



# 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 AUGUST 5, 2019 - 6:00 PM

- 1. Public Hearing – The Shoppes at South Hills, 1895 South Road, Zoned SHC, Grid # 6158-01-297959-0000.** The requested area variance involves relief from §210-127(B) of the Town Code which mandates free standing sign with an area not to exceed 20 sq. ft. South Hills Improvements, LLC. Requested area variance for a) more than one freestanding sign on the premises, b) freestanding sign not located at a driveway entrance, and c) proposed freestanding sign 180 sq. ft. necessitating an area variance of 130 sq. ft. Unlisted Action.

*The Board determined that ZBA will be the Lead Agency.*

**Motion:** James Challey  
**Second:** Paul Lahey  
**Vote:** 7:0:0

*The Board determined that the proposed action would not have a significant environmental impact and therefore issued a negative declaration.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Vote:** 7:0:0

*The Board voted on a motion grant the requested variances, as amended, to allow an additional monument sign, of 170.9 square feet, not located at a driveway entrance, as follows:*

**Motion:** Paul Lahey  
**Second:** Anthony D'Aquanni

**Chairman Challey** Nay  
**Member D'Aquanni** Aye  
**Member Slomin** Nay  
**Member Lahey** Aye  
**Member LaRosa** Aye  
**Member Soricelli** Nay  
**Member Grace** Nay  
**Vote:** 3:4:0

*The motion failed; the variance was denied.*

2. **Public Hearing – Saverio Dalia, 649 Van Wagner Road, Zoned R-4A, Grid # 6263-04-821081-0000.** The requested area variances involves relief from §210-14(E) of the Town Code which mandates a setback of 50 feet from each side lot line. The applicant wishes to construct a single-family structure located 31’ from northern property side line, and 28’ from southern property side line, requiring a variance of 19’ on north side yard and 22’ on southern side yard. Type II Action

*The Board voted to grant the requested variances, as amended, of side yard setbacks of 8.5’ on the south side and 35’ on north side, and of 9’ from the front lot line, for the reasons set forth during meeting, on the conditions that (i) no portion of the house will project into the 41.5’ setback on the south side of the property; and (ii) screening will be provided between the house and the north side property line.*

**Motion:** Christine Soricelli  
**Second:** Arthur Grace  
**Vote:** 7:0:0

3. **Public Hearing – Mobil, 3480 North Road, Zone FC, Grid # 6062-02-992924-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.

*The Board voted to adjourn this matter to the September 9, 2019 meeting.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Vote:** 7:0:0

4. **Public Hearing – Mobil, 2605, South Road, Zone BH, Grid # 6160-01-008762-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the two gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.

*The Board voted to adjourn this matter to the September 9, 2019 meeting.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Vote:** 7:0:0

5. **Public Hearing – Mobil, 2646, South Road, Zone BH, Grid # 6160-01-041865-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. Unlisted Action. Uncoordinated Review.

*The Board voted to adjourn this matter to the September 9, 2019 meeting.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Vote:** 7:0:0

6. **Public Hearing – Mobil, 2063, New Hackensack Road, Zone ROMNSC, Grid # 6260-04-514358-0000.** The applicant seeks to install a freestanding “wave” sign structure, containing a total of ten signs, and having signs on three sides of the structure, at each of the three gasoline dispensing pumps. The requested area variances seek relief from §210-127(B), which permits one freestanding sign with a landscaped monument base at each driveway entrance. The site has an existing freestanding sign, so variances are required for each additional freestanding sign, for the location (not at a driveway entrance), for the absence of a landscaped monument base, and for ten signs per structure. In addition, a variance is needed from §210-123(G) which provides that no sign shall have more than two sides. Unlisted Action. Uncoordinated Review.

*The Board voted to adjourn this matter to the September 9, 2019 meeting.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Vote:** 7:0:0

7. **Public Hearing – Verizon Wireless – Land owned by New Hamburg Fire District – located at 15 Channingville Road, Poughkeepsie NY 12590.** Zoned R-20, Grid # 6058-04-694049-0000. Orange County-Poughkeepsie Limited Partnership d/b/a Verizon Wireless. Requested area variance seeks relief from §210-48 of the Town Code, which provides that within required front yards, no hedge, fence or wall shall exceed 3 ½ feet. The applicant wishes to construct a 6-foot fence in the front yard to enclose a proposed small cell communications facility, which will include a pole having a height of 50’, which exceeds the maximum height of 35’ allowed by §210-16(E). Planning Board Unlisted Action.

*The Board voted to adjourn this matter to the September 9, 2019 meeting.*

**Motion:** James Challey  
**Second:** Arthur Grace  
**Recused:** James Larosa  
**Vote:** 6:0:0

**Other Business**

SEQR Lead Agency Notice of Intent by the Town of Poughkeepsie Town Board: For Zoning Map Amendment and Zoning Text Change in regard to redevelopment of the former Raymond Avenue School 25 and 31 Raymond Avenue, Town of Poughkeepsie.

*The Board voted to consent to the Town Board being the Lead Agency on this project.*

Meeting was adjourned at 7:05 pm.

**Motion:**        *Arthur Grace*  
**Second:**       *Paul Lahey*  
**Vote:**            *7:0:0*

**PRESENT**

- Chairman Challey
- Member D'Aquanni
- Member Slomin
- Member Lahey
- Member LaRosa
- Member Soricelli
- Member Grace
- Alternate Member Capone

**ABSENT**