



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
April 17, 2017
6:00 PM**

New Business

1. **Public Hearing – Lori Fracasse, 45 Kinderhook Drive, Zone R-20, Grid #6160-03-259327.**
The requested Area Variance involves relief from Section 210-16(E) to permit a second story to be added to an existing single-family structure having a side yard setback of only 9.2 feet 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

2. **Public Hearing – Lori Fracasse, 45 Kinderhook Drive, Zone R-20, Grid #6160-03-259327.**
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 determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Jim Challey

Second: Christine Soricelli

Vote: 7:0:0

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

3. **Public Hearing – Rosemarie Milano & David Schnek, 50 Honey Lane, Zone R-20, Grid #6057-07-697918.** The requested Area Variance involves relief from Article VIII Section 210-48 to allow a proposed shed to be located 2 feet from the side and the rear lot line where 10 feet is required for each. 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

4. **Public Hearing – Fei Wu, 132 Cedar Avenue**, Zone R-20, Grid #6160-02-759824. The requested Area Variance involves relief from Section 210-67.1(e)(2)(b) to allow a proposed solar array 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: Larry Slomin

Second: Art Grace

Vote: 7:0:0

5. **Public Hearing – McDonald’s, 42 3460 North Road**, Zone FC, Grid #6062-02-992924. The requested Area Variances seek to allow the installation of updated and additional signage, and include relief from the following code sections:(1) 210-127(C), which permits the installation of only one wall sign per side of a building that faces a public road. Only one side of the building faces the road, so only one wall sign (of up to 100 square feet) is permitted as of right. In addition to the one permitted sign, the applicant is seeking to install a 37-square-foot sign on the rear of the building, and to install two signs on one of the sides, a 20- square-foot sign and a 14-square-foot sign. The total square footage of all of the requested wall signs is 85 square feet. The applicant previously received a variance to allow a wall sign of 20 square feet on each of the three sides of the building, for a total of 80 square feet in wall signs. Variances are required to allow (a) the 37-square -foot sign on the rear of the building and (b) the second wall sign on the side of the building, for a total of 34 square feet of signage on that side.(2) 210-131(F), which permits on-premises directional signs of up to 6 feet in height and 3 feet in area. The applicant is proposing seven freestanding directional signs, all of which require variances: two “Order Here” gateway signs, one “Drive Thru” gateway sign, and 2 “reserved” parking signs, each of which require variances for both height and area, and two “Welcome” signs which exceed the permitted area but are compliant as to height. The applicant previously received a variance for 4 directional signs of 9.3 square feet, so variances are required for the three additional signs as to area, and five signs as to height. Unlisted Action. Coordinated Review. Planning Board is the Lead Agency and has issued a Negative Declaration on 1/19/17. **The Board voted to adjourn the public hearing until 5/8/17.**
6. **Public Hearing – Aaron & Erica Finch, 7 Old Spackenkill Road**, Zone R-20, Grid #6160-02-630547. The requested Area Variance involves relief from Town Code Section 210-16(E) to permit a third story to be added to an existing structure having side-yard setbacks of 11 feet and 15.3 feet, 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: Jim Challey

Second: Paul Lahey

Vote: 7:0:0

7. **Public Hearing – St. Martin de Porres, 118 Cedar Valley Road**, Zone R-20, Grid #6260-03-300470. The requested Area Variance involves relief from Section 210-123.1(A), which prohibits electronic message display (EMD) signs in all residential districts. Unlisted Action. Uncoordinated Review. **The Board voted to adjourn the public hearing until 5/8/17.**

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Sheridan Lot Line Revision**, 8 Kingwood Park & Kingwood Park.

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

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Marist College 51 Fulton Redevelopment**, 51, 57, & 40 Fulton Street.

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Marist College Steel Plant Studio**, 1 & 2 Beck Place, Beck Place & 63 North Road.

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

Motion: Jim Challey
Second: Christine Soricelli
Recused: Paul Lahey
Vote: 6:0:0

Meeting adjourned at 7:56 PM

MOVED: Art Grace
SECONDED: Paul Lahey
CARRIED: 7:0:0

PRESENT:

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

ABSENT:

Member Bomba