



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
REGULAR MEETING
August 20, 2018
6:00 PM

Old Business

1. **Public Hearing – Robert Barton, 2 Water Street, Zone R-20, Grid #6057-06-480911-0000.** The requested Use Variance involves relief from §210-16. The applicant is seeking approval for a second dwelling unit on the premises in an existing barn on the property. Unlisted Action. Uncoordinated Review. **WITHDRAWN BY THE APPLICANT**

2. **Public Hearing – Jovan Dudley, 4 Crestwood Blvd, Zone R-20, Grid #6162-20-832108-0000.** The requested Area Variance involves relief from §210-92(Q)(1) which prohibits parking in the front yard unless such yard is crossed by a duly-constructed driveway extending through the front yard to a garage, carport, or properly-surfaced parking area located beyond the front lot line. The applicant is proposing to install a 9’ by 35’ parking area that does not lead to a garage, carport, or parking area. Type II Action. **WITHDRAWN BY THE APPLICANT**

3. **Public Hearing – Briad Lodging Group Poughkeepsie, LLC, 900 Thomas Watson Drive, Zone B-H, Grid #6060-04-928489-0000.** The applications seek an interpretation and an area variance. The applicant is seeking permission to install a sign at one of the entrances to the site, which entrance is located on a separate tax parcel, #6060-04-928489-0000, having an address of 2455 South Road and which is located in the Heavy-Industrial (I-H) District. The Zoning Administrator determined that the rules for the district in which the sign is to be located control. The applicant challenges this determination and seeks an interpretation that the rules applicable to signs located in a business park (§210-60) apply. If the Zoning Board of Appeals affirms the Zoning Administrator’s determination, the applicant is seeking a variance to permit the installation of the off-premises sign.

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

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

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

Motion: Jim Challey
Second: Christine Soricelli
Vote: 7:0:0

New Business

4. **POSTPONED TO AUGUST 27, 2018 SPECIAL MEETING - Public Hearing – Robert Ryan, 16 Peckham Road**, Zone R-20, Grid #6261-01-271847-0000. The requested Area Variance involves relief from §210-16(E) which requires a side-yard setback of twenty (20) feet. The applicant is proposing to add to an existing porch, resulting in a side-yard setback of 16’3”, necessitating a variance of 3’9”. Type II Action.
5. **POSTPONED TO AUGUST 27, 2018 SPECIAL MEETING -Public Hearing – Anthony Cuchelo, 36 Carmen Drive**, Zone R-20, Grid #6260-03-373115-0000. The requested Area Variance involves relief from §210-16(E) of the Town Code which requires a side-yard setback of the principal structure from the lot line of twenty (20) feet. The applicant is proposing to locate a new garage two (2) feet from the property line, necessitating variance of eighteen (18) feet. Type II Action.
6. **POSTPONED TO AUGUST 27, 2018 SPECIAL MEETING - Public Hearing – Leonard Greenberg, 3 Scenic Drive**, Zone R-20, Grid #6160-04-763146-0000. The requested Area Variance involves relief from §210-16(E) to allow the construction of a porch to be located fifteen (15) feet from the side lot line where twenty (20) feet is required, necessitating a variance of five (5) feet. Type II Action.
7. **POSTPONED TO AUGUST 27, 2018 SPECIAL MEETING - Public Hearing – Peter Szule & Lynne Phillips, 60 Boulevard Knolls**, Zone R-20, Grid #6161-07-678982-0000. The requested Area Variance involves relief from §210-48 of the Town Code which requires that all accessory structures be set back at least ten (10) feet from side and rear property lines. The applicant is proposing to construct a shed located six (6) feet from the side lot line, requiring a variance of four (4) feet. Type II Action.
8. **Public Hearing – Chad Danforth, 14 Flower Hill Road**, Zone R-20, Grid #6160-03-193379-0000. The requested Area Variance involves relief from §210-16(E) of the Town Code to allow the construction of a garage to be located 9’3’ from the side yard lot line where twenty (20) feet is required, necessitating a variance of 10’9”. 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: Paul Lahey

Vote: 7:0:0

9. **Public Hearing – Chad Danforth, 14 Flower Hill Road**, Zone R-20, Grid #6160-03-193379-0000. The request for Special Use Permit approval is made pursuant to §210-47 of the Town Code to allow the establishment of an accessory apartment within an existing single-family dwelling. 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: Paul Lahey

Vote: 7:0:0

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

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

- 10. Public Hearing – Jyoti, Inc., 28 Manchester Road, Zone ATC, Grid #6161-12-989740-0000.** The requested Area Variances involve relief from the following sections of Town Code: (1) §210-123.1 to allow an electronic message display sign in a district where such signs are prohibited; (2) §210-125(B)(2) to allow a freestanding sign of twenty (20) feet in height where signs of twelve (12) feet are permitted; (3) §210-125(B)(2) to allow a sign of 50.83 square feet where a sign having a maximum area of twelve (12) feet is permitted; (4) §210-130(B) to allow signage of 71.07 square feet on a canopy of 74.375 square feet, constituting 95.55% of the canopy side, where signage covering 25% of the canopy side is permitted; and (5) §210-130(B) to allow the proposed Gulf sign on the canopy to project above and extend from the canopy, where canopy signs are required to be affixed flat against the face of the canopy. 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: Christine Soricelli
Vote: 7:0:0

The Board voted to grant variances 1-3 above as set forth in the resolution of the Board.

Motion: Jim Challey
Second: Christine Soricelli
Vote: 7:0:0

The Board voted to deny variances 4-5 above as set forth in the resolution of the Board.

Motion: Jim Challey
Second: Christine Soricelli
Vote: 7:0:0

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on Verizon store Additional Retail Expansion, 661 Dutchess Turnpike.

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

Motion: Jim Challey
Second: Christine Soricelli
Vote: 6:0:0

The Board voted to elect Paul Lahey as Vice Chairman.

Motion: Jim Challey

Second: Christine Soricelli

Recused: Paul Lahey

Vote: 6:0:1

Meeting adjourned at 7:48 PM

MOVED: Art Grace

SECONDED: Chris Soricelli

CARRIED: 6:0:0

PRESENT:

Member Buckey

Member Capone (Alternate)

Chairman Challey

Member D'Aquanni

Member Lahey

Member Slomin

Member Soricelli

ABSENT:

Member Grace