



# Town of Poughkeepsie

## Zoning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3650 Phone  
845-790-4772 Fax

**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