

Approver October 8, 2024 Minutes
Motion: Jessica Vinall
Second: Justin Phillips
Carried: 4:0:1



City of Poughkeepsie, New York
Zoning Board of Appeals
Approved Meeting Minutes
Tuesday, October 8, 2024, 6:30 PM

Present

Jessical Vinall
Thomas Klug
James Patterson
Justin Phillips
Sam Finnerman: 6:07pm

Excused

Scott Parker

Staff

Rebecca Valk, Corporation Counsel
Tyler Maegerle, Jr. City Planner

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of August 13, 2024 Minutes
Motion: Justin Phillips
Second: Thomas Klug
Carried: 4:0:0

III. ADJOURNED APPLICATIONS & PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE

APPLICANT ADJOURNED TO THE NOVEMBER 12, 2024 MEETING

Hearing adjourned to the November 12, 2024 meeting
Motion: Thomas Klug
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IV. PUBLIC HEARINGS & DELIBERATIONS

1. "8" SOUTH CLINTON STREET: AREA VARIANCE

Revised application for area variance relative to the proposed mixed use development at "8" South Clinton Street, requiring a variance of Section 19-3.17(4)(b), requiring 16,400 square feet of lot area to allow a lot area of 6,770 square feet. While Section 194.3(11) requires 29 off-street parking spaces, 7 off-street parking spaces are proposed and a parking waiver from the Planning Board for the balance is being requested. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Zoning District: C-2;

Grid #6161-22-239997; File #2024-011

Presenting: Jason Lichwick, Jason Lichwick Architecture PLLC

Jessica Vinall opened the public hearing

Speaker: Marta Knapp

Motion was made to adjourn to November 12, 2024, meeting

Motion: James Patterson

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Carried: 5:0:0

2. **121 PARKER AVENUE- INTERPRETATIO/NUSE/AREA VARIANCE 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)(0) 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
Steve Grassl, Verizon Wireless

Motion was made to open the public hearing

Motion: Jessica Vinall

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Carried: 5:0:0

Speakers: Marta Knapp
Laurie Sandow

Motion was made to adjourn to November 12, 2024, meeting

Motion: Thomas Klug

Second: Justin Philips

Carried: 5:0:0

3. **178 MILL STREET: AREA VARIENCE**

Application for Area Variance relative to the construction of a new entry to the existing three-family dwelling at 178 Mill Street, requiring a variance of Section 19-3.15(4) (f) of the Zoning Ordinance, which requires a front yard set-back on

20 feet to allow no front yard set-back. Owner: 333 Mansion Street LLC;
Applicant: Ariel Rodriguez/JAC Builders LLC; Zoning District: R-4; Grid #6062-
76-917213; File #: ZBA2024-017

Presenting: Ariel Rodriguez, JAC Builders

Motion was made to open the public hearing

Motion: Jessica Vinall

Second: Thomas Klug

Carried: 5:0:0

Presenting: Cheryl Miller

Jessica Vinall adjourned the public hearing to the November 12, 2024, meeting

V. ADJOURNMENT

MEETING ADJOURNED TO NOVEMBER 12, 2024

Motion: Thomas Klug

Second: James Patterson

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.