



Town of Poughkeepsie

Zoning Department

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

New Business

1. **Public Hearing – Margaret Mosca, 50 Homer Place, Zone R-20, Grid #6261-03-392075.** The requested area variance involves relief from §210-16(E) to legalize an existing deck that was constructed 6.2 feet from the side lot line where 20 feet is required. (This property previously was granted a variance for the deck based upon an apparently erroneous map which showed the then-proposed deck to be located 12 feet from the side lot line.) 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

2. **Public Hearing – Robert & Lynn Martin, 6 Carnelli Court, Zone R-20, Grid #6260-03-147231.** The requested area variance involves relief from §210-69 to allow an existing fence to remain as built. The fence was recently constructed pursuant to a Building Permit that permitted the installation of a fence of up to 8 feet in height; however, the as-built fence exceeds this height. 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: Christine Soricelli

Nay: Karmen Buckey

Recused: Anthony D'Aquanni

Vote: 6:1:0

3. **Public Hearing – Brian & Kristine Hyland, 5 Hollow Lane, Zone R-20, Grid #6160-03-474245.** The Special Use Permit is requested pursuant to §210-47 of the Town Code to permit the creation of an accessory apartment in a one-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: Paul Lahey

Vote: 7:0:0

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

Motion: Larry Slomin

Second: Paul Lahey

Vote: 7:0:0

4. **Public Hearing – Daniel Bova, 52 Carmen Drive, Zone R-20, Grid #6260-03-409073.** The requested area variance involves relief from §210-16(E) to allow the construction of an addition to be located 18.25 feet from the rear lot line where 30 feet is mandated, necessitating a variance of 11.75 feet. (This property 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: Paul Lahey

Second: Betty Bomba

Vote: 7:0:0

5. **Public Hearing – John & Laura Aagaard, 2 Marwood Drive, Zone R-20, Grid #6059-08-876905.** The requested Area Variance involves relief from §210-16(E) to allow the construction of an addition to be located 21'-11.75" from the rear property line, where 30 feet is mandated, requiring a variance of 8' 0.25". Type II Action.

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

Motion: Anthony D'Aquanni

Second: Paul Lahey

Vote: 7:0:0

Public Hearing – Dr. Satish Modi, 23 Davis Avenue, Zone ATC, Grid #6161-12-879739. The requested Area Variance involves relief from §210-22(E) to allow the construction of a building having a rear yard setback of 10 feet where 20 is mandated, requiring a variance of 10 feet. **The Planning Board has requested to be the lead agency and is seeking a coordinated review of this matter. They have classified the project as an unlisted action, but have not yet made a determination of significance, so no action will be taken by the Zoning Board at this meeting. Adjourned until December 11, 2017.**

6. **Public Hearing – Industrial Retro, 15 Victory Lane, Zone I-H, Grid # 6262-04-786243.** The requested area variance involves relief from Town Law §280-a and Town Code §210-40(E) to allow, pursuant to a lot line revision to be approved by the Planning Board, the creation of a lot of 1.85 acres, where a minimum of 4 acres is required, which lot would have a lot depth of 262.99', where 400 feet is required, and which lot would not have frontage on a public street or highway, where a minimum of 200 feet of frontage 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: Christine Soricelli
Vote: 7:0:0

Meeting adjourned at 8:20 PM
MOVED: Larry Slomin
SECONDED: Betty Bomba
CARRIED: 7:0:0

PRESENT:

Member Bomba
Member Buckey
Member Capone (Alternate)
Chairman Challey
Member D'Aquanni

Member Lahey (Alternate)
Member Slomin
Member Soricelli

ABSENT:

Member Grace