



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, February 11, 2025

6:00 PM

Common Council Chambers

I. ROLL CALL

6 Present, 0 Absent ()

STAFF

Jonna Longcore, Assistant Corporation Council

Richard Distel, City Planner

Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of January 14, 2025 Minutes

A motion to Approve was made by Chair Parker and seconded by Member Phillips.

CCM Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman
No/Nay:	None
Abstain:	Member James Patterson
Absent:	
Result:	Passed

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE

Public Hearings Adjourned to March 11th Meeting Agenda

A motion to Open the Public Hearing was made by Chair Parker and seconded by Member Klug.

Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

A motion to Adjourn the Public Hearing to 3/11/25 was made by Chair Parker and seconded by Member Vinall.

Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

2. 178 MILL STREET: AREA VARIANCE

Public Hearings Adjourned to March 11th Meeting Agenda

A motion to Open the Public Hearing was made by Chair Parker and seconded by Member Vinall.

Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

A motion to Adjourn the Public Hearing to 3/11/25 was made by Chair Parker and seconded by Member Klug.

CCM Minutes of February 11, 2025 - VOICE VOTE

Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

IV. SEQRA REVIEW

1. “8” SOUTH CLINTON STREET: CONSENT TO LEAD AGENCY

Consent for Planning Board to be Lead Agency for matters concerning SEQRA

No opposition

V. PUBLIC HEARINGS & DELIBERATIONS

2. 306-316 MAIN STREET: AREA VARIANCE

Application for area variance relative to Section 19-3.37(8), Table 3-37- 2(b), which limits the height of buildings in the Poughkeepsie Innovation District A (previously the PID Historic Core) to 5 stories, to allow a 6 story building, an increase of one story. Owner/Applicant: 316 Main St LLC; Consultant: KARC Planning Consultants, Grid: #6162-77-084067 and 091064; Zoning District PID-A; File: ZBA #2024-019

Presenting: Kelly Libolt, KARC Planning Consultants
Jay Blumenthal, 316 Main Street LLC

A motion to Open the Public Hearing was made by Chair Parker and seconded by Member Phillips.

Minutes of February 11, 2025 - VOICE VOTE

Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None

Abstain:	None
Absent:	
Result:	Passed

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Patterson.

Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

1. 121 PARKER AVENUE: AREA AND USE VARIANCE

Application for a use variance to allow the use of a portion of the property at 121 Parker Avenue, formerly approved as an off-street parking lot, for a telecommunication facility (cell tower and related equipment and equipment shelter), resulting in a mixed-use property, and for area variances to Sections 19-3.25(8) Table 3.25-2B(D), 19-3.25(8) Table 3.25-2B(G), 19-3.25(10)(o), 19-3.25(11)(d), 19-3.25(13)(b)(4), 19-3.25(14)(c), 19-3.25(14)(d)(1), 19-3.25(4)(d)(2), 19-4.3(5)(b), 19-4.3(5)(C), relative to such mixed use. Owner: Parker Ave Realty, LLC; Applicant: Verizon Wireless of the East LP d/b/a Verizon Wireless; Consultant: Young/Sommer, LLC; Grid #6162-55-257465

Applicant not present

A motion to Open the Public Hearing was made by Chair Parker and seconded by Member Phillips.

Minutes of February 11, 2025 - VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

A motion to Adjourn Public Hearing to 3/11/25 was made by Chair Parker and seconded by Member Phillips.

Minutes of February 11, 2025 - VOICE VOTE

Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

VI. ADJOURNMENT

1. Meeting Adjourned to March 11, 2025

At 6:45 pm a motion to adjourn the meeting was made by Chair Parker and seconded by Member Klug.

Dated: 2/11/25

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Tuesday, February 11, 2025.

**Respectfully submitted, Lori Garcia
Board Administrative Assistant**