



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
AUGUST 14, 2017  
6:00 PM**

### New Business

1. **Public Hearing – Yunbing Chen, 33 Hawk Lane, Zone R-20, Grid #6162-06-471962.** The requested Area Variance involves relief from §210-16(E) of the Town Code to allow a deck to be located 9’7” 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: Karmen Buckey  
Second: Chris Soricelli  
Vote: 6:0:0**

2. **Public Hearing – Michael & Lesa Boom, 15 Alex Way, Zone R-20, Grid #6159-04-709192.** The requested Area Variance involves relief from §210-48 of the Town Code to allow a shed to be located behind the house in what is technically a front yard (the property has frontage on two streets). Type II Action.

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

**Motion: Chris Soricelli  
Second: Art Grace  
Vote: 6:0:0**

3. **Public Hearing – Scott & Christina Greco-McPeck, 23 Laffin Lane, Zone R-20, Grid #6160-01-391593.** The requested Area Variance involves relief from §210-48 of the Town Code which prohibits accessory structures from being constructed in front of the principal structure. The applicants wish to construct a shed that would be located 14 feet closer to the front lot line than the house (61’ and 75’ respectively). 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: Chris Soricelli  
Vote: 6:0:0**

4. **Public Hearing – Nancy Hildenbrand, 9 Sherrywood Road**, Zone R-20, Grid #6158-01-144893. The requested Area Variance involves relief from §210-16(E) of the Town Code to allow an existing deck to remain in its present location having only a 15’ setback from the side lot line where 20’ 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: 6:0:0**

5. **Public Hearing – Hudson Valley Building Technologies, 16 Longview Avenue**, Zone R-20, Grid #6261-01-287932. The requested Area Variance involves relief from §210-16(E) to allow the construction of a new, single-family home having a side yard setback of 14’ where 20’ is required. 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: Chris Soricelli**

**Vote: 6:0:0**

6. **Public Hearing – Manual Fusco, 72 Boardman Road**, Zone R-20, Grid #6260-01-106958. The requested Area Variance involves relief from §210-16(E) of the Town Code to allow the replacement of a porch that is located 5’6” 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: Karmen Buckey**

**Second: Chris Soricelli**

**Vote: 6:0:0**

7. **Public Hearing – Dutchess SW LLC (Sherwin Williams), 684 Dutchess Turnpike**, Zone B-H, Grid #6261-01-258884. The requested Area Variances involve relief from Section 210-33(E) of the Town Code for setbacks along Dutchess Turnpike and Peckham Road, and the rear of the property. This parcel previously received variances from this Board for this project in August of 2016. Due to the addition of architectural details to the building, the current “as built” survey shows the building slightly closer to the lot lines than permitted by the previously-granted variances. The current requested variances represent an increase from the prior application of .3 and .4 of a foot. More specifically, a variance was granted for the front setback along Dutchess Turnpike of 8.6’. That requested variance is now 9’. A variance was granted for the front setback along Peckham Road of 3.4’. The requested variance is now 3.7’. And a variance was granted for the rear yard setback of 9.2’. The requested variance is now 9.5’. Type II Action.

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

**Motion: Chris Soricelli**

**Second: Art Grace**

**Vote: 6:0:0**

**Correspondence**

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Planet Wings Addition**, 661 Dutchess Turnpike.

*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:** 6:0:0

**Meeting adjourned at 7:15 PM**  
**MOVED:** Art Grace  
**SECONDED:** Chris Soricelli  
**CARRIED:** 6:0:0

**PRESENT:**

Member Buckey  
  
Chairman Challey  
Member D'Aquanni  
Member Grace  
  
Member Slomin  
Member Soricelli

**ABSENT:**

Member Bomba  
  
Member Capone (Alternate)  
  
Member Lahey (Alternate)