



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
JANUARY 12, 2015  
7:00 PM**

### Old Business

1. **Closed 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 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: Paul Lahey**  
**Vote: 6:0:0**

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

**Motion: Jim Challey**  
**Second: Christine Soricelli**  
**Nay: Art Grace**  
**Recused: Paul Lahey**  
**Vote: 5:1:0**

2. **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 2/9/15 at the request of the applicant.**
3. **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 2/9/15 at the request of the applicant.**
4. **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 3 feet 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: Jim Challey**

**Second: Betty Bomba**

**Vote: 7:0:0**

### New Business

5. **Public Hearing – Daljit Singh, 7 Kimberly Court, Zone R-20, Grid #6058-02-850775-0000.** The requested Area Variance involves relief from Article VIII, Section 210-48 of the Town Code to allow a proposed accessory structure (shed) to be located in 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: Christine Soricelli**

**Second: Betty Bomba**

**Vote: 7:0:0**

6. **Public Hearing – Anthony Leo, 11 Spring Street, Zone R-20, Grid #6162-05-239816-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a single family detached dwelling to be located 8 feet from the side lot line where 20 feet is required. Type II Action. **The Board voted to adjourn the public hearing until 3/9/15.**

7. **Public Hearing – Salsa Restaurant, 2585 South Road, Zone B-SC, Grid #6060-02-968700-0000.** The requested Area Variance involves relief from Article IX Section 210-128B of the Town Code to allow a tenant sign of 40.77 square feet on a freestanding sign where said freestanding sign shall advertise the name of the center only. Unlisted Action. Uncoordinated Review. **The Board voted to adjourn the public hearing until 2/9/15.**

8. **Public Hearing – Lutheran Care Network, 382-386 Van Wagner Road and 965 Dutchess Turnpike, Zone R-20, Grid #6262-02-652648, 662385 and 567523-0000.** The applicant seeks the following: 1) Special Use Permit approval to construct a 69 bedroom assisted living facility; 2) area variance to allow creation of a new lot of 10.51 acres where 20 acres is required; 3) area variance to allow improvements (driveway) for the assisted living facility to be located within 8 feet of a boundary line in a residential district where 100 feet is required; 4) area variance to allow a building height of 4 stories and 54.5 feet where a maximum of 2 stories and 35 feet is allowed; 5) area variance to allow a freestanding sign in a side yard where such signs are permitted within a front yard only; and 6) Town Law 280-a approval to allow the creation of a new lot that would not have the minimum frontage on a public road. Unlisted Action. Coordinated Review. Planning Board is the designated Lead Agency. **Public hearing cancelled at the request of the applicant.**

**Meeting adjourned at 8:11 PM**

**MOVED: Art Grace**

**SECONDED: Jim Challey**

**CARRIED: 7:0:0**

**PRESENT:**

Member Bomba  
Member Buckey  
Member Capone (Alternate)  
Chairman Challey  
Member Grace  
Member Lahey (Alternate)  
  
Member Soricelli

**ABSENT:**

Member Slomin