



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS REGULAR MEETING JANUARY 11, 2021 - 6:00 PM

A public meeting of the Town of Poughkeepsie Zoning Board of Appeals will be held on January 11, 2021 at 6:00 PM. Due to the increasing number of COVID-19 cases, Board members, applicants and the public will be participating remotely only, via Zoom videoconferencing and via telephone, pursuant to the Governor's Executive Order 202.1, if the same is extended through the date of the meeting. There will be no in-person attendance for this meeting. The public may participate in the public hearing via Zoom by clicking the following link:

<https://zoom.us/j/96431686865?pwd=ZFdCMXhpRHN5WUFoYVdGQkdDZGJ1QT09>

Or via the Zoom website using the following: Meeting ID: 964 3168 6865
Passcode: 668169

Or by telephone, using 1-929-205-6099, and the same meeting ID and Passcode.

THE AGENDA IS AS FOLLOWS:

ROLL CALL STATEMENT OF COMPLIANCE BY THE CHAIR

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 uses 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 AT THE REQUEST OF THE APPLICANT UNTIL FEBRUARY 8, 2021.**
- 2. 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) §210-123.1(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 pump topper signs proposed to be 2.15 square feet to have 0.68 square foot, or 31.6%, of the sign devoted to EMD signage; and (vi) from §210-90(A) which requires a minimum lot size of 30,000 square feet, unless district regulations require a larger lot area. District regulations require a minimum of 2 acres. The lot is 0.949 acres, requiring a variance of 1.051 acres. **Unlisted Action. The Planning Board, as Lead Agency, issued a Determination of Non-Significance (neg dec) on October 15, 2020. TO BE ADJOURNED UNTIL FEBRUARY 8, 2021.**

New Business

3. **Public Hearing – Existing Free-Standing Sign – Redhead Properties LLC (Craig O'Donnell), 667-669 Sheafe Road, Zoned RM, Grid # 6159-01-283578-0000.** The applicant is seeking a variance from §210-124 of the Town Code, which allows a free-standing sign in a residential district to be a maximum of 4 square feet, to allow a sign of 32 square feet to remain on the property, requiring an area variance of 28 square feet. **Unlisted Action.**

4. **Public Hearing – Existing Structure Height and Lot Coverage – Kathleen Cullen, as Trustee of the Kathleen Cullen Trust, 18 River Road, New Hamburg, Zoned R-NH, Grid # 6057-11-522724-0000.** The applicant is seeking the following variances: (1) from §210-18(E) of the Town Code, which allows building heights of not more than 35 feet or 2.5 stories, to allow an existing observation tower of 42 feet and 3 stories to remain on the property, requiring a variance of 7 feet and 0.5 story; (2) from §210-18(E) of the Town Code, which requires that lot coverage of not more than 25% must be maintained, where existing lot coverage is 28.3%, requiring a variance of 3.3%; and (3) from §210-69 of the Town Code, which prohibits electric fences, to allow an existing electric fence to remain on the property, without power. **Type II Action.**

5. **Public Hearing – Existing Deck– KTP RE Properties, 238 Innis Avenue, Zoned R-20, Grid # 6162-15-745439-0000.** The applicant is seeking a variance from §210-16(E) of the Town Code, which mandates that primary structures be located at least 20 feet from the side property line, to legalize and allow the reconstruction of a deck that is located 8 feet, 9 inches from the side property line, requiring a variance of 11 feet, 3 inches. **Type II Action.**

Other Business

Lead Agency Request from the Planning Board – Friendly Ford – 220 South Road, Zoned BH, Grid # 6159-01-273908. Applicant proposed to demolish an existing service area of 2,840 square feet and construct a new bay addition of 6,800 square feet. Lot Size 2.87 acres.