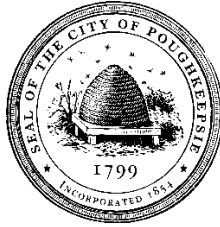


Approved April 9, 2024
Motion: Scott Parker
Second: Justin Phillips
Carried: 5:0:0



City of Poughkeepsie Zoning Board of Appeals
Meeting Approved Minutes
Common Council Chambers
Tuesday, March 12, 2024 6:00 PM

Present

Scott Parker
Jessical Vinall
Thomas Klug
Justin Phillips
Sam Finnerman
James Patterson

Staff

Rebecca Valk, Corporation Counsel
Dan Supple, Assistant Corporation Counsel
Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of February 13, 2024 Meeting Minutes
Motion: Thomas Klug
Second: Jessica Vinall
Carried: 6:0:0

III. ADJOURNED APPLICATIONS

1. 134 SMITH STREET - USE VARIANCES

Review Adjourned to May
Motion: Scott Parker
Second: Jessica Vinall
Carried: 6:0:0

2. 49 CIVIC CENTER PLAZA – INTERPRETATION

Review/Public Hearing Adjourned to April
Motion: Scott Parker
Second: Jessica Vinall
Carried: 6:0:0

IV. PUBLIC HEARINGS

1. 15 HOFFMAN AVENUE – AREA VARIANCE

Due to an advertising error, this application will not be reviewed at the March meeting.

2. 40 CIVIC CENTER PLAZA AREA VARIANCE APPLICATION #2024-002

Application for area variance relative to the proposed construction of an additional story on the existing ten story building where the height of buildings is limited to six stories, requiring a variance of Section 19-3.37(8), Table 3.37-2 of the Zoning Ordinance. Owner: Rakesh Patel (IDA); Applicant: Jim Hutchinson; Zoning District: PID-CC; Grid #6162-69-038151

Presenting: Jim Hutchinson

Motion made to open the Public Hearing
Motion: Scott Parker
Second: James Patterson
Carried: 6:0:0

No speakers

Motion made to close the Public Hearing
Motion: Scott Parker
Second: James Patterson
Carried: 6:0:0

Motion to adjourn the application review to April 9, 2024
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

3. 168 ACADEMY STREET - AREA VARIANCE

Application for area variances relative to the placement of two freestanding signs, requiring variances of Section 19-4.9(7)(b)(1) of the Zoning Ordinance to allow two freestanding signs where only one is permitted; Section 19-4.9(9)(d)(1) to allow freestanding signs to be closer than five feet to the property line; Section 19-4.9(9)(d)(2) to allow freestanding signs to be 71” wide and 42” high for a total square footage of 20.25 square feet per sign face where such signs are restricted to a maximum dimension of three feet in height or width and a total of six square feet in area per sign face; and Section 19-4.9(9)(d)(4) to allow nine words where no more than five words are permitted per sign face. Owner: Manor At Woodside LLC (IDA), LLC; Applicant: Signarama of Dutchess; Zoning District: R-5; Grid #6061-44-989631; File #ZBA2024-003

Presenting: Adam, Signarama

Motion made to open the Public Hearing
Motion: Scott Parker
Second: Jessica Vinall
Carried: 6:0:0

Speakers: Dr. David Giannascoli

Motion made to adjourn the Public Hearing
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

Motion to adjourn the application review to April 9, 2024
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

4. 15 NORTH CLINTON STREET - AREA VARIANCE

Application for area variances relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight family dwelling, requiring variances of Section 19-3.15(4)(c), to allow a lot of 8,114.45 square feet where 22,400 square feet is required, Section 19-3.15(4)(i) to allow 1889 square feet of usable open space for tenant recreational purposes where 2,400 square feet is required, and Section 19-4.3(11)(a) to allow 12 off-street

parking spaces where 16 are required, Section 19-4.3(1) and (2), to allow an opaque fence along the south property line where landscape strips are required, and Section 19-4.11, to allow an opaque fence along the south, east and west property lines where a landscape strip is required. Owner/Applicant: North Clinton Holdings LLC; Consultant: Jason Lichwick Architecture PLLC; Grid: # 6162-79-272082; File #2024-005

