

Approved November 12, 2024 Minutes
Motion: Scott Parker
Second: Justin Phillips
Carried: 5:0:0



City of Poughkeepsie, New York
Zoning Board of Appeals
Meeting Minutes
Tuesday, November 12, 2024, 6:00 PM

Present

Scott Parker
Jessical Vinall
Thomas Klug
Justin Phillips
Sam Finnerman

Excused

James Patterson

Staff

Rebecca Valk, Corporation Counsel
Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of October 8, 2024 meeting minutes

A motion was made to approve the October 2, 2024 meeting minutes

Motion: Jessica Vinall

Second: Justin Phillips

Carried: 4:0:1

III. ADJOURNED APPLICATIONS/ PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

2. "8" SOUTH CLINTON STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Jessica Vinall

Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

3. 178 MILL STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Justin Phillips

Carried: 5:0:0

Motion made to Adjourn the public hearing to December 10 ,2024

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:0

IV. SEQRA AGENCY DETERMINATION

The Planning Board has declared intent to be lead agency for the following applications:

1. **121 PARKER AVENUE** - Installation of a cell tower and accessory equipment.
2. **306-316 MAIN STREET** - Construction of a 6-story mixed-use building including 120 dwelling units and ground floor commercial use.
3. **31-39 MARKET STREET** - Conversion of existing office buildings to mixed use, with ground floor commercial and 49 dwelling units on the upper floors, including addition of 2 stories on 39 Market Street structure.
4. **41-57 CANNON STREET** - Construction of a 6-story mixed-use building including 120 dwelling units and ground floor commercial space."

There were no objections from the Board

V. PUBLIC HEARINGS & DELIBERATIONS – delayed due to applicant’s delay

VI. ZONING INTERPRETATION

1. 121 PARKER AVENUE- INTERPRETATION

Request for Interpretation as to whether or not Sections 19-3.25(14)(d)(1}, 19-4.3(5)(b) and 19-4.3(5)(c) of the Zoning Ordinance are applicable to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, on the property at 121 Parker Avenue. Application for Use Variance of Section 19-3.25(4) to allow a cell tower facility, and Application for Area Variances relative to Sections 19-3.25(8), 19-3.25(10)(o) and 19- 3.25(14)(c) relative to set-back, frontage occupancy, fencing and landscaping, relative to the proposed communications facility installation. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G- CM; Grid #6162-55-257465

Presenting: Scott Olson, Young Sommer, LLC

A motion was made to approve the resolution

Motion: Jessica Vinall

Second: Thomas Klug

Carried: 4:0:1

VII. BOARD BUSINESS

1. APPROVE 2025 MEETING DATES

A motion was made to approve the 2025 meeting dates

Motion: Scott Parker

Second: Justin Phillips

Carried: 5:0:0

*** COMMENT – The chair permitted comment regarding 306-316 Main Street**

Natalie Quinn of KARC Planning Consultants representing 306-316 Main Street allowed to speak regarding application and why it was not on the agenda to be presented this evening

V. PUBLIC HEARINGS & DELIBERATIONS

1. 104 WINNIKEE AVENUE-AREA VARIANCE

Application for Area Variance relative to placement of a fence closer than ten (10) feet to a wall containing legal windows, requiring a variance of Section 19-4.14(4)(a) of the Zoning Ordinance; Owner/Applicant: Samuel Matthews & Sandra Richardson; Grid: # 6162-80-402029; District: R-4 Medium-High Density; File #: ZBA2024-016

Presenting: Sandra Richardson, owner

A motion was made to approve the resolution

Motion: Scott Parker

Second: Thomas Klug

Carried: 5:0:10

VII. ADJOURNMENT

Meeting adjourned to December 10, 2024

Motion Made to Adjourn the meeting to December 10 ,2024

Motion: Scott Parker

Second: Justin Phillips

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.