



# Town of Poughkeepsie

## Zoning Department

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Poughkeepsie, NY 12603

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
FEBRUARY 13, 2017  
6:00 PM**

### Old Business

1. **Continued 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 determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.*

Motion: Jim Challey

Second: Paul Lahey

Vote: 7:0:0

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

Motion: Jim Challey

Second: Christine Soricelli

Vote: 7:0:0

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

Motion: Jim Challey

Second: Betty Bomba

Nay: Art Grace, Paul Lahey

Vote: 5:2:0

2. **Closed Public Hearing – Tinkelman Architecture, PLLC, Van Wagner Road, Zone R-20, Grid#6161-08-864945.** The Zoning Board previously voted to approve requested Area Variances involving relief (1) from Town Code §210-16(B) to allow an accessory use/structure (parking lot) to be located on a different lot from the principal use; and (2) ~~and to allow lot coverage of 36.5% where 25% is permitted, pursuant to §210-16(E).~~ **However, the Planning Board had not yet completed SEQRA, and the project was subject to a coordinated environmental review. The Planning Board, as Lead Agency, has now issued a Negative Declaration, and the ZBA is asked to reaffirm its prior determination.**

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

Motion: Jim Challey  
Second: Christine Soricelli  
Vote: 7:0:0

### New Business

**Public Hearing – Daniel Katz (Fortunoff), 1890 South Road**, Zone B-H, Grid #6158-01-424988. The requested Area Variance involves relief from Town Code §127(B) which prohibits signs exceeding 50 square feet. The applicant is seeking to replace the faces of an existing pylon sign of 76 square feet to permit the advertising of a new business at the location. Unlisted Action. Uncoordinated review. **The Board voted to adjourn the public hearing until 3/13/17.**

- Public Hearing – Robert Velez & Julia DiMatteo, 11 Peekaboo Lane**, Zone R-20, Grid #6158-01-101649. The requested Area Variance involves relief from Town Code §210-48, which prohibits the construction of an accessory structure in front of the principal structure. The applicant is seeking to construct a new, detached garage in front of the existing house on the property. The proposed garage would meet all applicable setback requirements. 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: Paul Lahey  
Vote: 7:0:0

- Public Hearing – Estate of Gilda Salciccia, 2 Gertrude Place**, Zone R-20, Grid #6158-01-033898. The requested variance seeks relief from Town Code §210-16(E), which requires that principal structures have a rear-yard setback of 30 feet. The applicant is seeking to legalize an existing enclosed porch which is located 18 feet from the property line, requiring a variance of 12 feet. Type II Action.

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

Motion: Paul Lahey  
Second: Art Grace  
Vote: 7:0:0

- Public Hearing – Great Eastern Color Lithograph Corp., 46 Violet Avenue**, Zone I-H, Grid #6162-02-512626. The requested Area Variance involves relief from Town Code §210-40(E), which requires a front-yard setback of 50 feet. This existing structure currently has a setback of approximately 7.5 feet. The applicant is seeking to add decorative columns along the façade which would decrease the setback at those locations to between 6.08 and 6.25 feet. 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

- Public Hearing – Matthew Lund, 42 Valley View Road**, Zone R-20, Grid #6160-01-32664. The requested variance seeks relief from Town Code §210-16(E), which requires that the side-

yard setback for a principal structure be 20 feet. The applicant is proposing to add an additional, attached garage that would be located 15 feet from the side yard, requiring a variance of 5 feet. 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

### **Correspondence**

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Camelot Village Mobile Home Park Site**, 589 & 621 Sheafe Road.

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

**Motion:** Jim Challey

**Second:** Art Grace

**Vote:** 7:0:0

**Meeting adjourned at 8:05 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 D'Aquanni

Member Slomin