



Town of Poughkeepsie

Zoning Department

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**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
OCTOBER 20, 2014
7:00 PM**

Old Business

1. **Public Hearing – Rutberg Breslow Personal Injury Law, 3344 North Road, Zone B-N, Grid #6062-02-975581-0000.** The requested Area Variance involves relief from Article IX, §210-126(C) of the Town Code to allow a wall sign of 107.62 square feet where a maximum of 50 square feet is allowed. Unlisted Action. Uncoordinated Review. **Public Hearing adjourned until 11/10/14.**
2. **Public Hearing – 51 Fairview Corp., 51-53 Fairview Avenue, Zone R-20, Grid #6162-10-260593 & 6162-10-267589-0000.** The requested Use Variance involves relief from Article III, Section 210-13(F) and Article VI, Section 210-16(B) of the Town Code to allow a restaurant use on said property where the use is prohibited. Unlisted Action. Uncoordinated Review. **Public Hearing adjourned until 11/10/14.**
3. **Public Hearing – Patrick & Denise O’Donoghue, 61 Crestwood Blvd, Zone R-20, Grid #6162-16-840265-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow a deck to be located 9 feet 5 inches from the side lot line where 20 feet is required for both. Type II Action.

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

Motion: Art Grace

Second: Karmen Buckey

Recused: Anthony Cuchelo

Vote: 7:0:0

New Business

4. **Public Hearing – Paul & Nancy Suozzi, 21 Lakeview Avenue, Zone R-20, Grid #6162-06-468831-0000.** The requested Area Variance involves relief from Article VIII, Section 210-92(Q)(1) to allow the parking or storage of motor vehicles in the front yard of the property. Type II Action.

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

Motion: Jim Challey

Second: Paul Lahey

Nay: Christine Soricelli, Karmen Buckey

Vote: 5:2:0

5. **Public Hearing – Herb Redl LLC, Bicayne Blvd, Zone R-MH, Grid #6263-03-107109-0000.** The requested Area Variance involves relief from Article VIII, Section 210-19E to allow a proposed mobile home to be located 10 feet from the development lot line where 30 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: Christine Soricelli
Second: Art Grace
Nay: Anthony Cuchelo
Vote: 6:1:0

6. **Public Hearing – Sally Van Buren, 36 Channingville Road, Zone R-20, Grid #6058-20-777050-0000.** The requested Area Variance involves relief from Article VIII, Section 210-107 to allow an existing private swimming pool to be located 10 feet from the side lot line and 13.5 feet from the rear lot line where 15 is required for both. Type II Action.

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

Motion: Anthony Cuchelo
Second: Paul Lahey
Vote: 7:0:0

7. **Public Hearing – Bernard Kistner & Marie Frank, 70 Taft Avenue & Friendly Lane, Zone R-20, Grid #6161-08-942996-0000 & 6161-08-960992.** The requested Area Variance involves relief from Article VIII, Section 210-48 to allow an existing accessory structure on a lot where there is no principle structure. Type II Action.

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

Motion: Paul Lahey
Second: Art Grace
Vote: 7:0:0

8. **Public Hearing – Yeung Home & Property LLC, 60 Cedar Street, Zone R-20, Grid #6162-10-368747-0000.** The requested Use Variance involves relief from Article III, Section 210-13F to allow a two-family dwelling on said property where a two-family dwelling use is prohibited. Unlisted Action. Uncoordinated review. **Public Hearing adjourned until 11/10/14.**

9. **Public Hearing – Deborah Meyerriecks, 32 Kelsey Road, Zone R-20, Grid #6162-10-303581-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow bilco doors to be located 4 feet 2 inches 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: Art Grace
Second: Christine Soricelli
Vote: 7:0:0

10. **Public Hearing – Jennifer & Matthew Cannella, 10 Nassau Road, Zone R-20, Grid #6159-01-017863-0000.** The requested Area Variance involves relief from Article VIII, Section 210-16E to allow a home addition to be located 24.75 feet from the front lot line where 30 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: Karmen Buckey
Second: Art Grace
Recused: Anthony Cuchelo
Vote: 7:0:0

11. **Public Hearing – Ryan Figa, 7 Jay Road , Zone R-20, Grid #6259-01-300871-0000.** The requested Area Variance involves relief from Article VIII, Section 210-69 of the Town Code to allow a fence of up to 4.5 feet in height to be located within a front yard where the maximum height of a fence shall not exceed 3.5 feet. 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: Art Grace
Recused: Art Grace
Vote: 7:0:0

12. **Public Hearing – Raymond & Traci Micucci, 401 Salt Point Turnpike, Zone R-20, Grid #6263-03-225245-0000.** The requested Area Variance involves relief from Article VIII, Section 210-51 to allow the keeping of live poultry on a lot of .63 acres where 5 acres is required; and 2) Article VIII Section 210-51 to allow housing of poultry to be located 10 feet from the side lot line, and 10 feet from the rear lot line where 100 feet is required. 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: Jim Challey
Second: Art Grace
Vote: 7:0:0

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

Motion: Christine Sorcelli
Second: Paul Lahey
Vote: 7:0:0

13. **Public Hearing – Raymond & Traci Micucci, 401 Salt Point Turnpike, Zone R-20, Grid #6263-03-225245-0000.** 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: Jim Challey
Second: Art Grace
Vote: 7:0:0

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

Motion: Paul Lahey

Second: Art Grace

Vote: 7:0:0

14. **Public Hearing – Leanne Le, 81 Buckingham Avenue, Zone R-20, Grid #6162-10-315726-0000.** The requested Area Variance involves relief from Article VIII, Section 210-92(Q)(1) to allow the parking or storage of motor vehicles in the front yard of the property. Type II Action. **Public Hearing adjourned until 11/10/14.**

15. **Public Hearing – Marist College, 2-31 & 24-28 Beck Place, Zone R-20, Grid #6162-05-002778-0000 & 6062-02-975788.** The requested Area Variance involves relief from Article VI, Section 210-38(E) to allow a front yard setback of 30.7 feet where 50 feet is required; a rear yard setback of 10 feet where 50 feet is required; side yard setbacks of 29.35 feet and 1.0 feet where 50 feet is required; lot coverage of 32% where a maximum of 25% is allowed; impervious surface coverage of 86% on 2-31 Beck Place and 78% on 24-28 Beck Place where a maximum of 75% is allowed. Unlisted Action. Coordinated review.

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

Motion: Larry Slomin

Second: Christine Soricelli

Recused: Paul Lahey

Vote: 7:0:0

Meeting adjourned at 10:23 PM

MOVED: Art Grace

SECONDED: Christine Soricelli

CARRIED: 7:0:0

PRESENT:

Member Buckey
Member Capone (Alternate)
Chairman Challey
Member Cuchelo
Member Grace
Member Lahey (Alternate)
Member Slomin
Member Soricelli

ABSENT:

Member Bomba