



**THE CITY OF POUGHKEEPSIE
NEW YORK
PLANNING & ZONING
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4055 Fax: (845) 451-4006**

**Zoning Board of Appeals Minutes
March 12, 2019**

The meeting was called to order at 6:34pm.

Present

Nathan Shook Chair
Paul Bucher
Rose Ferrucci
John Gildard
Robert Page
Scott Parker
Steven Reifler

Absent

Jessica Vinall

Staff

Natalie Quinn, Senior Planner

A motion to receive the minutes from the December meeting of the ZBA in print and approve was made by Rose Ferrucci and seconded by John Gildard. The motion passed unanimously.

Public Hearings & Deliberations

148 CANNON STREET: FILE #ZBA 2018-014

Application Type: Area Variances (lot area and side yard set-back) for the proposed conversion of a vacant former trade school to a thirteen unit multiple dwelling; **Owner:** Jaikarran Chandradat; **Applicant:** Kaylas Bhiri; **Consultant:** Stephen A. Whalen, Architect; **Grid #:** 6161-23-270945; **Zoning District:** Central Medium Density Residence (R-3A) District

148 CANNON STREET: FILE #ZBA 2018-015

Application Type: Use Variance for the proposed conversion of a vacant former trade school dwelling to a thirteen unit multiple dwelling (to allow thirteen units when the maximum permitted is four); **Owner:** Jaikarran Chandradat; **Applicant:** Kaylas Bhiri; **Consultant:** Stephen A. Whalen, Architect; **Grid #:** 6161-23-270945; **Zoning District:** Central Medium Density Residence (R-3A) District

A motion was made to close the public hearing was made by Rose Ferrucci, seconded by Scott Parker and passed unanimously.

179 SOUTH CHERRY STREET

Application for Area Variance to allow construction of 120 square-foot shed within four feet of the rear yard line where six feet is required. **Owner/Applicant:** Steve Croy; **Consultant:** None; **Grid#:** 6161-31-31876; **Zoning District:** Medium High Residence (R-3) District; **FILE #ZBA 2019-001**

The applicant, Steve Croy, presented his application. It was noted that the shed is in line with the location of neighboring sheds and is in line with the existing character of the neighborhood.



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A motion was made by Steven Reifler and seconded by Rob Page to open the public hearing. It carried unanimously.

There were no speakers for the hearing.

A motion was made by Rose Ferrucci and seconded by John and John Gildard to close the public hearing. It passed unanimously.

Deliberations of the Board on the application were as follows:

WHEREAS, the Zoning Board of Appeals has received an application from Steve Croy, for an area variance of Section 19-4.13 relative to the construction of an accessory shed within four (4) feet of the rear property line where six (6) feet is required; and

WHEREAS, the applicant has demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variances requested are not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not self-created:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above.

Motion: Scott Parker
Second: Steven Reifler
Carried: 7:0:0

The motion to grant the variance carried unanimously.

95 NORTH CLINTON STREET

Application for Area variances to allow the installation of a non-accessory freestanding sign that exceeds the maximum word count permitted by the Zoning Ordinance. **Owner:** 36 Cottage St, LLC; **Applicant/Consultant:** GNS Group Ltd. (Nancy Forrest); **Grid#:** 6162-71-301233; **Zoning District:** Light Industrial (I-1) District; **FILE #ZBA 2019-002**



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A motion to open the public hearing was made by John Gildard, seconded by Rose Ferrucci and passed unanimously.

Nancy Forrest of GNS, Inc., appeared on behalf of the applicant and presented the application. Clarification was provided that the variances sought were for the placement of a non-accessory sign and number of words on the sign. There was a discussion about how the number of words was determined, including the fact that Planning Staff counts a business name as a single word. There was a discussion relative to what kind of signs directing traffic would be exempt. There was a general discussion about the need for the directional information on the freestanding sign. Safety issues relative to tractor trailer deliveries to the site were discussed.

A motion to open the public hearing was made by John Gildard, seconded by Rose Ferrucci and passed unanimously.

A motion made to close the public hearing was made by Steven Reifler, seconded by Rose Ferrucci and passed unanimously.

Deliberations on the application by the Board were as follows:

WHEREAS, the Zoning Board of Appeals has received an application from Nancy Forrest of GNS Inc, for area variances of Section 19-4.9(5)(a) and 19-4.9(9)(4)(d) relative to the placement of a freestanding sign on the property at 95 North Clinton Street; and,

WHEREAS, this application for sign permit is considered to be an unlisted action under SEQRA; and,

WHEREAS, the action is more fully detailed on plans provided by GNS, Inc;

WHEREAS, the applicant submitted a Short EAF (Environmental Assessment Form) which adequately describes the proposed action; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts and, therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals hereby adopts a Negative Declaration for the sign permit as more fully detailed in the application and the above referenced plans.

Motion: Steven Reifler

Second: Paul Bucher

Carried: 7:0:0



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WHEREAS, the applicant has demonstrated that the granting of the area variances will not produce an undesirable change in the character of the neighborhood, and will not be a detriment to nearby properties; and,

WHEREAS, the applicant has demonstrated that there is no other feasible method to achieve compliance at this time; and,

WHEREAS, the applicant has demonstrated that the variances requested are not substantial; and,

WHEREAS, the applicant has demonstrated the granting of the variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood; and,

WHEREAS, the applicant has demonstrated that the need for the variances is not self-created: and,

WHEREAS, the applicant has agreed to reduce the height by 10 inches; and,

WHEREAS, the applicant has agreed to remove the words “employee parking;” and,

WHEREAS, the property presents a significant safety issue requiring that information be on the street as opposed to another location; and,

WHEREAS, the applicant has agreed to move the directional information to the bottom of the sign:

NOW THEREFORE BE IT RESOLVED that the City of Poughkeepsie Zoning Board of Appeals hereby grants the variance as noted above.

Roll Call Vote
Nathan Shook: Aye
Paul Bucher: Aye
Rose Ferrucci
John Gildard
Robert Page
Scott Parker: Aye
Steven Reifler: Aye

The variance was granted unanimously.

A motion to close the meeting was made at 7:17pm by Rose Ferrucci, seconded by Steven Reifler and passed unanimously.