



**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Common Council Chambers
Tuesday, June 13, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of May 9, 2023 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 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.

- 2. 325 CHURCH STREET: AREA VARIANCE** Application for area variances relative to the conversion of a two bedroom apartment into two, one bedroom apartments. Variances requested are regarding Section 19-3.13.1(4)(a)2 requiring a lot area of 12,000 square feet to allow for 4,125 square feet, a reduction of 7,875 or 65.5% and Section 19-4.3(11)(a) requiring 4 parking spaces to allow for 0 parking spaces. Owner: Abraham Smilowitz Applicant/Consultant: Jack Voss, Grayhawk Building Specialist; Grid: # 6161-23-342907; R-2A, CENTRAL LOW-DENSITY RESIDENTIAL District; File #ZBA 2023-008

3. 95 NORTH CLINTON: AREA VARIANCE

Application for area variance relative to the rear yard area. Whereas Section 19-3.22(4)(e)2.c requiring a rear yard of 25 feet. The area variance requested is to allow a rear yard of 7.1 feet a reduction of 17.9 feet.

Owner/Applicant: 36 Cottage Street LLC.; Consultant: Kelly Libolt; Grid: # 6161-78-301233; C-1 Neighborhood Commercial District; File #ZBA 2023-011

4. Lot #228990 CANNON STREET: AREA VARIANCE

Application for area variance relative to the access lane whereas Section 19-4.3(5)(a) requires a minimum fifteen-foot (15') access lane for parking areas with fewer than 20 spaces. Variance requested is to allow for an access lane of twelve feet six inches (12'6"); a variance of two feet six inches (2'6"). Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid: # 6161-48-470546; File #ZBA2023-009

5. LOT #93758 SOUTH AVENUE: AREA VARIANCE

Application for area variance relative to the parking spaces for a 5 story, 87 one bedroom unit structure. The area variance requested is in regards to Section 19-4.3(11) requiring a minimum of 1.5 parking spaces per unit or a total of 131 to allow for 103 parking spaces (53 above ground and 50 below ground) a reduction of 28 spaces. Owner/Applicant: ARGO Development; Consultant: Christopher Lapine, PE, LEED AP; Grid: # 6061-52-937583; R-D, Research and Development District; File #ZBA 2023-013

6. 1 COTTAGE STREET - ZONING INTERPRETATION

Application for an interpretation relative to nonconforming use Section 19-5.1(c) which states that a use shall not be changed to another nonconforming use without approval by the Zoning Board of Appeals, and then only to a use which, in the opinion of said Board, is of the same or of a more restricted nature. No building or land changed to a more restricted nonconforming use shall be changed back to a less restrictive use.

Owner/Applicant: Ibrianis Dominguez; Consultant: Z3 Consultants Inc; Grid: # 6161-48-470546; File #ZBA2023-023

IV. APPLICATION REVIEW

1. 75 NORTH WATER: AREA VARIANCE

Sign review regarding freestanding monument sign with message board. The variance requested is in regards to the sign code Section 19-4.9(8)(c)3b.i requiring that the message display change only once every 12 hours to allow the display to change once every 10 minutes; Section 19-4.9(9)(d)3 which permits no more than three colors to allow unlimited

colors; and Section 19-4.9(9)(d)4 which permits no more than 5 words to allow for 12 words. Owner/Applicant: Mid-Hudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #ZBA2023-007

2. LOT #285084 SMITH STREET: AREA VARIANCE

An application regarding area variances relative to the construction of a three (3) unit apartment building. A variance is requested for Section 19-3.15(4)(c)3 which requires 12,000sf of lot area; the lot is 7,237sf.; a reduction of 4,763sf (39.6%), Section 19-3.15(4)(e)2 requires the side yard be at least 15'; the proposed right side yard is 12'; a reduction of 3' (30%), Section 19-3.15(4)(f) requires the front yard be at least 20'; the proposed front yard is 10', Section 19-4.3(5)(a) requires an access drive of at least one 15 foot wide lane for parking areas with fewer than 20 spaces; a 12 foot access is proposed; a reduction of 3 feet (20%), Section 19-4.3(5)(b) requires the width of each parking space to be at least 9'; all six spaces appear to be only 8'9". Owner/Applicant: Patterson Calhoun, LLC; Consultant: Ciro Interante; Grid #6162-79-285084; Zoning District: Medium to High Density Residential (R-4); File #ZBA2023-006