



# Town of Poughkeepsie

## Zoning Department

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DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
NOVEMBER 18, 2013  
7:00 PM

### Old Business

1. **Closed Public Hearing – Michelle & Rajiv Narula, 25 Coachlight Drive, Zone R-20, Grid #6260-01-174901-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed garage to be located 3 feet from the side lot line where 20 feet is required. Type II Action.

*The Board voted to dismiss the variance without prejudice based on a failure to prosecute the application.*

Motion: Jim Challey  
Second: Art Grace  
Vote: 5:0:0

2. **Public Hearing – Lee & Adrienne Zolotas, 46 Brookland Farms Road , Zone R-20, Grid #6159-02-684737-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed home addition to be located 7.9 feet from the side lot line where 20 feet is required. Type II Action. **Application withdrawn by applicant.**

3. **Public Hearing – Lee & Adrienne Zolotas, 46 Brookland Farms Road, Zone R-20, Grid #6159-02-684737-0000.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 210-47 of the Town Code to allow the establishment of an accessory apartment within an existing single family dwelling. 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: 5:0:0

*The Board voted to grant the Special Use Permit for the reasons set forth in the resolution of the Board.*

Motion: Betty Bomba  
Second: Art Grace  
Vote: 5:0:0

**New Business**

4. **Public Hearing – Ryan and Sharon Wade, 105 Ray Boulevard, Zone R-20, Grid #6162-20-890249-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a home and porch addition to be located 17.3 feet from the north side lot line and 9.1 feet from the south side lot line where 20 feet is required for both. Type II Action.

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Art Grace**  
**Second: Betty Bomba**  
**Vote: 5:0:0**

5. **Public Hearing – Michael & AnnMarie Reichenbach, 35 Point Street, Zone R-20, Grid #6057-06-487892-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed deck to be located 26 ½ feet from the rear lot line where 30 feet is required and 18 feet from the side lot line where 20 feet is required. Type II Action.

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Jim Challey**  
**Second: Art Grace**  
**Vote: 5:0:0**

6. **Public Hearing – William & Gail O’Neil, 73 Sunset Avenue, Zone R-20, Grid #6162-05-108897-0000.** The requested Area Variance involves relief from Article VIII, §210-92(Q)(1) of Chapter 210 to allow the parking or storage of motor vehicles in the front yard of the property. Type II Action. **Public hearing adjourned to 12/09/13.**

7. **Public Hearing – DSW, 2001 South Road, Zone B-SC, Grid #6159-03-273276.** The requested Area Variance is for relief from Article IX, Section 210-128(C)(1)(b) of the Town Code to allow the installation of a 57.2 square foot wall sign where the wall upon which the sign would be mounted is not part of the tenant space and the tenant store has no separate public entrance/exit to the outside of the shopping center. 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: Art Grace**  
**Vote: 5:0:0**

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Karmen Buckey**  
**Second: Art Grace**  
**Vote: 5:0:0**

8. **Public Hearing – Frederick Duncan, 85 Marple Road Extension, Zone R-20, Grid #6162-20-980065-0000.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 210-92(Q)(3) of the Town Code to allow one commercial vehicle not permitted by right to be parked in a residential district. 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: Art Grace  
Vote: 5:0:0

*The Board voted to grant the Special Use Permit for the reasons set forth in the resolution of the Board.*

Motion: Jim Challey  
Second: Art Grace  
Vote: 5:0:0

9. **Public Hearing – Mike Arteaga, 234 North Road, Zone B-N, Grid #6062-02-975581-0000.** The requested Area Variance involves relief from Article IV, Section 210-33(E) of the Town Code to allow a proposed addition to be located 10 feet 2 inches from the side lot line where 25 feet is allowed. Type II Action.

*The Board voted to grant the variance for the reasons set forth in the resolution of the Board.*

Motion: Anthony Cuchelo  
Second: Betty Bomba  
Vote: 5:0:0

#### Correspondence

10. **Re-Adopt New Hamburg Fire District Decision, 15 Channingville Road, Zone R-20, Grid #6058-04-694049-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow impervious surface coverage on the lot to exceed a maximum of 35%. 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: 5:0:0

*The Board voted to re-approve the variance for the reasons set forth in the resolution of the Board.*

Motion: Jim Challey  
Second: Art Grace  
Vote: 5:0:0

Meeting adjourned at 8:47 PM

MOVED: Jim Challey  
SECONDED: Art Grace  
CARRIED: 5:0:0

#### PRESENT:

Chairman Challey  
Member Bomba  
Member Buckey  
Member Cuchelo  
Member Grace

#### ABSENT:

Member Marlow  
Member Capone  
Member Lahey (Alternate)