Presenting: Issah Nesheiwat, Applicant
Jason Lichwick, Architect

Motion made to open the Public Hearing
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

No speakers

Motion made to close the Public Hearing
Motion: Scott Parker
Second: Justin Phillips
Carried: 6:0:0

Motion to close the application review to April 9, 2024
Motion: Scott Parker
Second: Jessica Vinall
Carried: 6:0:0

5. 14 GRAND STREET AREA VARIANCE APPLICATION #2024-007

Application for area variances relative to the conversion of the existing carriage house on the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the following sections of the Zoning Ordinance: Section 19-3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required; and, Section 19-3.19(4)(k) to allow less than the required usable open space of 1,400sf with minimum dimensions of 30'x40'; For Section 19-4.3(11) which requires 8 parking spaces, the applicant plans to request a waiver from the Planning Board for 4 spaces, and for Section 19-4.11(1)(b) which requires that landscape strips be provided along all property lines of multifamily uses, the applicant plans to request the Planning Board approve an opaque fence or wall on the southern portion of the property. Owner/Applicant: Caroline Aslup and Justin Brown; Zoning District: R-4A; Grid #6062-84-957077

Presenting: Jason Brown and Caroline Aslup, Owner/Applicant

Motion made to open the Public Hearing
Motion: Scott Parker
Second: Thomas Klug
Carried: 6:0:0

Speakers:
Sakima McClinton
Maurine Bunn
Paul Hesse

Motion made to adjourn the Public Hearing
Motion: Scott Parker
Second: James Patterson
Carried: 6:0:0

Motion to adjourn the application review to April 9, 2024

Motion: Scott Parker

Second: Justin Phillips

Carried: 6:0:0

V. CONTINUED APPLICATION REVIEW

1. 27 SOUTH CLINTON STREET – USE & AREA VARIANCE APPLICATIONS

Application for use variance relative to the proposed construction of a 4-unit multiple dwelling on the vacant lot at 27 South Clinton Street (formerly the site of a single family dwelling) in an R-2A zoning district which limits the number of dwelling units to two (2), requiring a variance of Section 19-3.13.1(2) of the Zoning Ordinance. Application for area variances of: Section 19-3.13.1(4)(a)(3) which requires 10,000 square feet of lot area to allow 8712 square feet; Section 19-3.13.1(4)(d)(2), which requires a 20 front yard to allow a 10 foot front yard on South Clinton Street and an 8 foot front yard of Church Street; Section 19-3.13.1(4)(d)(2), which requires side yards of 10 feet, to possibly allow a side yard of 6 feet, depending on the configuration of the stairs on the south side of the building; Section 19-3.13.1(4)(d)(3), which requires a rear yard of 15 feet, to allow the (east) rear yard to be 5 feet (the remaining yard area is compromised by off-street parking); Section 19-4.3(5)(b) which requires parking spaces to be a minimum of 20 feet deep to allow 18 foot deep spaces; Section 19-4.3(5)(b), which requires aisles between rows of parking to be 22 feet wide, to allow an 18' wide aisle between rows of parking; Section 19-4.3(5)(11), which requires 9 parking spaces, to allow 8 parking spaces; Section 19-4.13, which requires that all accessory uses be set back a minimum of 6 feet from the property line, to allow garbage bins to be located virtually on the south side property line; and, Section 19-4.14(3)(a) which requires that all fences be a minimum of 10 feet from any wall containing a legal window, to allow a fence to be within 7 feet of a wall;

Owner/Applicant: 27 South Clinton Street, LLC/Quincy William; Consultant: Ciro Interrante; Zoning District: R-2A; Grid #6161-22-237923; File #2023-035.

Presenting: Quincy Williams, Owner/Applicant

Ciro Interrante, Architect

Motion to adjourn the application review to April 9, 2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

VI. BOARD BUSINESS

1. Review of meeting date change

A motion was made to approve the revised meeting calendar

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

A motion was made to adjourn the meeting until April 9, 2024

Motion: Scott Parker

Second: Thomas Klug

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.