



The City of Poughkeepsie New York

Zoning Board of Appeals Meeting Minutes

Tuesday, March 11, 2025

6:00 PM

Common Council Chambers

I. ROLL CALL

6 Present, 0 Absent ()

Staff:

Rebecca Valk, Corporation Counsel

Richard Distel, City Planner

Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of February 11, 2025 Meeting Minutes

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

Minutes of March 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

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. Public Hearings Adjourned to April 8 Meeting Agenda

- 654 MAIN STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

A motion was made to adjourn the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

- 178 MILL STREET: AREA VARIANCE

A motion was made to open the public hearing

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

A motion was made to adjourn the public hearing

Motion: Scott Parker

Second: Jusin Phillips

Carried: 6:0:0

- 121 PARKER AVENUE: USE AND AREA VARIANCES

A motion was made to open the public hearing

Motion: Scott Parker

Second: Jessica Vinall

Carried: 6:0:0

A motion was made to adjourn the public hearing

Motion: Scott Parker

Second: Thomas Klug

Carried: 6:0:0

IV. APPLICATION REVIEW

1. 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 former PID Historic District, under which the project is being reviewed, 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 Formerly PID-HC (now PID-A); File #: ZBA2024-019

Presenting: Jay Blumenthal, CHAI Developers

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

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

2. '8' SOUTH CLINTON STREET: AREA VARIANCE

Application for area variances relative to the proposed residential development at "8" South Clinton Street, with 20 dwelling units and commercial space on the first floor, requiring variances of Sections 19-3.4(2)(g), 19-3.4(2)(h), Section 19-3.4(3)(c), 19-6.2(10)(a), 19-6.2(1)(f), 19-6.2(4)(a) and 19-6.2(4)(e). This is a revised application as an earlier submission was being reviewed under the previous Zoning Ordinance. The previous Zoning District was zoned C-2, while the current Zoning District is PID-B. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid #6161-22-239997; Zoning District: PID-B; File #PB2024-011

Presenting: Jason Lichwick, JL Architecture

A motion to open the public hearing was made by Chair Parker and seconded by Member Phillips.

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

Speaker:

Mart Knapp

***Submitted written comments**

A motion to close the public hearing was made by Chair Parker and seconded by Member Klug.

VOICE VOTE

Yes/Aye: Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson

No/Nay: None

Abstain: None

Absent:

Result: Passed

V. ADJOURNMENT

1. Adjourn meeting to April 8, 2025