



City of Poughkeepsie Zoning Board of Appeals Meeting Minutes

Common Council Chambers

Tuesday, May 9, 2023 6:00 PM

APPROVED June 13, 2023

Motion: Scott Parker

Second: John Gildard

Carried: 4:0:0

ATTENDANCE

Scott Parker

Thomas Klug

John Gildard

Jessica Vinall

ABSENT

Brian Ineson

STAFF

Robert Distel, City Planner

Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:00 PM

II. APPROVAL OF MEETING MINUTES

1. Approval of April 11, 2023 Meeting Minutes

Motion: Scott Parker

Second: Tom Klug

Carried: 4:0:0

III. PUBLIC HEARINGS & DELIBERATIONS

1. 579 MAIN STREET: USE VARIANCE

Motion to open the public hearing:

Motion: Scott Parker

Second: John Gildard

Carried: 4:0:0

Motion to review and public hearing to June 13, 2023

Motion: Scott Parker

Second: Tom Klug

Carried: 4:0:0

2. 9 THOMPSON STREET: AREA VARIANCE

Motion to open the public hearing:

Motion: Scott Parker

Second: Tom Klug
Carried: 4:0:0

Motion to review and public hearing to June 13, 2023
Motion: Scott Parker
Second: Jessica Vinall
Carried: 4:0:0

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% to be 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

A motion was made to approve the resolution that was posted and received in print:
Motion: Scott Parker
Second: Tom Klug
Carried: 4:0:0

4. 75 NORTH WATER STREET: AREA VARIANCES

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

Presenting: Nancy Forrest, GNS Group
Jeffrey Sassoon, Executive Director, Mid-Hudson Discovery Museum

Nancy presented the message board and explained some of the concerns the planning Board had with it. She discussed light spillage, the need for more colors, words and the increased frequency for changing the message.

The Board asked about the time the applicant intended to keep the sign lit and agreed that the changing message section of the sign should be turned off at 8 pm and the static illuminated section of the sign to be turned off at 10 pm. The board was also concerned about the illumination and expressed that the sign should be static in nature and not have any sort of flashing lights.

There was a motion to open the Public Hearing

Motion: Scott Parker

Second: Tom Klug

4:0:0

Speakers: Judy Phelan, works at the office across the Water Street – Spoke in favor

There was a motion to close the Public Hearing

Motion: Scott Parker

Second: John Gildard

4:0:0

5. LOT #285084 SMITH STREET

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 19-4.1 l (b) requires landscaping or other opaque screening; a chain link fence is proposed for a portion of the property line, Section 19-4.3(1) requires landscaping whenever a parking area containing three or more spaces faces a street or a property line; a chain link fence is proposed, Section 19-4.3(2) requires opaque screening where a parking area for three or more vehicles abuts a residential property; a chain link fence is proposed, 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".

Presenting: James Patterson, Owner
Ciro Interante, Architect

Ciro summarized the project pointing out the parking in the back of the lot, the existing chain link fencing that will remain and have privacy slats added to it the existing landscaping that will remain, the front yard set back and that the building is approximately in line with the fronts of the adjacent buildings as is permitted by code.

The Board discussed the requested variances that were grouped into similar codes for the sake of arguing the prongs.

1. Lot area and setbacks – because the lot is already existing, the size cannot be changed. The front setback was discussed and agreed that it would be within the limits of the code Section 19-4.14(1).
2. Landscaping and screening – these can be eliminated by noting the addition of slats to the chain link fence on the approved plan.
3. Access lane and parking space width – both seem to be a reasonable reduction.

Motion to open the public hearing:

Motion: Scott Parker
Second: Jessica Vinall
Carried: 4:0:0

Council Member Grant spoke in favor of the project

Motion to review and public hearing to June 13, 2023
Motion: Scott Parker
Second: John Gildard
Carried: 4:0:0

Motion to adjourn the meeting to June 13th:
Motion: Scott Parker
Second: Jessica Vinall
Carried: 4:0:0

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

At June 13, 2023 meeting a motion was made to approve May 9, 2023 meeting minutes:

Motion:
Second:
Carried: