



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA**  
**TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS**  
**REGULAR MEETING**  
**MARCH 14, 2016**  
**6:00 PM**

### New Business

1. **Public Hearing – Mike Nesheiwat, 111 Spackenkill Road, Zone R-20, Grid #6160-02-524527.**  
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. **Adjourned to 4/11/16.**

2. **Public Hearing – Barbara Fitzgerald, 108 Innis Avenue, Zone R-20, Grid #6162-19-671107.**  
The requested Area Variance involves relief from Article VIII, Section 210-16(E) of the Town Code to allow an enclosed deck to be located 4 feet from the side lot line where 20 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: Betty Bomba**

**Second: Art Grace**

**Vote: 7:0:0**

3. **Public Hearing – Frank Collura, 19 Autumn Drive, Zone R-20, Grid #6259-01-209807.** T  
The requested Area Variance involves relief from Article IV, Section 210-16(E) to allow an existing pool with a proposed deck addition to be located 16 feet 8 inches from the side lot line where 20 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**

4. **Public Hearing –Michael De Cordova, 2406 New Hackensack Road, Zone R-20, Grid #6261-03-252125.** The requested Area Variance involves relief from Article VIII, Section 210-67.1(E)(1)(a) of the Town Code to allow roof mounted solar electric panels to be installed less than three feet from the edge of the roof. Type II Action. **Adjourned to 4/11/16.**

5. **Public Hearing – Maria Alfaro, 43 Inwood Avenue, Zone R-20, Grid #6162-06-339908.** The requested Area Variance involves relief from Article IV, Section 210-16(E) to allow a proposed pool with existing deck addition to be located 6 feet 6 inches from the rear 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**

6. **Public Hearing –Robert Ciraulo, 15 Pine Tree Drive, Zone R-20, Grid #6260-03-405308.** The requested Area Variance involves relief from Article VIII, Section 210-67.1(E)(1(a) of the Town Code to allow roof mounted solar electric panels to be installed less than three feet from the edge of the roof. Type II Action. **Adjourned to 4/11/16.**

7. **Public Hearing – Texas Roadhouse Holdings, LLC, 2323 South Road, Zone B-H, Grid #6160-03-111047.** The request for Area Variance approval is made pursuant to Article VI, §210-35(E) of the Town Code to allow the principal structure to be located 30 feet from the front lot line where 40 feet is required. Unlisted Action. Coordinated Review. Planning Board as the Lead Agency issued a Negative Declaration November 19, 2015.

*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**

### Correspondence

**SEQR Lead Agency –** Town of Poughkeepsie Planning Board is requesting Lead Agency on *MacDonnell Heights Town Center, Dutchess Turnpike.*

*The Board voted to consent to the Town of Poughkeepsie Planning Board acting as Lead Agency on the above matter.*

**Motion: Jim Challey**

**Second: Betty Bomba**

**Vote: 7:0:0**

**Meeting adjourned at 7:15 PM**

**MOVED: Jim Challey**

**SECONDED: Karmen Buckey**

**CARRIED: 7:0:0**

### **PRESENT:**

Member Bomba  
Member Buckey  
Member Capone (Alternate)  
Chairman Challey  
Member D'Aquanni  
Member Grace  
Member Lahey (Alternate)  
Member Slomin  
Member Soricelli

### **ABSENT:**