



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
May 11, 2020 - 6:00 PM**

****THIS MEETING WAS HELD ONLINE AND TELEPHONICALLY ONLY**
THERE WAS NO IN-PERSON PARTICIPATION
BY THE BOARD OR THE PUBLIC**

Old Business

- 1. Public Hearing – Vassar College, 124 Raymond Avenue, Cuddy & Feder LLP, consultants, 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 and restaurant use are not permitted accessory uses 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. **Type II Action.**

On the Applicant’s request, the Board voted to adjourn the matter to the June 8, 2020 meeting.

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

- 2. Public Hearing – Stewarts Shops Corp, 2245 South Road, Zoned B-H, Grid # 6159-01-249880.** The applicant requests relief from the following sections of the Town Code: (i) §210-35(E) to allow a building to be set back 15 feet from the front yard along South Gate Drive, where 40 feet is required, necessitating a variance of 25 feet; (ii) §210-35(E) to allow a building to be set back 25 feet from the rear lot line where 40ft is required, necessitating a variance of 15feet; (iii) from §210-130(A) to allow a proposed pricing pump topper signs to be 2.15 square feet where one square foot is permitted; (iv) From §210-90(E) which prohibits gasoline service facilities from being located within 500 feet of any property developed for residential use which is located in a residential district to permit the construction of the proposed Stewart’s Shop to be 73 feet from nearest residential district, requiring a variance of 427 feet; (v) §210-123.1(B), which provides that no more than 30% of the total square footage of any sign may be devoted to EMD signage to allow the proposed pump topper signs proposed to have 0.68 square foot, or 31.6% of the sign devoted to EMD signage. **Unlisted Action.**

On the Applicant’s request, the Board voted to adjourn the matter to the June 8, 2020 meeting.

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

3. **Public Hearing – Hyshi Sahiti, 8 Hinkley Place, Zoned R-20, Grid # 6162-10-311595-0000.** The requested area variance involves relief from §210-48(E) and §210-16(E) of the Town Code, to legalize an existing garage and deck. The garage is located 3.6 feet from side yard, where 10 feet is required, requiring a 6.4 foot side-yard variance, and located 1.8 feet from the rear property line, where 10 feet is required, requiring an 8.2 foot rear yard variance. The deck is located 1 foot from side property line, where 20 feet is required, requiring a side yard area variance of 19 feet. (A variance allowing the deck to be located 1.5 feet from the property line was granted on 8/9/2010.)

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

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6:0:0

New Business

4. **Public Hearing – Corewood Ventures Offices, Corewood Ventures Inc. 240 Van Wagner Road Road, Zoned I-H, Grid # 6262-03-226351-0000 and 6262-03-213321-0000.** The applicant is requesting a variance from §210-40 of the Town Code to legalize an existing salt storage structure located 16.8 feet from the side property line where 50 feet is required, necessitating a variance of 33.2 feet. **Unlisted Action**

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

Motion: Christine Soricelli
Second: Arthur Grace
Vote: 6:0:0

5. **Public Hearing – Shed, Raymond G. Kessler, 4 Lynn Road, Zoned R-20, Grid # 6260-03-261373-0000.** The applicant is requesting a variance from Town Code §210-48 to allow a shed to be located 5 feet from the side lot line where 10 feet is required, necessitating a variance of 5 feet. **Type II Action.**

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

Motion: Arthur Grace
Second: Christine Soricelli
Vote: 6:0:0

Other Business

- **Lead Agency Request from the Planning Board – BP3 Springside Development, Springside Avenue, Grid # 6161-08-821910. Zoned ATC – Arlington Town Center.**
- **Lead Agency Request from the Planning Board – Foam and Wash Car Wash, 2629 South Road, Grid # 6160-01-005822. Zoned B-H – Highway Business.**

The Board voted to grant consent to Town of Poughkeepsie Planning Board as Lead Agency for above two projects, for the reasons set forth during meeting.

Motion: Paul Lahey
Second: Arthur Grace
Vote: 6:0:0

The meeting was adjourned at 6:55 pm.

Motion: *Arthur Grace*
Second: *Christine Soricelli*
Vote: *6:0:0*

PRESENT

Chairman Lahey
Member D'Aquanni
Member Grace
Member Slomin
Member Soricelli
Alternate Member Capone

ABSENT