



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

Common Council Chambers
Tuesday, June 14, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of May 10, 2022 Meeting Minute

III. PUBLIC HEARINGS & DELIBERATIONS

1. 135 MAIN STREET: AREA VARIANCES: ADJOURNED TO JULY

2. 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

3. 45 READE PLACE: AREA VARIANCE

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 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 #2022-007B

4. 84 NORTH HAMILTON STREET: USE VARIANCE

Application for use variance to allow the re-establishment of a grocery store in the vacant North Hamilton Street as a grocery store. Section 19-3.15 (2) of the Zoning Ordinance does not permit grocery stores in the R-4 District in which the property is located. The previous use of the property as a grocery store was nonconforming and was discontinued for a period in excess of one year, thus necessitating the use variance in order to be reestablished. Owner/Applicant: Joyce White; Consultant: Joyce Stanton, Licensed Real Estate Broker; Grid #6162-77-092099; Zoning District: Medium High Residential (R-4) District; File #2022-013

5. PARKER AVENUE: AREA VARIANCE

Application for area variance relative to the proposed installation of solar panels as an accessory use on the surface parking lot on Parker Avenue. A variance are requested of Section 19-4.13 of the Zoning Ordinance, which requires that accessory uses be set back a minimum of six (6) feet from the property line to allow a zero lot line set-back from the east, west and north property lines. Owner: Northside Junction, LLC; Applicant: Caroline Alsup; Grid # 162-54-125385; Zoning District: Walkway Gateway; File #2022-015.