



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
SEPTEMBER 10, 2018
6:00 PM**

Old Business

- 1. 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. **At the request of the applicant, the board adjourned this item until October 15, 2018.**

New Business

- 2. Public Hearing – Double R Capital Inc., 10 Cathy Road, Zone R-20, Grid #6161-03-180193-0000.** The requested Area Variance involves relief from §210-16(E) to legalize a garage that has existed since 1960 to remain, being located seven (7) feet from the side yard lot line where twenty (20) feet is required, necessitating a variance of thirteen (13) feet. 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: 6:0:0

- 3. Public Hearing – Dan Pizzarelli, 17 Robin Road, Zone R-20, Grid #6159-01-100754-0000.** The requested area variances involve relief from §210-16(E) of the Town Code to allow the construction of a deck to be attached to an existing deck that is attached to the house, with the new deck proposed to have a side-yard setback of sixteen (16) feet where twenty (20) feet is required, necessitating a variance of four (4) feet, and from §210-107(C) to allow an existing pool to remain, having a side yard setback of 13'6" where fifteen (15) feet is required, necessitating a variance of 1'6". 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

Vote: 6:0:0

4. **Public Hearing – Miron Holdings, 127 Fulton Avenue, Zone ATC, Grid #6161-11-742688-0000.** The requested Area Variance involves relief from §210-125(B)(2) to allow the installation of a second free-standing sign where only one such sign is allowed. 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: Paul Lahey

Second: Art Grace

Recused: Karmen Buckey

Vote: 5:1:0

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

Motion: Anthony D'Aquanni

Second: Art Grace

Recused: Karmen Buckey

Vote: 5:1:0

5. **Public Hearing – Miron Holdings, 141 Fulton Avenue, Zone ATC, Grid #6161-12-778686-0000.** The requested area variances involve the following relief: (1) from §210-125(B)(1) of the Town Code to allow the installation of a wall sign of 31 square feet where wall signs of fifteen (15) square feet are permitted, necessitating a variance of sixteen (16) feet; (2) from §210-125(B)(2) to allow the installation of a free-standing sign of 24.5 square feet where signs of twelve (12) square feet are permitted, necessitating a variance of 12.5 square feet; and (3) from §210-125(B)(2) to allow the installation of a second free-standing sign where only one such sign is allowed. 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: Paul Lahey

Second: Art Grace

Recused: Karmen Buckey

Vote: 5:1:0

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

Motion: Phyllis Capone

Second: Art Grace

Recused: Karmen Buckey

Vote: 5:1:0

6. **Public Hearing – Beacon Residential LLC, 297 Violet Avenue, Zone RM, Grid #6163-19-523128-0000.** The requested Area Variance involves relief from §210-17(E) to allow: (1) impervious surface coverage of 51.8% where a maximum of 40% is allowed; and (2) parking

to be located within 4 feet of the rear property line where a minimum setback of 20 feet is required. These variances were previously granted by the Zoning Board of Appeals on July 11, 2016 but have since expired. 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

Correspondence

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Emergency One**, 2555 South Road.

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

Motion: Paul Lahey

Second: Art Grace

Vote: 6:0:0

SEQR Lead Agency – Town of Poughkeepsie Planning Board is requesting Lead Agency on **Camelot Village Mobile Home Park Site Plan**, 589 & 621 Sheafe Road.

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

Motion: Paul Lahey

Second: Art Grace

Vote: 6:0:0

Meeting adjourned at 6:42 PM

MOVED: Paul Lahey

SECONDED: Anthony D'Aquanni

CARRIED: 6:0:0

PRESENT:

Member Buckey
Member Capone (Alternate)

Member D'Aquanni
Member Grace
Vice Chairman Lahey

Member Soricelli

ABSENT:

Chairman Challey

Member Slomin