



*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
February 13, 2023 - 6:00 PM**

Old Business

- 1. Public Hearing - Area Variance - Sign - Owner: AT&T; Presented by: Timely Signs of Kingston; 15-55 Winslow Gate Road, Grid # 6063-04-946011-0000, Zoned HRDD.** The applicant is seeking a variance from §210-125(A) which permits lettering for signs to have a maximum height of 18 inches. The applicant is proposing two signs each with lettering having a height of 24 inches, requiring a variance of 6 inches. **Unlisted Action.**

The matter was adjourned to March 13, 2023 ZBA Meeting.

Motion: Paul Lahey

Second: Christina Soricelli

Vote: 5-0-2

- 2. Public Hearing - Area Variance - In ground Pool - Owner: Hamar Clarke, 8 Congress Court, Grid # 6162-20-784001-0000, Zoned R-20.** The applicant is seeking a variance from §210-107(C), which provides that all swimming pools shall be considered structures and shall be set back from side and rear lot lines at least 15 feet. The applicant has proposed an in ground pool to be located 6 feet from a side yard and 10 feet from the rear yard, requiring variances of 9 and 5 feet respectively. **Type II Action.**

Upon Applicants request this matter was adjourned to March 13, 2023 ZBA Meeting.

Motion: Paul Lahey
Second: Christina Soricelli
Vote: 5-0-2

3. **Public Hearing - Special Use Permit - Home Occupation - Owner: Andre M Duncan, 10 Corine Drive, Grid # 6163-04-851024-0000, Zoned R-20.** The applicant is seeking a special use permit pursuant to §210-74 to permit the parking of up to 10 unmarked vehicles between the hours of 4 :00 pm and 5:00 am on weekdays and also on weekends, in conjunction with a “non-emergency medical transportation” business. **Unlisted Action.**

The Board voted to deny requested Special Use Permit.

Motion: Paul Lahey
Second: Christina Soricelli
Vote: 5-0-2

New Business

4. **Public Hearing - Interpretation - Trailer Park - New Mobile Home - Owner: Keith Albano, 1104-1108 Dutchess Turnpike, Grid # 6362-01-062604-0000, Zoned BN.** The applicant is seeking an interpretation that the addition of a fourth mobile home to the lot does not constitute the unlawful expansion of a nonconforming use in violation of §210-133, as determined by the Zoning Administrator. **Unlisted Action.**

The Board decided to uphold Zoning Administrative’s decision that the addition of a fourth mobile home to the lot does not constitute the unlawful expansion of a nonconforming use in violation of §210-133.

Motion: Paul Lahey
Second: Christina Soricelli
Vote: 5-0-2

5. **Public Hearing - Area Variance - Addition - Owner: Caleb and Jennifer Taylor, Presented by: Reinaldo Sarcia, 22 Pleasant Lane, Grid # 6259-01-258903-0000, Zoned R-20.** The applicant is seeking a variance from §210-16(E) to permit the addition of a second story to a house that is located 21 feet, 6 inches from the front property line where 30 feet is required, requiring a variance of 8 feet, 6 inches.
Type II Action.

The Board voted to grant the requested front yard variance of 8 feet.

Motion: Christina Soricelli

Second: Paul Lahey

Vote: 5-0-2

Other Business

6. **Lead Agency Request** from the Planning Board - Site Plan Special Use Permit - 9 & 15 Barnes Drive, Grid # 6262-04-662287-0000, Zoned R-20.

The applicant proposes additions to legalize existing use of an animal rescue/sanctuary, subject to Town Board approval of zoning map and text amendments to rezone the site from R-20 (Residential Single Family) to B-N (Neighborhood Business) District to define and permit a new “Animal Rescue” use for B-N district regulations. Existing site conditions may require variances from the Zoning Board of Appeals for the proposed zoning amendments.

The Board voted to consent to Town of Poughkeepsie Planning Board’s Lead Agency request for 9 & 15 Barnes Drive.

Motion: Paul Lahey

Second: Christina Soricelli

Vote: 5-0-2

7. Discussion Public Hearing - Signage - Owner: TFS Midhudson LLC., Representative: GNS Group Ltd., 3480 North Road. Grid # 6062-02-992924-0000, Zoned FC. Prior ZBA approval November 14, 2022.

The meeting adjourned at 6:55 pm.

Motion: *Paul Lahey*
Second: *Christina Soricelli*
Vote: *5-0-2*

PRESENT

Chairman Lahey
Member Capone
Member Soricelli
Member Straka
Member Gates

ABSENT

Member Grace
Member Slomin