



CITY OF POUGHKEEPSIE ZONING BOARD OF APPEALS

APPROVED Meeting Minutes

Common Council Chambers

Tuesday, April 11, 2023 6:00 PM

ATTENDANCE EXCUSED ABSENT STAFF

Scott Parker

Thomas Klug

John Gildard

Jessica Vinall

Brian Ineson

Joe Donat, Development Director

Richard Distel, City Planner

Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:00 pm

II. APPROVAL OF MEETING MINUTES

1. Approval of December 22, 2022 Minutes

Motion: Scott Parker

Second: John Gildard

Carried: 4:0:1 (Jessica Vinall abstained)

2. Approval of February 14, 2023 Minutes

Motion: Scott Parker

Second: Jessica Vinall

Carried: 4:0:1 (Brian Ineson abstained)

III. BOARD BUSINESS

1. Selection of Vice Chair

Jessica Vinall was nominated

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 579 MAIN STREET: USE VARIANCE

REVIEW AND PUBLIC HEARING ADJOURNED UNTIL MAY 9, 2023

Motion to open the public hearing

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

Motion to adjourn the public hearing and adjourn review to May 9, 2023
Motion: Scott Parker
Second: Tom Klug
Carried: 5:0:0

2. 9 THOMPSON STREET: AREA VARIANCE

Application for an area variance relative to the installation of a parking area in the front yard of the property. The variance requested is in regards to Section 19.4.13(2) which states no parking or storage of motor vehicles shall be allowed in the front yard of any property located in an R-1, R-2, R- 2A, R-3, R-3A or R-4 Zoning District to allow for the addition of a parking area in the south front and west side yard of the property. Owner/Applicant: Everton & Verna Meyers; Grid #6162-70-238140 Zoning District: Medium High Density Residential (R-4); File #2022-022.

Presenting - Everton & Verna Meyers, Owners

The presenters explained reason for requested variance sighting safety when walking from the car to the home at late hours and damage done to vehicles parked on the street.

- Jessica Vinall explained the difficulty granting the requested variances and discussed some of the prongs that need to be considered for approval.
- Scott Parker asked applicant if it would be feasible to change the design of the project and install a driveway up the west side yard leading to the back of the property. This could be used as parking instead thus requiring a smaller variance.
- The applicants agreed that this would be feasible and would submit revised plans.

Motion to open the public hearing
Motion: Scott Parker
Second: Tom Klug
Carried: 5:0:0

No speakers

Motion to adjourn the public hearing to May 9, 2023
Motion: Scott Parker
Second: Tom Klug
Carried: 5:0:0

3. 13 HARRISON STREET: AREA VARIANCE

Application for area variance relative to the construction of a two (2) story single family modular home. The area variance requested is in regards to Section 19-3.1.14(4)(a)1 requiring a lot area of 6,000 square feet to allow for a reduction of 2,472 square feet or over 41% reducing the lot are to 3,528 square feet, which

allows for compliance with Section 19-4.12(6) requiring that not more than 10% of the minimum area requirement of a lot may be fulfilled by land which is underwater or subject to periodic flooding. Owner: Habitat for Humanity
Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686, Zoning District: R-2A Central Low-Density, File #2023-005

Presenting: David Freeman, RA, Architect

David described reasons for requested variances. The lot size was established years ago, before the flood plain was added. The addition of the flood plain reduced the buildable lot area even more. No proposed construction, including the parking area, will be done within the flood plain.

The board felt that the project was self-explanatory regarding the reasoning for the request for a variance. They instructed staff to draft a resolution for the May 9, 2023 meeting.

Motion to open the public hearing

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

No Speakers

Motion to adjourn the public hearing to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

V. ADJOURNMENT

Meeting adjourned to May 9, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 5:0:0

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

At DATE a motion was made to approve May 9, 2023 meeting minutes:

Motion: Scott Parker

Second: Tom Gildard

Carried: 4:0:0