



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
JULY 10, 2017
6:00 PM**

Old Business

1. **Public Hearing – Henry Graham, 7 Dakin Road, Zone R-20, Grid #6058-02-928787.** The requested Area Variance involves relief from §210-16(E) of the Town Zoning Code to allow the construction of a deck to be located 10 feet from the rear property 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: Christine Soricelli

Second: Betty Bomba

Nay: Art Grace, Paul Lahey, Anthony D'Aquanni

Vote: 4:3:0

2. **Public Hearing – Edgar & Stephanie Lange, 15 North Jackson Road, Zone R-20, Grid #6159-04-735405.** The requested Area Variance involves relief from §210-16(E) to allow the construction of a home addition to be located 16 from the property 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: Jim Challey

Second: Paul Lahey

Vote: 7:0:0

3. **Public Hearing – Marist College, 3399 North Road, Zone I-N, Grid #6062-02-996750,969745,982720, 982744, 974742.** The requested Area Variance seeks relief from §210-38(E), which requires that all principal buildings be set back of 50 feet from any lot line. The applicant is seeking to construct an addition to the existing Steel Plant Studio that will be located 9.5 feet and 18 feet from two front lot lines. Type II Action. **The Town Planning Board is acting as Lead Agency for this project under the State Environmental Quality Review Act (“SEQRA”) but has not yet made a determination of significance.**

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

Motion: Anthony D'Aquanni

Second: Art Grace

Recused: Paul Lahey

Vote: 7:0:0

New Business

4. **Public Hearing – Robert & Nancy Cornell, 17 Scenic Drive**, Zone R-20, Grid #6160-04-819182. The requested Area Variance involves relief from §210-16(E) to allow a deck that has existed since 1994 to remain, having a side-yard setback of 5.5' 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: Paul Lahey

Second: Betty Bomba

Vote: 7:0:0

5. **Public Hearing – Noel Harris, 15 Stuart Drive**, Zone R-20, Grid #6160-02-542541. The requested Area Variance involves relief from §210-16(E) to allow an existing deck to be replaced, with the replacement having a side yard setback of 10'2" 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: Paul Lahey

Vote: 7:0:0

6. **Public Hearing – Ron & Sarah Foster, 177 Fulton Street**, Zone R-20, Grid #6162-06-419918. 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. 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

7. **Public Hearing – Greystone Apartments, 36 Violet Avenue**, Zone R-M, Grid #6162-10-467608. The requested Area Variance involves relief from §210-17 to allow the conversion of an existing office building into six residential units, where 7,260 square feet is required per dwelling unit, and the applicant has 20,702 square feet, and therefore is proposing 3,450 square feet per dwelling unit. 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 the reasons set forth in the resolution of the Board.

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

8. **Public Hearing – Neville McDonald, 12 Pearlbush Lane, Zone R-20, Grid #6259-01-267771.** The requested Area Variance involves relief from §210-16(E) to permit an addition to the garage, have a side-yard setback of 12’4” 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

9. **Public Hearing – Oakwood Partners, LLC, South Road (Oakwood Commons/Lot 10), Zone B-H, Grid #6060-04-928489.** The requested Area Variance involves relief from Town Code §210-60(B)(4)(b), which requires that, within a designated Business Park, all signs attached to buildings be mounted below the second floor of any multi-story building. The applicant is seeking to install a sign above the fourth story of its proposed building at a height of approximately 54 feet. Unlisted Action. Coordinated Review. Planning Board is the Lead Agency and has issued a Negative Declaration on 6/15/17.

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

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

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Crown Castle – Verizon Communications Tower, 244 Boardman 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: Betty Bomba
Vote: 7:0:0

Meeting adjourned at 8:20 PM

MOVED: Jim Challey
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 Soricelli

ABSENT:

Member Slomin