



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
JANUARY 9, 2017
6:00 PM**

New Business

1. **Public Hearing – Nicole Hochberg, 14 Greenvale Farms Road, Zone R-20, Grid #6260-01-396905.** The requested Area Variances involves relief from Town Code §210-51, which requires that agricultural uses involving farm animals, including chickens, take place on parcels consisting of at least five (5) acres. The parcel is .79 acres. (In conjunction with this application for an area variance, the applicant is also seeking a Special Use Permit.) 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

2. **Public Hearing – Nicole Hochberg, 14 Greenvale Farms Road, Zone R-20, Grid #6260-01-396905.** The application for a Special Use Permit approval pursuant to §§210-149, 210-16(c) and 210-51, to permit the housing of poultry, specifically chickens, in an existing structure on the property. (In conjunction with this request, the applicant also has applied for an area variance from the minimum lot size requirement for the such an agricultural use.) 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
Vote: 7:0:0

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

Motion: Jim Challey
Second: Art Grace
Vote: 7:0:0

3. **Public Hearing – Bret Bashant, 27 Memory Lane, Zone R-20, Grid #6260-03-427204.** The requested Area Variance involves relief from Town Code §210-16(E), which requires that rear yards have a depth of thirty (30) feet, to legalize an existing house that was built having a rear yard of 24.3', requiring a variance of 6.7'. The lot is a corner lot. 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

4. **Public Hearing – James Caffery, 15 Wilmar Terrace, Zone R-20, Grid #6162-10-273629.** The requested Area Variance involves relief from Town Code §210-16(E), which requires that principal structures be set back a minimum of thirty (30) feet from the front lot line. The applicant is seeking to construct a second-story addition on the existing house footprint which is located on the front lot line, requiring a variance of thirty feet. In addition, the applicant is seeking relief from §210-92(Q)(1), which prohibits the parking or storage of motor vehicles in the front yard of any property, unless the front yard is crossed by a duly-constructed driveway extending through the front yard to a garage, carport, or properly surfaced parking area located beyond the front yard line. The applicant is proposing parking only in the front yard. Type II Action.

The Board voted to grant the variance for the second-story addition for reasons set forth in the resolution of the Board.

Motion: Betty Bomba
Second: Christine Soricelli
Nay: Art Grace
Vote: 6:1:0

The Board voted to deny the variance for the front yard parking reasons set forth in the resolution of the Board.

Motion: Art Grace
Second: Betty Bomba
Vote: 7:0:0

5. **Public Hearing – Ralfael Dominguez, 25 Lewis Avenue, Zone R-20, Grid #6161-07-715775.** The requested variance seeks relief from Town Code §210-16(E), which requires that accessory structures be set back at least ten (10) feet from the side lot line. The existing garage is set back only two (2) feet, requiring a variance of eight (8) feet. Type II Action.

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

Motion: Larry Slomin
Second: Art Grace
Vote: 7:0:0

6. **Public Hearing –Paula Young-Borra, 2186 New Hackensack Road, Zone R-20, Grid #6260-01-480676.** The requested Area Variance involves relief from Town Code §210-124(a), which permits only one free-standing sign, not exceeding four (4) square feet, to be erected on a lot. This property previously received a variance to permit a free-standing sign of twenty-four (24) square feet. The applicant now wishes to add an additional sign of 12” x 50” on the same signpost. 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
Vote: 7:0:0

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

Motion: Jim Challey
Second: Christine Soricelli
Nay: Betty Bomba, Art Grace, Tony D'Aquanni
Vote: 4:3:0

Public Hearing – Herbert Redl, 611 Dutchess Turnpike, Zone B-SC, Grid #6261-01-042843. The applicant wishes to permit a new tenant to use an existing sign on the property that is non-conforming. The requested Area Variance involves relief from Town Code §210-123(C), which prohibit freestanding signs exceeding 20 feet in height, or set back less than ten (10) feet from any highway right-of-way boundary. The requested Area Variance also involves relief from Town Code §210-128(B) which prohibits signs in excess of 100 square feet. The existing sign is taller than 20' and consists of three faces having a total square footage of 196 square feet, requiring a variance of 96 square feet. Unlisted Action. Uncoordinated Review. **The Board voted to adjourn the public hearing until 2/13/17.**

7. **Public Hearing – MRR Realty Group LLC, 159 Barnegat Road, Zone I-H, Grid #6060-04-858127.** The requested Area Variance involves relief from Town Code §210-129(B), which requires that freestanding signs be located at driveway entrances to the site. The applicant proposes to install a sign of a permitted size and type that is not to be located at a property entrance. 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
Vote: 7:0:0

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

Motion: Christine Soricelli
Second: Art Grace
Vote: 7:0:0

8. **Public Hearing – South Hills Improvement LLC, 1895 South Road, Zone SHC, Grid #6158-01-297959.** The requested variance seeks relief from Town Code §210-127(B), which requires that freestanding signs be located at driveway entrances to the site. The applicant proposes to install a sign of a permitted size and type that is located on Route 9 facing Vassar Road and not at a property entrance. 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 reasons set forth in the resolution of the Board.

Motion: Anthony D'Aquanni
Second: Betty Bomba
Vote: 7:0:0

Meeting adjourned at 9:00 PM
MOVED: Art Grace
SECONDED: Betty Bomba
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: