



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
JUNE 11, 2018  
6:00 PM**

### Old Business

- 1. 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 grant the variance for the reasons set forth in the resolution of the Board.*

**Motion: Christine Soricelli**  
**Second: Paul Lahey**  
**Vote: 7:0:0**

- 2. 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 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 variances for the reasons set forth in the resolution of the Board.*

**Motion: Paul Lahey**  
**Second: Christine Soricelli**  
**Vote: 7:0:0**

- 3. 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 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 two wall signs at 150 square feet each for the reasons set forth in the resolution of the Board.*

**Motion:** Larry Slomin  
**Second:** Christine Soricelli  
**Vote:** 7:0:0

- 4. 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 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 one wall sign at 144 square feet for the reasons set forth in the resolution of the Board.*

**Motion:** Anthony D'Aquanni  
**Second:** Paul Lahey  
**Vote:** 7:0:0

*The Board voted to deny a second wall sign of 34.3 square feet for the reasons set forth in the resolution of the Board.*

**Motion:** Jim Challey  
**Second:** Phyllis Capone  
**Vote:** 5:2:0

### New Business

- 5. Public Hearing – Stewarts Shops Corp., 1200 Dutchess Turnpike, Zone B-N, Grid #6362-01-275751-0000.** The requested Area Variance is for relief from §210-123.1(A) which prohibits EMD signs in the B-N District and a variance from §210-130 is required because the allowable signage on top of a gasoline pump shall not exceed one square foot. 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 variances for the reasons set forth in the resolution of the Board.*

**Motion: Karmen Buckey**

**Second: Paul Lahey**

**Vote: 7:0:0**

- 6. Public Hearing – Stewarts Shops Corp., 85 Creek Road, Zone B-N, Grid #6162-02-689709-0000.** The requested Area Variance is for relief from §210-123.1(A) which prohibits EMD signs in the B-N District and a variance from §210-130 is required because the allowable signage on top of a gasoline pump shall not exceed one square foot. 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 variances for the reasons set forth in the resolution of the Board.*

**Motion: Phyllis Capone**

**Second: Paul Lahey**

**Vote: 7:0:0**

- 7. Public Hearing – William & Roxanne Kozma, 68 Crestwood Blvd, Zone R-20, Grid #6162-16-863276-0000.** The requested Area Variance involves relief from §210-16(E) to legalize an existing deck attached to the house having a side yard setback of 8 feet where 20 feet is required, necessitating a variance of 12 feet. 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: Phyllis Capone**

**Recused: Paul Lahey**

**Vote: 7:0:0**

- 8. Public Hearing – Zophia Galazka, 14 Shelley Road, Zone R-20, Grid #6159-02-969964-0000.** The requested Area Variance involves relief from §210-16(E) to permit the construction of a home addition to be set back 27.6 feet from the front lot line where 30 feet is needed, requiring a variance of 2.4 feet and relief from §210-16(E) to legalize existing house addition to be setback 14.7 feet from side yard lot line where 20 feet is needed, and relief from §210-48 to allow existing shed to be setback 3 feet 9 3/8 inches from the side yard lot line where 10 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:** Christine Soricelli  
**Vote:** 7:0:0

**Correspondence**

*Time Extension Request – Friendly Honda – Area Variance granted July 9, 2012.*

*The board voted to grant a 2 year time extension (expire 6/11/20).*

**Motion:** Jim Challey  
**Second:** Paul Lahey  
**Vote:** 6:1:0

Meeting closed at 7:50 PM  
**MOVED:** Christine Soricelli  
**SECONDED:** Paul Lahey  
**CARRIED:** 7:0:0

**PRESENT:**

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

Member Lahey  
Member Slomin  
Member Soricelli

**ABSENT:**

Member Grace