



*Town of Poughkeepsie  
Zoning Department*

*1 Overocker Road  
Poughkeepsie, NY 12603*

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
April 10, 2023 - 6:00 PM**

**Old Business**

- 1. Public Hearing - Area Variance - Addition - Owner: Mohinder Mangat, 13 E Dogwood, Grid # 6060-04-982099-0000, Zoned R-20.** The applicant is seeking a variance from §210-16(E) of the Town Code which mandates that a side yard of not less than 20 feet be maintained, to legalize the construction of an addition to the house that is located 0 feet from the side lot line, requiring a variance of 20 feet. Also it was noticed a small shed is on the property located 3.3 feet from rear and 1.3 feet from side property lines, requiring a variance of 2.7 and 4.7 feet as per §210-48 where sheds not greater than 100 square feet in floor area and less than eight feet in height may be placed within six feet of any side or rear property lines **Type II Action.**

*The Board voted to grant the requested side yard variance of 20 feet for an Addition and 2.7 and 4.7 feet from side and rear for a Shed.*

*Motion: Phyllis Capone  
Second: Christine Soricelli  
Vote: 6-0-1*

**New Business**

- 2. Public Hearing - Fence Area Variance - Owner: Garrett and Sandra Jobson, 44 Tree Top Lane, Grid # 6260-01-421665-0000, Zoned R-20.** The applicant is seeking a variance from §210-69 of the Town Code, which provides that no fence in a front yard may exceed 3.5 feet in height. The applicant has installed a fence of six feet in height along the entire north property line, extending beyond the front line of the house. The portion extending beyond the front line of the house requires a variance of 2.5 feet. **Type II Action.**

*The Board voted to grant the requested height variance of 2.5 feet for a fence on the front property line, conditioned to bring the existing fence back to the property line.*

*Motion: Christine Soricelli  
Second: Arthur Grace  
Vote: 6-0-1*

- 3. Public Hearing - Area Variance - Addition - Owner: John Diaz, 95 Spackenkill Road, Grid # 6160-03-443493-0000, Zoned R-20.** The applicants are seeking a variance from §210-16(E) of the Town Code which requires that a side yard setback of 20 feet be maintained, to allow the construction of an addition to be located 11 feet, 6 inches from a side property line,

requiring a variances of 8 feet, 6 inches. Note: the property received a variance to allow an addition in 2015 of 6 feet, 8 inches. That addition was never constructed. **Type II Action.**

*The Board voted to grant the requested side yard variance of 6 feet 8 inches for an addition.*

*Motion: Arthur Grace*  
*Second: Anthony Gates*  
*Recused: Paul Lahey*  
*Vote: 5-1-1*

4. **Public Hearing - Area Variance - Addition - Owner: Josh Canevari, Presented by John McKee, 61 Park Ave., Grid # 6161-04-622464-0000, Zoned R-20.** The applicants are seeking a variance from §210-16(E) of the Town Code which requires that a side yard setback of 20 feet be maintained, to allow the construction of an addition to be located 13 feet and 16 feet from the side property lines, requiring variances of 7 feet and 4 feet, respectively. **Type II Action.**

*The Board voted to grant the requested side yard variances of 7 and 4 feet for an addition.*

*Motion: Anthony Gates*  
*Second: Christine Soricelli*  
*Vote: 6-0-1*

5. **Public Hearing - Area Variance - Addition - Owner: David de Campo; Presented by: Edward Mauro Tomorrows Architectures, 20 Colburn Drive, Grid # 6160-04-997295-0000, Zoned R-20.** The applicants are seeking a variance from §210-16(E) of the Town Code which requires that a side yard setback of 20 feet be maintained, to allow the construction of an addition to be located 15.3 feet from the side property line, requiring a variance of 4.7 feet. **Type II Action.**

*The Board voted to grant the requested side yard variances of 4 feet 7 inches for an addition.*

*Motion: Anthony Straka*  
*Second: Arthur Grace*  
*Vote: 6-0-1*

6. **Public Hearing - Special Use Permit - Commercial Vehicle Parking - Owner: Kassandra Meyer and Daniel Meyer; 26 Oakwood Drive, Grid # 6058-02-899727-0000, Zoned R-20.** The applicants are seeking a special use permit pursuant to §210-92(Q)(3) of the Town Code to allow the parking of a commercial vehicle (a van) on residential property. **Unlisted II Action**

*The Board voted to Deny the requested Special Use Permit as the applicant does not meet the Criteria of Special Use Permit.*

*Motion: Paul Lahey*  
*Second: Arthur Grace*  
*Vote: 6-0-1*

7. **Public Hearing - Area Variance - Signs - Owner: OPTUM Poughkeepsie; Presented by: CIMA Network, 2507 South Road, Grid # 6060-04-976470-0000, Zoned BH.** The property is located in a business park. Pursuant to §210-60(B)(4)(b), in a designated business park, for signs attached to buildings, one wall sign of up to 100 square feet is permitted for each business, provided that the wall sign is mounted below the second floor of any multistory building. The applicant is proposing two identical wall signs, each mounted higher than the 2nd floor, and each 141.1 square foot in size, requiring a total of 5 variances - (1) for the second sign, (2, 3) for the height of each sign, and (4, 5) for the size of each sign, of 41.1 square feet per sign. **Unlisted II Action.**

*The Board voted to Adjourn this matter to May 8, 2023 ZBA Meeting*

*Motion: Paul Lahey*  
*Second: Christine Soricelli*  
*Vote: 6-0-1*

**Other Business**

8. **Lead Agency Request** from the Planning Board -Vassar College Admissions Building, 124 Raymond Avenue, Grid # 6261-03-100450 Zoned IN. The applicant proposes construction of a new Admissions and Career Education (ACE) building, walkways, landscaping/lighting, new college entrance at the intersection of Collegeview Avenue and Fairmont Avenue, removal of 9 to 13 tennis court, and revisions to surrounding parking, in a project area of +/- 7.32-acres.

*The Board voted to consent to Town of Poughkeepsie Planning Board's Lead Agency request.*

*Motion: Paul Lahey*  
*Second: Christina Soricelli*  
*Vote: 5:1:1*

The meeting adjourned at 7:50 pm.

*Motion: Paul Lahey*  
*Second: Arthur Grace*  
*Vote: 6-0-1*

**PRESENT**

Chairman Lahey  
Member Grace  
Member Capone  
Member Soricelli  
Member Straka  
Member Gates

**ABSENT**

Member Slomin