



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
May 9, 2016
6:00 PM

Old 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. **The board voted to adjourn the public hearing until 6/13/16.**
2. **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. **The board dismissed the application without prejudice.**
3. **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. **The board dismissed the application without prejudice.**
4. **Public Hearing – H & R Block, 2566 South Road, Zone B-SC, Grid #6160-01-027668.** The request for Area Variance approval is made pursuant to Article IX, §210-128(C)(3)(a) of the Town Code to permit a second and third wall sign of 50.9 square feet each where only one wall sign is allowed. Unlisted action. Uncoordinated review. **The board voted to adjourn the public hearing until 6/13/16.**
5. **Public Hearing –William & Tennille Morrissey, 12 Ireland Drive, Zone R-20, Grid #6261-01-48785.** 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 variance for the reasons set forth in the resolution of the Board.

Motion: Jim Challey
Second: Betty Bomba
Vote: 7:0:0

New Business

6. **Public Hearing – Cole Bender, 49 Honey Lane, Zone R-20, Grid #6057-07-711926.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow a home addition to be located 10 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

7. **Public Hearing – Dutchess Facilities Management, 1165 Dutchess Turnpike, 1 & 3 Easy Street, Zone B-H, Grid #6362-01-164715; 157718; 186712; 178705; 193719.** The requested Area Variances involve relief from §210-89(A) of the Town Code to allow the storage of vehicles within a required front yard setback where the storage of vehicles is otherwise prohibited; and from §210-69 to allow a fence of up to six foot four inches in height to be located in a front yard setback where a fence of no more than 3.5 feet in height is permitted. Unlisted Action. Coordinated Review. Planning Board as the designated Lead Agency issued a Negative Declaration October 15, 2015.

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

Motion: Jim Challey

Second: Art Grace

Recused: Betty Bomba

Vote: 7:0:0

8. **Public Hearing – Dutchess Facilities Management, 1165 Dutchess Turnpike, 1 & 3 Easy Street, Zone B-H, Grid #6362-01-164715; 157718; 186712; 178705; 193719.** The Special Use Permit approval is required for establishment of a Motor Vehicle Sales and Service facility pursuant to Article VIII, Section 210-89 of the Town Code. Unlisted Action. Coordinated Review. Planning Board as the designated Lead Agency issued a Negative Declaration October 15, 2015.

The Board voted to grant the Special Use Permit for the reasons set forth in the resolution of the Board.

Motion: Jim Challey

Second: Art Grace

Recused: Betty Bomba

Vote: 7:0:0

9. **Public Hearing –Richard Gunn, 6 Bruce Drive, Zone R-20, Grid #6362-01-207657.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) to allow a front porch addition to be located 11 feet from the front 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: Art Grace

Second: Christine Soricelli

Vote: 7:0:0

10. **Public Hearing – Joan & William Quinn, 16 Broadview Road, Zone R-20, Grid #6159-04-789088.** The requested Area Variance involves relief from Article IV, Section 210-16(E) to allow a deck addition and pool to be located 15 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: Larry Solmin

Second: Art Grace

Vote: 7:0:0

11. **Public Hearing – Simon Michail, 3 Hankin Loop, Zone R-20, Grid #6060-04-870053.** The requested Area Variance involves relief from Article VIII, Section 210-16(E) to allow an enclosed porch & deck addition to be located 11.2 feet from the side lot line where 20 feet is required for both. Type II Action.

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

Motion: Tony D'Aquanni

Second: Art Grace

Vote: 7:0:0

12. **Public Hearing – Camilo Antonini, 19 N. Jackson Drive, Zone R-20, Grid #6159-04-950379.** The requested Area Variance involves relief from Article IV, Section 210-16(E) to allow 1) a deck addition and pool to be located 15 feet from the side lot line where 20 feet is required and; 2) 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 fence for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey

Second: Art Grace

Nay: Karmen Buckey

Vote: 6:1:0

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

Motion: Karmen Buckey

Second: Art Grace

Vote: 7:0:0

13. **Public Hearing – Care Mount Medical, 2507 South Road, Designated Business Park, Grid #6060-04-976470.** The requested Area Variance involves relief from Article VIII, §210-60(B)(4)(b) to permit wall signage to be mounted above the first floor of a building where wall signs shall be mounted below the second floor of any multistory building. Unlisted Action. Uncoordinated Review. **The board voted to adjourn the public hearing until 6/13/16.**

14. **Public Hearing – SBRJ-2 (Kumar), 22 DeLaval Place, Zone Neighborhood Business (B-N), Grid #6162-19-744096.** The requested Area Variance involves relief from: 1) §210-33(E) to allow the construction of a second floor roof located less than one (1) foot from a rear property line where 35 feet is required and; 2) §210-123(C) to allow a freestanding sign to be located on a

property line where a setback of 10 feet is required. Type II Action. **Public Hearing adjourned until 6/13/16 at the request of the applicant.**

15. **Public Hearing – SBRJ-2 (Kumar), 22 DeLaval Place**, Zone Neighborhood Business (B-N), Grid #6162-19-744096. Special Use Permit pursuant to §210-33(C)(1) to allow the use of a second story space for two residential apartments. Unlisted Action. Uncoordinated review. **Public Hearing adjourned until 6/13/16 at the request of the applicant.**

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Shady Brook Trailer Park, 67 Manchester Road.*

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Children’s Home Addition, 36 Children’s Way.*

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Dutchess Golf & Country Club Amended Site Plan, 2628 South Road.*

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

Motion: Jim Challey

Second: Art Grace

Vote: 7:0:0

Meeting adjourned at 8:21 PM

MOVED: Art Grace

SECONDED: Christine Soricelli

CARRIED: 7:0:0

PRESENT:

Member Bomba
Member Buckey

Chairman Challey
Member D’Aquanni
Member Grace
Member Lahey (Alternate)
Member Slomin
Member Soricelli

ABSENT:

Member Capone (Alternate)