



Town of Poughkeepsie

Zoning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3650 Phone
845-790-4772 Fax

**DECISION AGENDA
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS
REGULAR MEETING
DECEMBER 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.

The Board voted to adjourn the public hearing until January 14, 2019.

Motion: Anthony D’Aquanni

Second: Christine Soricelli

Vote: 6:0:0

- 2. Public Hearing – LTCJ LLC, 487 Haight Avenue, Zone ATC, Grid #6161-08-767775-0000.** The requested area variances seek relief from §210-125(A) and (B) to permit the following: (1) the installation of a wall sign of 48 square feet where a maximum of 15 square feet is permitted; (2) the installation of a second wall sign where only one wall sign is permitted; and (3) the installation of a (second) wall sign of 33 square feet where a maximum of 15 square feet is permitted. 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: 6:0:0

The Board voted to grant the variance for the reasons set forth during the meeting.

Motion: Jim Challey

Second: Christine Soricelli

Nay: Paul Lahey

Vote: 5:1:0

- 3. Public Hearing – Empire Hotel Development, 2165 South Road, Zone B-H, Grid #6159-01-287638-0000.** The requested area variance is for relief from §210-127(C) to permit the installation of a wall sign of 167 square feet, where signs are limited to an area of 25% of the

face of the building up to a maximum of 100 square feet. Unlisted Action. Coordinated Review. The Planning Board, as Lead Agency, issued a Negative Declaration on December 17, 2015.

The Board voted to adjourn the public hearing until January 14, 2019.

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

New Business

- 4. Public Hearing – Empire Hotel Development, 2165 South Road, Zone B-H, Grid #6159-01-282698-0000.** The requested area variances seek relief from Town Code §210-122(A)(7), which prohibits signs not located on the premises they advertise, and Town Code §210-127(B) which permits freestanding signs of up to 50 square feet. The applicant is seeking to install a freestanding sign of 56 square feet, necessitating variances for the off-premises sign and for the additional six square feet. In addition, the applicant is seeking to install a directional sign on the property of nine square feet, where signs of three square feet are permitted by §210-131(F), necessitating a variance of six square feet and for the off-premises sign. Unlisted Action. Uncoordinated Review.

The Board voted to grant the variances for the reasons set forth during the meeting.

Motion: Paul Lahey
Second: Christine Soricelli
Vote: 6:0:0

The meeting was adjourned at 7:58 pm.

Motion: Paul Lahey
Second: Karmen Buckey
Vote: 6:0:0

PRESENT:

Member Buckey
Member Capone (Alternate)
Chairman Challey
Member D'Aquanni

Member Lahey

Member Soricelli

ABSENT:

Member Grace

Member Slomin