



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
May 14, 2018
6:00 PM**

New Business

- 1. Public Hearing – William & Roxanne Kozma, 68 Crestwood Blvd, Zone R-20, Grid #6162-16-863276-0000.** The requested Area Variance involves relief from §210-48 of the Town Code which requires that accessory structures be set back from the side and rear property lines by at least ten (10) feet. The applicants wish to add an extension to a garage which is presently located five (5) feet from the property, requiring a variance of five (5) feet. 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: Christine Soricelli
Recused: Paul Lahey
Vote: 4:0:0

- 2. Public Hearing – Katie Castell, 17 Nassau Road, Zone R-20, Grid #6159-01-042820-0000.** The applicant is seeking a Special Use Permit. The applicant desires to operate a home occupation at this location for the provision of individual therapy. Section 210-74(C)(2) of the Town Code provides that any home occupation not listed in §210-74(C)(1) requires the issuance of a special use permit from the ZBA. 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: 5:0:0

The Board voted to grant items 1 & 2 for the reasons forth in the resolution of the Board.

Motion: Paul Lahey
Second: Christine Soricelli
Vote: 5:0:0

3. **Public Hearing – Katie Castell, 17 Nassau Road, Zone R-20, Grid #6159-01-042820-0000.** The applicant desires to operate a home occupation at this location for the provision of individual therapy. ~~Section 210-74(C)(2)(b) of the Town Code provides that any home occupation may not occupy more than 25% of the residential building’s habitable space, and the proposed area to be devoted to the home occupation exceeds this amount.~~ In addition, the applicant proposes to see clients until 8 p.m., while §210-74(C)(A)(8) mandates that home occupations may only be open to the public until 7 p.m. 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: Paul Lahey

Vote: 5:0:0

4. **Public Hearing – Stewarts Shops Corp., 1200 Dutchess Turnpike, Zone B-N, Grid #6362-01-275751-0000.** The requested Area Variance is for relief from §210-33(E) of the Town Code which requires a minimum side-yard setback of 25 feet. The applicant is proposing to add an addition to the structure to house a freezer, which structure will be located 22.3 feet from the property line, requiring a variance of 2.7 feet. Type II Action. **The board voted to adjourn the public meeting until June 11, 2018.**
5. **Public Hearing – Stewarts Shops Corp., 85 Creek Road, Zone B-N, Grid #6162-02-689709-0000.** The requested Area Variances are for relief from §210-33(E) of the Town Code which requires a minimum side-yard setback of 25 feet. The applicant is proposing to add an addition to the structure, which structure will be located 10.5 feet from the property line, requiring a variance of 14.5 feet. In addition, the applicant is proposing to replace and relocate an existing electronic message display (EMD) sign, and §210-123.1(A) prohibits such signs in the B-N District. Unlisted Action. Uncoordinated Review. **The board voted to adjourn the public meeting until June 11, 2018.**
6. **Public Hearing – Raymour & Flannigan, 757 Vassar Road, Zone B-H, Grid #6158-01-453937-0000.** The requested Area Variance is for relief from §210-127(C) of the Town Code to permit the installation of two wall signs, one of 419.33 square feet, and the other of 158 square feet, where only one wall per building side facing a public street, up to a maximum of 100 square feet, is permitted. Unlisted Action. Uncoordinated Review. **The board voted to adjourn the public meeting until June 11, 2018.**
7. **Public Hearing – Ashley Furniture Home Store, 1895 South Road, Zone SHC, Grid #6158-01-297959-0000.** The requested Area Variances are for relief from §§210-127(C) of the Town Code to permit the installation of five wall signs, two of 150 square feet each, two of approximately 72 square feet each, and one of 34.3 square feet, where only one wall sign per building side facing a public street, up to a maximum of 100 square feet, is permitted. Unlisted Action. Uncoordinated Review. **The board voted to adjourn the public meeting until June 11, 2018.**

Meeting closed at 7:12 PM
MOVED: Paul Lahey
SECONDED: Christine Soricelli
CARRIED: 7:0:0

PRESENT:

Member Buckey

Chairman Challey

Member Lahey

Member Slomin

Member Soricelli

ABSENT:

Member Capone (Alternate)

Member D'Aquanni

Member Grace