



**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
April 9, 2019**

The meeting was called to order at 6:31pm.

Present

Nathan Shook Chair
Paul Bucher
Rose Ferrucci
Scott Parker
Steven Reifler

Excused

Jessica Vinall
John Gildard
Robert Page

Staff

Natalie Quinn, Senior Planner

187 COTTAGE STREET

Application for Interpretation relative to the proposed change of use from one nonconforming use, furniture repair, to another nonconforming use, automobile repair. **Owner:** Rafael Dominguez; **Applicant:** Adam Albertelli; **Grid** #6162-72-443177; **Zoning District:** Medium High Density Residence (R-4) District; **FILE #ZBA 2019-003**

The applicant, Adam Albertelli, appeared and presented his application.

- Bolt Mechanics
- Current location is 188 Cottage Street
- New location is needed for business growth and to meet current capacity
- Current structure at 187 Cottage is perfect in terms of height and bays
- Will not use door or gate on west side of building
- Future mitigation options if needed:
 - Insulating windows and acoustic fencing
- Residence to south is multifamily
- In neighborhood, cars being worked on on the sidewalk
- Use battery powered tools rather than air powered tools

ZBA Q&A

- All repairs are done inside.
- For the concierge service, the worker leaves their car at the pickup location. Not all customers use this service.
- The applicant will be vacating existing location, so only two additional lifts are added to the “neighborhood.”
- No ventilation is needed and there are no fumes.

General discussion of parking and access to the site.

A motion was made by Paul Bucher and seconded by Rose Ferrucci to open the public hearing. It carried unanimously.



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Public Comment:

- Kevin Marquis, the owner of Blue Collar Brewery, stated that this is a walking community, people can walk to work, support local businesses
- Vincent, a workforce recruiter, spoke in support of the application
- Zack Martin spoke in favor of the business, helps address vacant buildings, will have a positive impact on the community, the business area is clean, all work is done inside
- Brook Tulley spoke to growth as an aspect of business, support of their business plan. They are elevating the standard of business in the community.
- Jim Riley of Hyde Park works off of Cottage Street on a daily basis. Business is always clean. Not a “hang out.” Legitimate business. There are excessive auto-body shoppes in violation along Winnikee and Cottage. This business is an improvement to those practices.
- Chris Kroner of MASS Design, as part of the Northside Collaborative. Supports this business as it increases the economic stability of the neighborhood. Existing structure cannot be rehabilitated as any of the permitted uses.
- Daniel, owner of Trailer King: the structure can fit all business inside, will not have an adverse impact on the existing character of the neighborhood. High end of the automotive business

A motion was by Steve Reifler and seconded by Scott Parker to close the public hearing. It was carried unanimously.

WHEREAS, the Zoning Board of Appeals has received an application submitted by Adam Albertelli for an interpretation relative to the establishment of an automotive repair facility at 187 Cottage Street; and

WHEREAS, the application consists of a request for an interpretation that the proposed use is of the same or a more restrictive nature than the previous use as a furniture repair facility; and,

WHEREAS, the ZBA reviewed the particulars of the two uses and determined that the proposed use of the property as an automotive repair facility is in fact of more restrictive nature than the previous use inasmuch as:

*The number of employees should be fewer

*The hours of operation should be fewer

*The overall impact on the neighborhood will be less detrimental

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals hereby grants approval for the change of use of the property at 187 Cottage Street to an automotive repair facility.

Motion: Scott Parker

Second: Paul Bucher

Carried: 5:0:0



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A motion to approve the minutes from the March 2019 meeting was made by Scott Parker, seconded by Steven Reifler and carried unanimously.

A motion to adjourn the meeting was made by Scott Parker and seconded by Paul Bucher, and carried unanimously.

The meeting adjourned at 7:14pm.