



**City of Poughkeepsie
Zoning Board of Appeals
Approved Meeting
Minutes**

Common Council Chambers
Tuesday, September 13, 2022 6:00 PM

Present

Scott Parker, Chairman
Jessica Vinall, Vice Chair
Rob Page
Thomas Klug
Steven Reifler
John Gildard

Staff

Natalie Quinn, Director of Development
Rebecca Valk, Corporation Counsel
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER WITH THE PLEDGE OF ALLEGIANCE AT 6:00pm

II. APPROVAL OF MEETING MINUTES

Rebecca Valk reviewed the obligations of the board regarding the production of meeting minutes in that minutes must contain a record of actions taken at the board meeting and the vote there on. Because of technical difficulties at the August 9, 2022 meeting, written comments received from the public will be attached to the meeting minutes as addendum, but it is worth noting that the board is not obligated to do so for all meetings.

Motion to approve August 9, 2022 Minutes with attached written comments

Motion: Thomas Klug

Second: Steve Reifler

Carried: 6:0:0

III. PUBLIC HEARINGS & DELIBERATIONS

- 1. 135 MAIN STREET: AREA VARIANCES:** Application for area variances relative to the application for site plan review and subdivision for the subdivision of the property at 135 Main Street into two lots of record, and construction of a new building with 72 dwelling units on the new lot with an existing 119 unit multiple on the original lot. Variances requested of Sections 19-3.17(4)(b), 19-3.17(4)(f)(1), 19-3.17(4)(i), 19-3.17(4)(e), 19-4.3(11), and 19-4.13 of the Zoning Ordinance relative to lot area, front and side yard set-backs, usable open space, off-street parking and set-backs for accessory uses. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76- 911183; Zone: Urban Density (R-6) District; File #2021-023 **ADJOURNED TO OCTOBER 11, 2022 MEETING**

Motion to open the public hearing

Motion: Jessica Vinall

Second: Rob Page

Carried: 6:0:0

No speakers

Motion to adjourn the public hearing to October 11, 2022

Motion: Tom Klug

Second: Rob Page

Carried: 6:0:0

- 2. 45 READE PLACE: AREA VARIANCE** Application for area variances relative to the proposed placement of two wall signs, one on the north-east and one on the south-west of the hospital building at 45 Reade Place. Variances are requested of Sections 19-4.9(9)(i)(1) and 19-4.9(9)(i)(2) of the Zoning Ordinance relative to the height, size and placement of wall signs. Owner: Vassar Brothers Hospital; Applicant: Nuvance Health Vassar Brothers Hospital; Consultant: Tracey Diehl; Grid #6061-43-843721; Zoning District: Hospital Medical (H-M) District; File #2022-007B

Presenting on behalf of Nuvance Heath Vassar Brothers Hospital:

Jennifer VanTuyl, Cuddy + Feder LLP

Allison Fausner, Cuddy + Feder LLP

Peter Hatcher, Stratus

The applicant team provided an overview of the application, variances requested, and presented photographs of the site and proposed signs from various angles, as requested by the Board at the last meeting. The board and applicant had thorough discussion on the need and justification for each sign and the possible impacts of these signs.

Motion to open the public hearing

Motion: Tom Klug

Second: Steve Reifler

Carried: 6:0:0

No speakers

Motion to close the public hearing

Motion: John Gildard

Second: Steve Reifler

Carried: 6:0:0

There was a motion to receive in print and approve the posted resolution for a Negative Declaration with regards to environmental impacts considered under SEQR in relation to NuVance Health Vassar Brothers Hospital, file 2022-007B, regarding the property at 45 Reade Place:

Motion: Steve Reifler

Second: Tom Klug

Role Call:

Aye

Abstain

Scott Parker

John Gildard

Jessica Vinall

Steve Reifler

Rob Page

Tom Klug

Carried: 5:0:1

Furthermore, there was a motion to receive in print and approve the posted resolution granting the requested area variances for file number 2022-007b.

Motion: Tom Klug

Second: Steve Reifler

Role Call:	Aye	Abstain
	Scott Parker	John Gildard
	Jessica Vinall	
	Steve Reifler	
	Rob Page	
	Tom Klug	

Carried: 5:0:1

Motion to adjourn the meeting at 7:03pm

Motion: Scott Parker

Second: John Gildard

Carried: 6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.

MINUTES APPROVED AT SEPTEMBER 13, 2022 MEETING

Moved: Steve Reifler

Second: Thomas Klug

Carried: 5:0:0