



**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
May 14, 2019**

The meeting was called to order at 6:29pm.

Present

Nathan Shook Chair
Rose Ferrucci
John Gildard
Scott Parker
Steven Reifler
Jessica Vinall

Excused

Paul Bucher

Staff

Natalie Quinn, Planning Director

On a motion by Rose Ferrucci, seconded by John Gildard, the April 2019 meeting minutes were approved unanimously.

160 UNION STREET

Application for Area Variances relative to the proposed conversion of an existing building (formerly a school) to a multiple residence containing 41 dwelling units, and including conversion of a former gymnasium space from one story to two and construction of one additional story on top.. **Applicant:** Chai Developers, Inc. (Bernard Kohn); Tax Map Parcel #6062-84-910070; Zoned: Central Urban Density Residence (R-4A) District; **FILE #ZBA 2019-004**

The application was represented by Chris LaPorta of the Chazen Companies and project architect Alex Blakely.

A brief project overview was provided, with a visual presentation.

- No physical ground disturbance
- Restriping of parking lot and “sprucing up” of landscaping
- 3 area variances requested
- 41 units is less than the 43 units that would be permitted by lot area requirements
- Additional story is set back, not easily seen from Union Street

Scott Parker asked if the existing stairs go to the roof.

- Currently there is one stair tower that goes to the roof. There is a plan to add a second.

Nathan Shook observed that the area is already congested. How does the developer plan to address parking needs?

- Project is close to train station
- Plan to add bike racks



**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

Steven Reifler inquired about the unit mix

- Dictated by existing window openings and width of building

John Gildard observed that 9 additional cars on the street would be a significant impact

- Discussed ITE standards and over-estimation of parking needs

A motion was made by Jessica Vinall and seconded by John Gildard to open the public hearing. It carried unanimously.

Public Comment:

- Robert Cocomo, a Pawling resident who owns property in the area, asked about the size and rental of the units
 - Most units are 500-600 square feet
 - Rents will be “free market”

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

WHEREAS, Chai Developers, Inc, filed an application for site plan review relative to the proposed conversion of the former school at 160 Union Street to a multifamily dwelling containing 41 dwelling units, including construction of an additional story; and,

WHEREAS, review of the proposal for compliance with the requirements of the Central Urban Density Residence (R-4A) District in which the property is located revealed the following deficiencies:

- 1) *Maximum Height:* Section 19-3.19.(4)(i) allows a maximum height of 3 stories or 40 feet; The existing building is 4 stories or 64 feet. The applicant proposes one additional story within the existing structure and one on top of the building, for a total addition of 12 feet of height; as the existing structure maintains existing non-complying status for its height of 64 feet, a variance of 12 feet is requested.
- 2) *Off-street Parking:* Section 19-4.3(11)(a) requires that a minimum of 64 parking spaces be provided; 55 spaces are provided on site; a variance of 9 off-street parking spaces is requested.
- 3) *Open Space:* Section 19-3.19(4)(k) requires that open space be provided per Section 19-3.15(4)(i), which requires 12,700 square feet of usable open space; 4,616 square feet of open space is provided; a variance of 8,084 square feet is requested; and

WHEREAS, the Zoning Board of Appeals has received an application from Chai Developers, Inc, for area variances of Sections 19-3.19(4)(i), 19-3.19(4)(k) and 19-4.3(11)(a) of the Zoning Ordinance relative to the conversion of the building at 160 Union Street from a (vacant) school to a multiple residence containing 41 dwelling units; and,



**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**

WHEREAS, a Public Hearing was held on May 14, 2019, relative to the application; and,

WHEREAS, the Zoning Board of Appeals has considered the testimony of the applicant and his consultants as well as materials submitted with the application; 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 (with the following conditions, if any):

Motion: Nathan Shook
Second: John Gildard
Carried: 7:0:0

The motion to grant the variances carried unanimously.

A motion to adjourn the meeting was made by Rose Ferrucci, seconded by Steven Reifler, and carried unanimously.

The meeting adjourned.