



Town of Poughkeepsie

Zoning Department

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AGENDA

TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS

REGULAR MEETING

OCTOBER 21, 2013

7:00 PM

Old Business

1. **Public Hearing – Thomas & Lisa Haven, 13 Daria Drive, Zone R-20, Grid #6260-03-3279225-0000.** The requested Special Use Permit is made pursuant to Article VIII, §210-74 of the Town Code to allow the establishment of a home occupation, Nano-Brewery, within an existing single family dwelling. Unlisted action. Uncoordinated review. **Application withdrawn by applicant.**

2. **Closed Public Hearing – CPD NY Energy Corp. and Chestnut Mart, 2625 South Road, Zone B-H, Grid #6060-02-950800-0000.** The requested Interpretation concerns an appeal of the Zoning Administrator's determination as to the calculation of distance of a motor vehicle service facility to a residential use in a residential district and area and bulk requirements for a motor vehicle service facility use. Type II Action.

The Board voted to uphold the determination of the Zoning Administrator for the reasons set forth in the resolution of the Board.

Motion: Jim Challey
Second: Art Grace
Vote: 7:0:0

3. **Public Hearing – Michelle & Rajiv Narula, 25 Coachlight Drive, Zone R-20, Grid #6260-01-174901-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed garage to be located 3 feet from the side lot line where 20 feet is required. Type II Action. **Public hearing closed. Decision adjourned to 11/18/13.**

4. **Public Hearing – Qani Sulollari, 24 Misty Ridge Road, Zone R-20, Grid #6260-01-174901-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed home addition to be located 16 feet from the side lot line where 20 feet is required. Type II Action.

The Board voted to grant the variance for the reasons set forth in the resolution of the Board.

Motion: Phyllis Capone
Second: Betty Bomba
Vote: 7:0:0

5. **Public Hearing – Lee & Adrienne Zolotas, 46 Brookland Farms Road, Zone R-20, Grid #6159-02-684737-0000.** The requested Area Variance involves relief from Article IV, Section 210-16(E) of the Town Code to allow a proposed home addition to be located 7.9

feet from the side lot line where 20 feet is required. Type II Action. **Public hearing adjourned to 11/18/13.**

6. **Public Hearing – Lee & Adrienne Zolotas, 46 Brookland Farms Road, Zone R-20, Grid #6159-02-684737-0000.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 210-47 of the Town Code to allow the establishment of an accessory apartment within an existing single family dwelling. Unlisted Action. **Public hearing adjourned to 11/18/13.**

New Business

7. **Public Hearing – Burger King, 1876 South Road, Zone B-H, Grid #6158-01-410946-0000.** The request for Area Variance approval is to be made pursuant to Article IX, §210-127 & 210-123 (F) of the Town Code to allow: 1) a second wall sign of 24.64 square feet which is not affixed flat against the wall and; 2) to allow a third wall sign of 19.64 square feet. Type II Action.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

Applicant withdrew request #2. The Board voted to grant the variance for request #1 for the reasons set forth in the resolution of the Board.

Motion: Betty Bomba

Second: Art Grace

Vote: 7:0:0

8. **Public Hearing – Mark & Traci Ashley, 142 North Grand Avenue, Zone R-20, Grid #6162-20-818225-0000.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 210-51 of the Town Code to allow the keeping of poultry in a residential district. Unlisted Action. Uncoordinated review.

The Board determined that the proposed action would not have a significant environmental impact and thereafter issued a Negative Declaration.

Motion: Betty Bomba

Second: Art Grace

Recused: Paul Lahey

Vote: 6:0:0

The Board voted to grant the Special Use Permit for the reasons set forth in the resolution of the Board.

Motion: Anthony Cuchelo

Second: Art Grace

Recused: Paul Lahey

Vote: 6:0:0

9. **Public Hearing – Mark & Traci Ashley, 142 North Grand Avenue, Zone R-20, Grid #6162-20-818225-0000.** The requested Area Variance involves relief from: 1) Article IV, Section 210-51 of the Town Code to allow the keeping of live poultry on a lot of .0322 acres where 5 acres is required; and 2) Article VIII Section 210-51 to allow housing of poultry to be located 36 feet from the north front lot line, 73.5 west front lot line, 54 feet from the south lot line, and 59.5 feet from the east lot line where 100 feet is required. Type II Action.

The Board voted to grant the variance for the reasons set forth in the resolution of the Board.

Motion: Jim Challey
Second: Anthony Cuchelo
Recused: Paul Lahey
Vote: 6:0:0

10. **Public Hearing – Carmine Pagano, 35 & 37 Strawberry Hill Lane, Zone R-20, Grid #6159-03-186132-0000 and 6159-03-171135.** The requested Area Variance involves relief from Article IV, Section 210-16(E) to allow: 1) Lot frontage of 51.48 feet where 100 feet is required (#35) and; 2) side yard setback of 18.9 square feet where 20 feet is required (#37). Type II Action.

The Board voted to grant the variance for the reasons set forth in the resolution of the Board.

Motion: Karmen Buckey
Second: Art Grace
Vote: 7:0:0

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on *Lakeview Self Storage, 14 & 16 Creek Road.*

The Board voted to consent to the Town of Poughkeepsie Planning Board acting as Lead Agency on this matter.

Motion: Jim Challey
Second: Paul Lahey
Vote: 7:0:0

Meeting adjourned at 9:29 PM

MOVED: Art Grace
SECONDED: Phyllis Capone
CARRIED: 7:0:0

PRESENT:

Member Bomba

Member Buckey

Member Capone

Chairman Challey

Member Cuchelo

Member Grace

Member Lahey (Alternate)

ABSENT:

Member Marlow