



*Town of Poughkeepsie  
Zoning Department*

*1 Overocker Road  
Poughkeepsie, NY 12603*

*845-485-3650 Phone  
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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
May 8, 2023 - 6:00 PM**

**Business**

1. **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 Action.**

*The Board voted Town of Poughkeepsie Zoning Board of Appeals to be the Lead Agency.*

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

*The Board determined that the proposed action would not have an adverse effect on the environment and thereafter issued a negative declaration*

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

*The Board voted to grant following variances:*

- i. Second sign*
- ii. Height of each sign*
- iii. Size of each sign - 65 ½ Sq.Ft. Each*

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

New Business

2. **Public Hearing - Deck Variance - Owner: William, and Jean O'Neill, 7 Boca Court - Lot # 0274, Grid # 6262-01-054988-0000, Zoned R-MH.** The applicant is seeking a variance to permit the construction of a deck to be located 28 feet from the rear lot line, requiring a variance of 7 feet, pursuant to a note on the site plan for the Gables Mobile Home Park, Phase 4, which references the former §210-73 of the Town Code, which required that a 35-foot rear setback be maintained. Note: §210-19 of the current Town Code requires a minimum development lot line of 30 feet and a rear setback of 10 feet. The deck, as proposed, would meet both current requirements. **Type II Action.**

*The Board voted to grant the requested variance.*

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

3. **Public Hearing - Area Variance - Shed - Owner: Christopher Schneeberger, 29 South Gate Drive, Grid # 6159-01-205769-0000, Zoned R-20.** The applicants are seeking a variance from §210-48 of the Town Code, which requires that accessory structures greater than 100 square feet be set back at least 10 feet from side and rear lot lines, to legalize an existing shed which is located 4 feet from a side property line and 7.7 feet from the rear property line, requiring variances of 6 feet and 2.3 feet respectively. **Type II Action.**

*The Board voted to grant the requested variances.*

*Motion: Arthur Grace*  
*Second: Christina Soricelli*  
*Vote: 7-0-0*

4. **Public Hearing - Area Variance - Reuse/Change of Use - Owner: Valley Christian Church; Presented by: "Erie Materials Inc. 657 Sheafe Road, Grid # 6159-01-278549-0000, Zoned BH.** The applicants are seeking the following variances from the Town Code:
  1. From §210-35(E), which requires that a side yard setback of not fewer than 40 feet be maintained, to permit a side yard setback of 21.3 feet, requiring a variance of 18.7 feet;
  2. From §210-35(E), which permits a maximum impervious lot coverage of 75% to permit coverage of 80.1%, requiring a variance of 5.1%;
  3. From §210-59(C), which provides that, for a building materials and storage use, minimum parking required is 4 spaces per 1000 square feet of building area, making the requirement for this building 138 spaces. The applicant is proposing 37 parking spaces, requiring a variance of 101 parking spaces; and
  4. From §210-112, which requires that trash storage containers and receptacles be located at least 50 feet from any residential district property or any property used for residential purposes, to permit a trash enclosure to be located 33.75 feet from a residential property line, requiring a variance of 16.25 feet.

Note: some of the pavement may be porous or permeable asphalt. **Unlisted Action.**  
This negative declaration was authorized at a meeting by the Planning Board held on April 20, 2023

*The Board voted to grant requested variances.*

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

**Other Business**

5. **Lead Agency Request** from the Planning Board - Site Plan and Special Use Permit, 68 Van Wagner Road, Grid # 6161-08-912998 Zoned BN. The applicant proposes a first floor motor vehicle repair use facing Taft Avenue and unchanged second floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening.

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

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

The Chair appointed Anthony Gates as Acting Chair for June 12, 2023 ZBA Meeting.

The meeting adjourned at 6:50 pm.

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

**PRESENT**

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

**ABSENT**