 2020, AT THE REQUEST OF THE APPLICANT**
- 2. Public Hearing – Kathleen & Kathleen Senese, 19 Darlene Drive, Zoned R-20, Grid # 6059-08-929783-0000.** The applicants request a variance from §210-69 of the Town Code to allow a fence of 8 to 10 feet in height in a front yard where fences may not exceed 3 1/2 feet. **Type II Action.**
- 3. Public Hearing – Mental Health America of Dutchess County Inc., 515 Haight Ave., Zoned ATC, Grid # 6161-08-845787-0000.** The applicant is seeking relief from §210-125(B)(1) of the Town Code which provides that only one wall sign is permitted, not exceeding an area of 15 square feet. The applicant is proposing two wall signs, one of 121 square feet and the other 18.66 square feet, requiring variances of 106 square feet and 3.66 square feet, respectively. In addition, a variance is required to permit the second wall sign to be located along Haight Avenue. **Unlisted Action.**
- 4. Public Hearing – Stewarts Shops Corp, 2245 South Road, Zoned B-H, Grid # 6159-01-249880.** The applicant requests relief from the following sections of the Town Code: (i) §210-35(E) to allow a building to be set back 15 feet from the front yard along South Gate Drive, where 40 feet is required, necessitating a variance of 25 feet; (ii) §210-35(E) to allow a building to be set back 25 feet from the rear lot line where 40ft is required, necessitating a variance of 15feet; (iii) from §210-130(A) to allow a proposed pricing pump topper signs to be 2.15 square feet where one square foot is permitted; (iv) From §210-90(E) which prohibits gasoline service facilities from being located within 500 feet of any property developed for residential use which is located in a residential district to permit the construction of the proposed Stewart's Shop to be 73 feet from nearest residential district, requiring a variance of 427 feet; (v) §210-123.l(B), which provides that no more than 30% of the total square footage of any sign may be devoted to EMD signage to allow the proposed pump topper signs proposed to have 0.68 square foot, or 31.6% of the sign devoted to EMD signage. **Unlisted Action. TO BE ADJOURNED UNTIL APRIL 13, 2020, AT THE REQUEST OF THE APPLICANT**
- 5. Public Hearing –Premier Eastdale, LLC, 50 Eastdale Ave., Zoned MHC, Grid # 6262-04-696343.** The applicant requests relief from § 210-125(B)(1) of the Town Code which permits one wall sign per lot, not exceeding an area of 15 square feet, to allow a wall sign of 76.4 square feet, requiring a variance of 61.4 square feet, and to allow a second wall sign of 11.25 square feet to be located at the rear entrance of the building. **Unlisted Action.**

## New Business

1. **Public Hearing – Nestor Kyritis, 12 Sutton Park Road**, Zoned R-20, Grid # 6259-01-255849-0000. The applicant requests variance to legalize two existing sheds, one of which is attached to the house. The detached shed is located 4 feet, 3 inches from the west side property line, where 10 feet is required pursuant to §210-48 of the Town Code, requiring a variance of 5 feet, 9 inches. The attached shed requires a variance from §210-16(E) of the Town code. It is located 10 feet, 4 inches from east side property line where 20 feet is required, requiring a variance of 9 feet, 8 inches. **Type II Action.**
2. **Public Hearing – Michael Belfiore, 25 Monroe Drive**, Zoned R-20, Grid # 6158-02-593820-0000. The applicants are requesting a variance from §210-48 of the Town Code to build two-car garage to be constructed 4 feet from the side yard property line where 10 feet is required, requiring a 6-foot side yard variance. **Type II Action.**
3. **Public Hearing Lynn Tye and Patrick Laffin, 5 Oak Bend Road**, Zoned R-20, Grid # 6159-02-918743-0000. The applicants are requesting a variance from §210-16(E) of the Town Code to permit the expansion of an existing garage proposed to be located 13 feet from the north side property line where 20 feet is required, requiring a 7-foot variance. **Type II Action.**
4. **Public Hearing – Marie Ann and Donald Divito, 63 Crestwood Blvd**, Zoned R-20, Grid # 6162-16-840270-0000. The applicants are requesting variances from §210-16(E) of the Town Code to legalize an existing rear deck that is located 8 feet from the south side yard, where 20 feet is required, requiring a variance of 8 feet, and located 17 feet, 9 inches from north side yard where 20 feet is required, requiring a variance of 2 feet, 3 inches. **Type II Action.**

## Other Business – Pre-App Discussion

**14 Adams Street, Zoned R-20, Grid # 6162-09-060548.** Applicant, Edwin Martinez