



# Town of Poughkeepsie Zoning Department

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## DECISION AGENDA TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS August 8, 2022 - 6:00 PM

### Old Business

1. Public Hearing – Self Storage Facility – Owner: Guardian Self Storage East LLC, 20-50 Love Road, Grid # 6261-01-187898-0000, Zoned B-H. The applicant is seeking to construct a self-storage building and requires the following 6 variances from the Town Code:
  1. From §210-115, which establishes a parking requirement for storage buildings of 1 space per 2000 square feet of building area. The 71,413 square foot building requires 36 parking spaces. The applicant is proposing 21 parking spaces, requiring a variance of 15 spaces.
  2. From §210-35(E), which requires that a front yard setback of 40 feet be maintained. The applicant is proposing the new storage building to be located 28 feet from the front yard lot line, requiring a variance of 12 feet.
  3. From §210-35(E), which requires that a side yard setback of not less than 40 feet be maintained. The applicant is proposing the new storage building to be located 10 feet, 6 inches from a side property line, requiring a variance of 29 feet, 6 inches.
  4. From §210-122(A)(7), which prohibits signs that are not located on the premises to which they refer, to permit a monument sign “D” offsite, in the location proposed.
  5. From §210-81(E)(1)(c), which requires that wall-mounted light fixtures not to exceed 15 feet in height. The applicant is proposing wall-mounted light fixtures at a height of 29 feet above grade, requiring a variance of 14 feet.
  6. From §210-81(E)(l)(a), which mandates that illumination at the property line not exceed 0.2 footcandle. The illumination at the eastern property line is 0.4 footcandle, requiring a variance of 0.2 footcandles. **Unlisted Action. Adjourned till September 12, 2022 – upon applicants request.**

Matter was adjourned to September 12, 2022 ZBA Meeting.

*Motion:* Paul Lahey  
*Second:* Christine Soricelli  
*Vote:* 5:0:2

### New Business

1. Public Hearing Various – Owner: Cynthia and Robert Burchfield, 29 Meadow Drive, Grid # 6158-06-422751-0000, Zoned R-20. The applicants are seeking the following variances from provisions of the Town Code:
  - a. from §210-48 which requires that accessory structures be set back 10 feet from side and rear property lines. The applicants would like to replace a shed with a 24’ x 30’ detached garage, to be

located 4 feet from each of the side and rear property lines, requiring a variance of 6 feet from each of the side and rear property lines.

- b. from §210-107(C) which requires that pools be 15 feet from the property line, to legalize an existing pool deck that is located 5 feet from the property line, requiring a variance of 10 feet. (The applicants intend to remove the pool but leave the pool deck.)
- c. from §210-16(E) which requires that a side yard setback of 20 feet be maintained, to legalize an existing low deck that is located 4 inches from the side property line, requiring a variance of 19 feet, 8 inches.
- d. from §210-16(E) which requires that a side yard setback of 20 feet be maintained, to legalize an existing covered porch that is located 10 feet, 5 inches from the side property line, requiring a variance of 9 feet, 7 inches.

The applicants plan to remove a carport, pool and shed that are currently in violation. No variances are sought for those structures. **Type II Action**

*The Board voted to grant Variances for a., c., and d.. conditioned upon removal of the Pool, Deck, Shed and Car Port.*

*Motion: Anthony Straka  
Second: Christina Soricielli  
Vote: 5:0:2*

2. **Public Hearing -Fence - Owner: Kathryn and Richard Connors, 7 Winnie Lane, Grid # 6260-03-446271-0000, Zoned R-20.** The applicants are seeking variance from §210-69 of the Town Code which prohibits fences in front yards from exceeding 3.5 feet in height. The applicants are seeking permission to replace an existing 6-foot tall privacy fence with a new fence of the same height in the same location, requiring a variance of 2.5 feet. **Type II Action.**

*The Board voted to grant the requested height variance for the fence.*

*Motion: Phyllis Capone  
Second: Christina Soricielli  
Vote: 5:0:2*

3. **Public Hearing - Deck - Owner: James D. Carroll, 41 Point Street, Grid # 6057-06-493908-0000, Zoned R-20.** The applicant is seeking a variance from §210-16(E) of the Town Code which requires that a side yard setback of 20 feet be maintained, to permit the construction of a new rear deck on the 1st and 2nd floor to be located 2 feet, 6 inches from a side property line, requiring a variance of 17 feet, 6 inches. Note: There was a 1st floor preexisting deck on the property that was 2 feet, 6 inches to the property line **Type II Action.**

*The Board voted to grant the requested variance of 2 feet 6 inches for the Deck.*

*Motion: Anthony Gates  
Second: Christina Soricielli  
Vote: 5:0:2*

4. **Public Hearing - Garage and Carport Addition/Extension- Owners: Samantha L Marcojohn and Richard M. Kelly, 2 Martin Road, Grid # 6159-01-111722-0000, Zoned R-20.** The applicants are seeking a variances from §210-16(E) of the Town Code which requires a rear-yard setback of 30 feet. The applicants are seeking permission to add an addition to the house, to convert an attached garage into living space and an existing carport into a larger garage, with the addition to be located 8 feet from the rear property line at its closest point, requiring a variance of 22 feet. The property is a corner lot . **Type II Action.**

*The Board voted to grant the requested variance of 22 feet for Garage and a Carport.*

*Motion: Christina Soricielli*  
*Second: Phyllis Capone*  
*Vote: 5:0:2*

5. **Public Hearing - Porch Renovation/Extension- Owners: Erica Talbi- represented by: Jack D Rosenberg, 50 Laffin Lane, Grid # 6160-01-464504-0000, Zoned R-20.** The applicant is seeking a variance from §210-16(E) of the Town Code which requires that a front yard setback of 30 feet be maintained to permit the construction of a deck to be located 17 feet, 6 inches from the front property line, requiring a variance of 12 feet, 6 inches. **Type II Action**

*The Board voted to grant requested Variance of 12 feet 6 inches for Porch Extension.*

*Motion: Anthony Straka*  
*Second: Christina Soricielli*  
*Vote: 5:0:2*

The meeting adjourned at 6:33 pm.

*Motion: Paul Lahey*  
*Second: Christina Soricielli*  
*Vote: 5:0:2*

**PRESENT**

Chairman Lahey  
 Member Capone  
 Member Gates  
 Member Soricelli  
 Member Straka

**ABSENT**

Member Grace  
 Member Slomin  
 Alternate Member Cohen