



# Town of Poughkeepsie

## Zoning Department

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Poughkeepsie, NY 12603

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
JUNE 12, 2017  
6:00 PM**

### New Business

1. **Public Hearing – Carlos Espinoza, 46 Camelot Road, Zone R-20, Grid #6159-03-156480.** The requested Area Variance involves relief from §210-48 to allow a pavilion to be constructed on an existing hardscape located approximately 3 feet from the property boundary where 10 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: Paul Lahey**

**Second: Art Grace**

**Vote: 6:0:0**

2. **Public Hearing – Lacrosse Properties LLC, 134 Violet Avenue, Zone R-20, Grid #6162-07-532847.** The requested Area Variance involves relief from §210-69 of the Town Zoning Code to allow a portion of a fence to remain in a front yard at a height of 6 feet, where fences in excess of 3.5 feet are prohibited. Type II Action.

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

**Motion: Anthony D'Aquanni**

**Second: Art Grace**

**Nay: Karmen Buckey**

**Vote: 5:1:0**

3. **Public Hearing – Christopher & Carolyn Frye, 199 North Grand Avenue, Zone R-20, Grid #6162-16-818391.** The requested Area Variance involves relief from §210-69 of the Town Zoning Code to allow a portion of a fence to remain in a front yard at a height of 6 feet, where fences in excess of 3.5 feet are prohibited. Type II Action.

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

**Motion: Karmen Buckey**

**Second: Art Grace**

**Vote: 6:0:0**

4. **Public Hearing – Nancy Costa, 32 Winnie Lane**, Zone R-20, Grid #6260-03-458178. The requested Area Variance involves relief from §210-16(E) of the Town Zoning Code to allow the construction of a covered front porch and an addition, each being located 9’10” 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: Paul Lahey**

**Second: Art Grace**

**Vote: 6:0:0**

5. **Public Hearing – Tri & Rae Nguyen, 29 Woodland Drive**, Zone R-20, Grid #6159-03-154121. The requested Area Variance involves relief from §210-107(A) to allow the construction of an above-ground pool in front of the principal structure, where such structure is prohibited. The proposed pool meets all required setbacks. 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: Paul Lahey**

**Vote: 6:0:0**

6. **Public Hearing – Henry Graham, 7 Dakin Road**, Zone R-20, Grid #6058-02-928787. The requested Area Variance involves relief from §210-16(E) of the Town Zoning Code to allow the construction of a deck to be located 10 feet from the rear property line where 30 feet is required. Type II Action. **The Board voted to adjourn the public hearing until 7/10/17.**

7. **Public Hearing – Evelyn Lazaro, 55 Boulevard Knolls**, Zone R-20, Grid #6161-07-676945. The requested Area Variance involves relief from §210-107, which requires that all swimming pools be set back from side and rear lot lines at least 15 feet. The applicant is seeking a variance to permit the construction of a deck and above-ground pool to be located 81 inches from the rear lot line. Type II Action.

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

**Motion: Betty Bomba**

**Second: Art Grace**

**Vote: 6:0:0**

8. **Public Hearing – Edgar & Stephanie Lange, 15 North Jackson Road**, Zone R-20, Grid #6159-04-735405. The requested Area Variance involves relief from §210-16(E) to allow the construction of a home addition to be located 16 from the property line where 20 feet is required. Type II Action. **The Board voted to adjourn the public hearing until 7/10/17.**

9. **Public Hearing – Marist College, 3399 North Road**, Zone I-N, Grid #6062-02-996750,969745,982720, 982744, 974742. The requested Area Variance seeks relief from §210-38(E), which requires that all principal buildings be set back of 50 feet from any lot line. The applicant is seeking to construct an addition to the existing Steel Plant Studio that will be located 9.5 feet and 18 feet from two front lot lines. Type II Action. **The Town Planning Board is acting as Lead Agency for this project under the State Environmental Quality Review Act**

(“SEQRA”) but has not yet made a determination of significance. The Board voted to adjourn the public hearing until 7/10/17.

**Correspondence**

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Underhill Solar LLC**, 130 & 122 Underhill Road.

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Forsons Apartments**, Sheafe Road.

**SEQR Lead Agency** – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Oakwood Commons – Homewood Suites**, South Road.

*The Board voted to consent to the Town of Poughkeepsie Planning Board acting as Lead Agency on the above matters.*

**Motion:** Betty Bomba  
**Second:** Art Grace  
**Vote:** 6:0:0

**Meeting adjourned at 7:52 PM**  
**MOVED:** Paul Lahey  
**SECONDED:** Anthony  
**CARRIED:** 6:0:0

**PRESENT:**

Member Bomba  
Member Buckey  
Member Capone (Alternate)  
  
Member D’Aquanni  
Member Grace  
Member Lahey (Alternate)

**ABSENT:**

Chairman Challey  
  
Member Slomin  
Member Soricelli