



# Town of Poughkeepsie

## Zoning Department

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**DECISION AGENDA  
TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS  
REGULAR MEETING  
JANUARY 14, 2019  
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 grant the variance for the reasons set forth during the meeting.*

**Motion: Jim Challey**

**Second: Christine Soricelli**

**Nay: Paul Lahey, Karmen Buckey, Anthony D'Aquanni**

**Vote: 4:3:0**

- 2. 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 grant the variance for the reasons set forth during the meeting.*

**Motion: Karmen Buckey**

**Second: Christine Soricelli**

**Nay: Paul Lahey, Phyllis Capone**

**Vote: 5:2:0**

### New Business

- 3. Public Hearing – Juan Lavariega, 49 Park Avenue, Zone R-20, Grid #6161-04-639490-0000.** The requested Area Variance involves relief from §210-16(E) to legalize an existing side porch that is located 7 feet from the side lot line, where 20 feet is required, necessitating a variance of 13 feet, and to legalize a shed located 7 feet from the property line where 10 feet is required pursuant to §210-48, necessitating a variance of three feet. Type II Action.

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

**Motion: Paul Lahey**

**Second: Phyllis Capone**

**Vote: 7:0:0**

4. **Public Hearing – Poughkeepsie Plaza Mall, LLC, 2586-2600 South Road, Zone B-SC, Grid #6160-01-057740-0000.** The requested area variance is for relief from a prior variance granted by the ZBA in 1998 which limited the number of tenant panels on the sign to six. The applicant is seeking permission to have eight tenant panels on the existing sign. 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: Phyllis Capone**

**Vote: 7:0:0**

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

**Motion: Jim Challey**

**Second: Phyllis Capone**

**Vote: 7:0:0**

5. **Public Hearing – Frankie & Emily Medrano, 115 Ray Boulevard, Zone R-20, Grid #6162-16-896284-0000.** The request for Special Use Permit approval is made pursuant to Article VIII, Section 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: Pay Lahey**

**Vote: 7:0:0**

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

**Motion: Anthony D'Aquanni**

**Second: Christine Soricelli**

**Vote: 7:0:0**

6. **Public Hearing – M-M2 RE Holdings 9 LLC, 317 Violet Avenue, Zone R-20, Grid #6163-19-541193-0000.** The requested Area Variance involves relief from §210-16(E) to legalize an existing deck that is located 13 feet from the side lot line where 20 feet is required, necessitating a variance of seven feet. Type II Action.

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

**Motion: Larry Slomin**

**Second: Paul Lahey**

**Vote: 7:0:0**

**The meeting was adjourned at 8:15 pm.**

**Motion: Karmen Buckey**

**Second: Paul Lahey**

**Vote: 6:0:0**

**PRESENT:**

Member Buckey

Member Capone (Alternate)

Chairman Challey

Member D'Aquanni

Member Lahey

Member Slomin

Member Soricelli

**ABSENT:**

Member Grace