



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
May 9, 2011
7:00 PM**

Old Business

1. **Closed Public Hearing, Deliberation – ABD Stratford, LLC**, 198 Bower Road. Zone R-4A, Grid #6362-01-320922-0000. Requesting an Interpretation of §210-160(A) and §210-160(C) of the Town Code appealing a determination by the Zoning Administrator that townhouse type dwelling units are not permitted on the Stratford Farms Subdivision. Type II Action. **Matter Adjourned To September 12, 2011.**
2. **Closed Public Hearing – Brian Dyke, 16 Hornbeck Road**, Zone R-20, Grid #6262-02-845545-0000. The request for Special Use Permit approval is made pursuant to Article IV, Section 210-16C (7) and Article VIII, Section 210-74 of the Town Code to allow a home occupation (hard apple cidery) on the premises. Unlisted Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Jim Challey
Second: Betty Bomba
Vote: 7:0:0

The Board voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey
Second: Art Grace
Vote: 7:0:0

New Business

3. **Public Hearing – Brian Dyke, 16 Hornbeck Road**, Zone R-20, Grid #6262-02-845545-0000. The requested Area Variance is for relief from Article VIII, §210-74(C) of the Town Code to allow a home occupation use to be conducted in a detached accessory structure where a home occupation use shall be conducted within the enclosed space of a principal building. Unlisted Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Jim Challey
Second: Betty Bomba
Vote: 7:0:0

4. **Public Hearing – Lewis Williams, 100 South Gate Drive, Zone R-20, Grid #6159-01-004570-0000.** The requested Area Variance is for relief from Article IV, §210-48 to allow one detached accessory structure to be located 3 feet from the side lot line and 8 feet from the rear lot line and to allow a second detached accessory structure to be located 8 feet from the rear lot line. Type II Action.

The Board voted to approve the one story shed for the reasons set forth in the resolution of the Board.

Motion: Marcy Marlow

Second: Art Grace

Vote: 7:0:0

The Board voted to approve the two story playhouse for the reasons set forth in the resolution of the Board.

Motion: Jim Challey

Second: Betty Bomba

Nay: Art Grace, Marcy Marlow

Vote: 5:2:0

5. **Public Hearing – Mary Hornbeck, 7 Division Street, Zone R-20, Grid #6057-06-491926-0000.** The requested Area Variance is for relief from Article IV, §210-48 to allow one detached accessory structure to be located 1 foot from the side lot line and relief from Article IV , §210-16(E) to allow a proposed addition to be located 5.75 feet from the west side lot line and 10 feet from the east side lot line. Type II Action.

The Board voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Art Grace

Second: Betty Bomba

Vote: 7:0:0

6. **Public Hearing – Wilfred Jones, 40 Seitz Terrace, Zone R-20, Grid #6162-20-874035-0000.** The requested Area Variance is for relief from Article IV, §210-48 to allow a detached accessory structure to be located 5 feet from the side lot and 5 feet from the rear lot line. Type II Action.

The Board voted to approve the application for the reasons set forth in the resolution of the Board.

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

PRESENT:

Betty Bomba
Karmen Buckey
Phyllis Capone
Jim Challey
Anthony Cuchelo

ABSENT:

**Art Grace
Paul Lahey (Alternate)
Marcy Marlow**