



Town of Poughkeepsie

Zoning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3650 Phone
845-790-4772 Fax

**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
May 13, 2019 6:00 PM**

New Business

- 1. Public Hearing - Wayne Surico, 3 Lorraine Boulevard, Zone R-20, Grid # 6159-04-847352-0000.** The requested area variance involves relief from §210-16(E) to permit the construction of a deck having a side-yard setback of 14.1 feet where 20 feet is mandated, requiring a variance of 5.9 feet. Type II Action.

The Board voted to grant the requested area variance of 5.9 feet for a deck, for the reasons set forth during meeting.

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

- 2. Public Hearing - Chauntel and Jeremiah Shaffer, 5 Jane Street, Zone R-20, 6260-03-406270-0000.** The requested area variance involves relief from §210-16(E) to allow the construction of a front porch having a side-yard setback of 10'7" where 20 feet is mandated, requiring a variance of 9'5". Type II Action.

The Board voted to grant the requested area variance of 9'5" for a front porch, for the reasons set forth during meeting.

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

- 3. Public Hearing - Raymond Hall, 24 Henmond Boulevard, Zone R-20, 6261-04-543363-0000.** The application seeks the following variances: (1) from §210-48 to permit the construction of a garage in a front yard; (2) from §210-16(E) to permit the construction of a garage located 15 feet from the front lot line where 30 feet is mandated, requiring a variance of 15 feet; and (3) from §210-92(Q)(2) to permit the construction of a driveway having a width of 20 feet where a maximum of 15 feet is permitted, requiring a variance of 5 feet. Type II Action.

The Board voted to grant the three variances as set forth above, conditioned upon the removal of the existing driveway, for the reasons set forth during meeting.

Motion: *Arthur Grace*
Second: *Paul Lahey*
Vote: *7:0:0*

4. **Public Hearing - Submitted by Stephen Burns on behalf of Beacon Residential LLC, 297 Violet Avenue, Zone R-M, 6163-19-523128-0000.** The requested area variance involves relief from §210-17(E) to permit construction of a 4-unit project which would result in a lot density of 4,846 square feet per unit where 7,260 per unit is required. (The Board granted this variance on October 19, 2015. It has since expired. It was unintentionally overlooked when the applicant sought re-approval for other variances received in October 2015.) In addition, the applicant seeks a variance from §210-17(E)(note d) to permit three parking spaces to be located within in a required setback, two proposed to be five (5) feet from the eastern property line and one proposed to be located 15.5 feet from the south property line. Planning Board Coordinated Review.

The applicant was not present. The Board voted to adjourn the appeal to the June 10, 2019 meeting.

Motion: *James Challey*
Second: *Arthur Grace*
Vote: *7:0:0*

5. **Public Hearing - Keith Albano, 1104-1108 Dutchess Turnpike, Zone B-N, 6362-01-062604-0000.** The requested area variance involves relief from §210-33(E) to replace two mobile homes, requiring side-yard setback on the western side to be 15 feet and on the eastern side to be 15.2 feet, where 25 feet is required for each. Type II Action.

The Board voted to grant area variances to allow side-yard setbacks of 15.2 feet and 15 feet for two mobile homes as shown on the plans, for the reasons set forth during the meeting.

Motion: *James Challey*
Second: *Arthur Grace*
Vote: *7:0:0*

6. **Public Hearing - Stewarts Shops Corp, 1200 Dutchess Turnpike, Zone B-N, 6362-01-275751-0000.** The requested area variance involves relief from 210-33(E) to allow a freezer addition to remain located 21.2 feet from the side property line where 25 feet is mandated, requiring a variance of 3.8 feet. (The applicant previously received a variance to locate the freezer addition 22.3 from the property line. The “as built” survey revealed the discrepancy.) Type II Action.

The Board voted to grant the requested area variance of 3.8 feet, for the reasons set forth during the meeting.

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

7. **Public Hearing - Aldi Inc, 1830 South Road, Zone B-SC, 6158-01-484850-0000.** The requested area variance involves relief from §210-128(C)(3)(a) to permit the installation of a wall sign of 120.7 square feet, where 100 square feet is permitted. Unlisted Action. Uncoordinated Review.

The Board did not have evidence that the matter was referred to the Dutchess County Department of Planning and Development; therefore, the appeal was adjourned to June 10, 2019 meeting.

*Motion: James Challey
Second: Arthur Grace
Vote: 7:0:0*

Correspondence

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

- Time extension request expiring April 2024. (Applicant received previous time extension June 11, 2018 expiring June 2020).

The Chair read the letter submitted by Mr. Richard Cordone requesting an extension of the expiration date for the variance. The Board voted to grant to Friendly Honda the requested time extension so that the variance now expires in April 2024 instead of June 2020.

*Motion: Anthony D'Aquanni
Second: Arthur Grace
Vote: 7:0:0*

The meeting was adjourned at 6:55 pm.

*Motion: James Challey
Second: Art Grace
Vote: 7:0:0*

PRESENT

Chairman Challey
Member D'Aquanni
Member Grace
Member Lahey
Member LaRosa
Member Slomin
Member Soricelli
Alternate Member Capone

ABSENT