



# Town of Poughkeepsie

## Zoning Department

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Poughkeepsie, NY 12603

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
APRIL 21, 2014  
7:00 PM**

### Old Business

1. **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. Unlisted Action. Uncoordinated Review. Adjourned until 5/12/14.
2. **Public Hearing – CPD Energy, 2605 South Road, Zone B-H, Grid #6160-01-008762-0000.** The requested Area Variance approval is to allow a freestanding sign of 67.9 square feet where a previous variance for a 61.3 square foot freestanding sign was granted on 9/14/98. Unlisted Action. Uncoordinated Review. Adjourned until 5/12/14. [Note: Application has been withdrawn by applicant by letter dated April 23, 2014].
3. **Public Hearing – Joanne Drivas, 46 Marple Road, Zone R-20, Grid #6162-20-863073-0000.** 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. Unlisted Action. Uncoordinated Review.

*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:** 6:0:0

*The Board voted to deny the variances for the reasons set forth in the resolution of the Board.*

**Motion:** Phyllis Capone  
**Second:** Art Grace  
**Vote:** 6:0:0

4. **Public Hearing – Dennis Mazzacone, 33 Raker Road, Zone R-20, Grid #6159-02-914990-0000.** 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 11 feet from the side lot line where 20 feet is required. Type II Action.

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

**Motion:** Art Grace  
**Second:** Karmen Buckey  
**Recused:** Paul Lahey

Vote: 5:0:0

5. **Public Hearing – Rutberg Breslow Personal Injury Law, 3344 North Road, Zone B-N, Grid #6062-02-975581-0000.** The requested Area Variance involves relief from Article IX, §210-126(C) of the Town Code to allow a wall sign of 107.62 square feet where a maximum of 50 square feet is allowed Unlisted Action. Uncoordinated Review. Adjourned until 5/12/14.

**New Business**

6. **Public Hearing – Richard Collins, 15 Peckham Road, Zone R-20, Grid #6261-01-243841-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow a proposed enclosed porch to be located 16 feet 2 inches from the side lot line where 20 feet is required. Type II Action.

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

Motion: Betty Bomba  
Second: Paul Lahey  
Vote: 6:0:0

7. **Public Hearing – Vincent Carey, 27 Hillis Terrace, Zone R-20, Grid #6159-02-996633-0000.** 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. Uncoordinated review.

*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: 6:0:0

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

Motion: Jim Challey  
Second: Paul Lahey  
Vote: 6:0:0

8. **Public Hearing – Catskill Hudson Bank, 830 Main Street, Zone ATC, Grid #6161-08-888795-0000.** The requested Area Variance is for relief from Article IX, Section 210-125(B)(1) of the Town Code to allow the installation of a second wall sign of 15 square feet on a rear wall where only one wall sign is allowed. Unlisted Action. Uncoordinated review.

*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: 6:0:0

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

Motion: Paul Lahey

**Second: Art Grace**  
**Vote: 6:0:0**

**Meeting adjourned at 8:15 PM**  
**MOVED: Art Grace**  
**SECONDED: Betty Bomba**  
**CARRIED: 6:0:0**

**PRESENT:**

Member Bomba  
Member Buckey  
Chairman Challey

Member Grace

Member Capone (Alternate)  
Member Lahey (Alternate)

**ABSENT:**

Member Cuchelo

Member Marlow  
Member Soricelli