



Town of Poughkeepsie

Zoning Department

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DECISION AGENDA TOWN OF POUGHKEEPSIE ZONING BOARD OF APPEALS REGULAR MEETING DECEMBER 9, 2019 - 6:00 PM

Old Business

- 1. Public Hearing – South Road Crossings; LRC Group LLC, Applicant; Cameron Poughkeepsie, LLC, Owner; 2611-2629 South Road, Zoned B-H, Grid # 6060-02-950800-0000.** The requested area variances involve the following relief: (1) from §210-35(E) of the Town Code, which mandates a maximum building height of 45 feet to allow a building of 66 feet, requiring a variance of 21 feet; (2) from §210-127(C), which permits one wall sign for each wall of a business facing a public road equal to an area of 25% of the face of the building up to a maximum of 100 square feet, (2) to allow a wall sign of 170.83 square feet, requiring a variance of 70.83 square feet; (3) from §210-122(A)(7) to allow a sign to be located on parcel other than the lot to which it is associated. and (4 through 7) to allow two (2) additional wall signs of 99 square feet each on north side and two (2) additional wall signs of 99 square feet on south side. The Planning Board as lead agency issued a negative declaration on **October 17, 2019**.

The applicant reduced its request for the additional wall signs to 75 square feet each. The Board voted to grant the variances for items four (4) thru seven (7) as amended.

Motion: Christine Soricelli
Second: Paul Lahey
Vote: 6:1:0

- 2. Public Hearing – Frank Orlando, 99 Ray Blvd., Zoned R-20, Grid # 6162-20-884227-0000.** The requested area variance involves relief from §210-16(E) of the Town Code, which mandates a setback of 20 feet from the side lot line, to permit the **existing** car port attached to the house and located 3.6 feet from the **north** side lot line, requiring a variance of 16.4 feet. **Type II Action.**

The Board voted to grant the side variances of 16.4 feet, for an existing carport.

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

3. **Public Hearing - Michael Novohradsky, 9 Streit Ave, Zoned ATC, Grid # 6161-07-688818-0000.** The applicant is seeking a special use permit pursuant to Town Code §210-22(C)(1) and §210-47 to permit the reestablishment of an accessory apartment in a single-family dwelling. **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 result in any significant adverse environmental impact and therefore issued a negative declaration.

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

The Board voted to grant special use permit for an accessory apartment.

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

4. **Public Hearing – Guido Capolino, presented by Hudson Landscape Design Professional Engineering PC, 655 Vassar Road, Zoned R-20, Grid # 6159-04-651113-0000.** The applicant is seeking a lot area variance from Town Code §210-16(E), which mandates minimum lot size of 43,560 square feet, to permit a subdivision of one lot into two, one of which would be 33,677 square feet, requiring a variance of 9,883 square feet. **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 result in any significant adverse environmental impact and therefore issued a negative declaration.

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

The Board voted to grant the requested variance.

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

5. **Public Hearing – Vassar College, presented by Cuddy Feder LLP, 124 Raymond Avenue, Zoned (IN), Grid # 6161-12-795630.** The applicant is appealing the November 18, 2019 determination of the Zoning Administrator which concluded that the proposed hotel use was not a permitted accessory use to the existing educational use. The applicant seeks an interpretation Town Code §210-38 that the proposed “Inn & Institute” is a permitted principal use or, in the alternative, that it is a permitted accessory use.

The Board voted to adjourn the matter to the January 13, 2020 meeting.

Motion: Arthur Grace
Second: Paul Lahey
Recused: James Challey
Vote: 6:0:0

6. **Hudson Heritage Redevelopment Project, 3532 North Road, Grid # 6163-03-011149.**

The Board voted to consent to the Town Board continuing as Lead Agency

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

The meeting was adjourned at 8:30 pm.

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

PRESENT

Chairman Challey
Member D’Aquanni
Member Lahey
Member Soricelli
Member Grace
Member LaRosa
Alternate Member Capone

ABSENT

Member Slomin