



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 8, 2014
7:00 PM**

Old Business

1. **Adjourned 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. **The board voted to close the public hearing and adjourned deliberations until 1/12/15.**
2. **Adjourned Public Hearing – 51 Fairview Corp., 51-53 Fairview Avenue, Zone R-20, Grid #6162-10-260593 & 6162-10-267589-0000.** The requested Use Variance involves relief from Article III, Section 210-13(F) and Article VI, Section 210-16(B) of the Town Code to allow a restaurant use on said property where the use is prohibited. Unlisted Action. Uncoordinated Review. **The applicant failed to appear and the board voted to dismiss the application without prejudice.**
3. **Adjourned Public Hearing – Yeung Home & Property LLC, 60 Cedar Street, Zone R-20, Grid #6162-10-368747-0000.** The requested Use Variance involves relief from Article III, Section 210-13F to allow a two-family dwelling on said property where a two-family dwelling use is prohibited. Unlisted Action. Uncoordinated review. **Public Hearing adjourned until 1/12/15 at the request of the applicant.**
4. **Adjourned Public Hearing – Leanne Le, 81 Buckingham Avenue, Zone R-20, Grid #6162-10-315726-0000.** The requested Area Variance involves relief from Article VIII, Section 210-92(Q)(1) to allow the parking or storage of motor vehicles in the front yard of the property. Type II Action. **Public Hearing adjourned until 1/12/15 at the request of the applicant.**

New Business

5. **Public Hearing – Paul & Hazel Dorn, 152 Bower Road, Zone R-20, Grid #6363-03-228092-0000.** The requested Area Variance involves relief from Article VIII, Section 210-48 of the Town Code to allow an accessory structure (shed) to be located 3 feet 8 inches from the side yard lot line where 10 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: Christine Soricelli

Second: Art Grace

Vote: 7:0:0

6. **Public Hearing – Julie & Warren Arbiter, 35 Tree Top Lane**, Zone R-20, Grid #6260-01-410748-0000. The requested Area Variance involves relief from Article VIII, Section 210-48 of the Town Code to allow an accessory structure (shed) to be located in the front of a principal structure where an accessory structure shall not be constructed in front of the principal structure. Type II Action.

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

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

7. **Public Hearing – Ronald Hobler, 43 Wildwood Drive**, Zone R-20, Grid #6159-02-695675-0000. The requested Area Variance involves relief from Article VIII, Section 210-48 of the Town Code to allow an existing accessory structure (shed) to be located in the front of a principal structure where an accessory structure shall not be constructed in front of the principal structure. 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: 7:0:0

8. **Public Hearing – Raymond Raiche, 1 Victor Lane**, Zone R-20, Grid #6159-04-659325-0000. The requested Area Variance involves relief from Article IV, Section 210-16E of the Town Code to allow a home addition to be located 15 feet from the front yard lot line where 30 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: 7:0:0

9. **Public Hearing – Richard Preiato, 35 Delbalso Boulevard**, Zone R-20, Grid #6057-08-780968-0000. The requested Area Variance involves relief from Article VIII, Section 210-48 of the Town Code to allow an accessory structure (garage) to be located 4 feet from the side yard lot line where 10 feet is required. Type II Action. **Public Hearing adjourned until 1/12/15 at the request of the applicant.**

10. **Public Hearing – Master Kwon, 766 Vassar Road**, Zone B-H, Grid #6158-01-421860-0000. The requested Area Variance involves relief from Article IX, Section 210-127(C) of the Town Code to allow the installation of a second wall sign of 50 square feet 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: 7:0:0

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

Motion: Paul Lahey

Second: Christine Soricelli

Vote: 7:0:0

11. **Public Hearing – Julia & Mark Nelson, 15 Old Mill Drive, Zone R-20, Grid #6160-04-588116-0000.** The requested Area Variance involves relief from Article VIII, Section 210-69 of the Town Code to allow a fence up to 4.5 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 variance for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey

Second: Art Grace

Vote: 7:0:0

Meeting adjourned at 8:00 PM

MOVED: Art Grace

SECONDED: Betty Bomba

CARRIED: 7:0:0

PRESENT:

Member Bomba

Member Buckey

Member Capone (Alternate)

Chairman Challey

Member Grace

Member Lahey (Alternate)

Member Soricelli

ABSENT:

Member Cuchelo

Member Slomin