



**City of Poughkeepsie
Zoning Board of Appeals
Meeting Agenda**

Common Council Chambers
Tuesday, April 12, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of March 8, 2022 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. **138 HOOKER AVENUE: AREA VARIANCES:** Application for area variances relative to the proposed expansion of the off-street parking lot for the place of worship at 138 Hooker Avenue. Variances are requested of Section 19-3.12(2)(b)(1)(ii) of the Zoning Ordinance requiring 50 feet set-backs for parking lots for places of worship to allow set-backs of 9 feet and 2 feet, and Section 19-4.3(1) requiring landscape strips to allow for no landscape strips. Owner: H2H Life In His Form Inc; Applicant: Hilary Hurbs; Consultant: Richard Tompkins, RA AIA; Zoning District: Low Density Residence (R-1) District; File #2022-006
2. **45 READE PLACE: AREA VARIANCE WALL SIGN:** Application for area variances relative to the proposed replacement of two wall signs, one on the north-east and one on the south-west of the hospital building at 45 Reade Place. Variances are requested of variances of Sections 19-4.9(9)(i)(1) and 19-4.9(9)(i)(2) of the Zoning Ordinance relative to the height, size and placement of wall signs. Owner: Vassar Brothers Hospital; Applicant: Nuvance Health Vassar Brothers Hospital; Consultant: Tracey Diehl; Grid #6061-43-843721; Zoning District: Hospital Medical (H-M) District; File #2022-007

3. **15 NORTH CHERRY STREET: AREA VARIANCES** Application for area variances relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking to allow front yard parking, and Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fallkill Creek to allow a refuse area within that distance. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-009