



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
MAY 12, 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.

*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  
Recused: Art Grace  
Vote: 7:0:0

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

Motion: Jim Challey  
Second: Christine Soricelli  
Recused: Art Grace  
Vote: 7:0:0

2. **Public Hearing – Rutberg Breslow Personal Injury Law, 3344 North Road (3344 Route 9 North), 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 6/9/14.**

### New Business

3. **Public Hearing – Phil Fortuna, 318 Sheafe Road, Zone R-20, Grid #6058-02-919808-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow a proposed two story garage to be located 15.8 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: Betty Bomba  
Second: Art Grace  
Vote: 7:0:0

4. **Public Hearing – Jason & Monica Langevin, 9 Monroe Drive, Zone R-20, Grid #6158-02-572907-0000.** The requested Area Variance involves relief from Article VIII, Section 210-107 of the Town Code to allow a private swimming pool to be located 7 feet from the side and rear lot lines where 15 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:** Christine Soricelli  
**Second:** Betty Bomba  
**Vote:** 7:0:0

5. **Public Hearing – Robert & Jan Carroll, 13 Sheraton Drive, Zone R-20, Grid #6059-08-847921-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow an existing deck to be located 18 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  
**Vote:** 7:0:0

6. **Public Hearing – Richard & Theresa Pacheco, 3 Sugar Maple Road , Zone R-20, Grid #6259-01-193727-0000.** The requested Area Variance involves relief from Article VIII, Section 210-69 of the Town Code to allow a fence of up to 6 feet in height to be located within a front yard where the maximum height of a fence shall not exceed 3.5 feet. Type II Action.

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

**Motion:** Larry Slomin  
**Second:** Betty Bomba  
**Vote:** 7:0:0

7. **Public Hearing – Patrick Properties, 696 Dutchess Turnpike, Zone B-N, Grid #6261-01-304883-0000.** The requested Use Variance involves relief from Article III, Section 210-13(F) and Article VI, Section 210-33(B) of the Town Code to allow a motor vehicle rental facility (Enterprise Rental) on said property where a motor vehicle rental use is prohibited. 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:** 7:0:0

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

**Motion:** Anthony Cuchelo  
**Second:** Art Grace  
**Vote:** 7:0:0

**Correspondence**

**Ambassador Town Square – 2611-2629 South Road, Zone B-H, Grid # 6060-02-950800**

**Time extension** for an approved Special Use Permit for a proposed re-development project to remove existing hotel structures and to create four new buildings along with new parking and utilities; the proposal includes a fast food restaurant, fueling station with attendant kiosk, a bank/retail building and a three-story hotel.

*The Board voted to grant the six month time extension.*

**Motion:** Anthony Cuchelo

**Second:** Art Grace

**Vote:** 7:0:0

**Meeting adjourned at 10:10 PM**

**MOVED:** Karmen Buckey

**SECONDED:** Betty Bomba

**CARRIED:** 7:0:0

**PRESENT:**

Member Bomba

Member Buckey

Chairman Challey

Member Cuchelo

Member Grace

Member Slomin

Member Soricelli

Member Capone (Alternate)

**ABSENT:**

Member Lahey (Alternate)