



**CITY OF POUGHKEEPSIE  
ZONING BOARD OF APPEALS MINUTES  
March 10, 2020**

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

**Present**

Nathan Shook Chair  
John Gildard  
Scott Parker  
Christina Piracci  
Steven Reifler  
Jessica Vinall

**Excused**

Paul Bucher

**Staff**

Natalie Quinn, Planning Director

A motion was made by Steven Reifler and seconded by Christina Piracci to approve the February meeting minutes. The motion carried unanimously.

**54-58 SMITH STREET:** Application for area variances relative to the proposed change of use of the six-family dwelling and vacant one-story garage to an eight-family dwelling with accessory maintenance building. Owner: Yitzchot Rottenburg, YRY Group LLC; Applicant: Ariel Rodriguez; Consultant: Thomas P. Cummings PE; Grid #6162-79-310112; Zoning District: R-4; ZBA File #2020-003

Appearing on behalf of the application was Chris Johnston, Tom Cummings, and Ariel Rodriguez. The applicant provided a brief overview of the project and variances requested, and new materials regarding the financial justification for eight units rather than six units. The 8 unit conversion makes the return on investment for the project worthwhile. It's really the minimum to make the project viable. There are other multifamily dwellings on Mansion Street, and on Smith Street at the arterial. This will beautify the neighborhood. The basement will be utilized for utilities.

The public hearing was opened and closed at the last meeting.

It was discussed that the variance in reality may be viewed as less substantial than 12,000 square feet to 20,000 square feet. If the 6 units were not pre-existing, noncomplying, it would require a lot area variance.

After discussion and deliberation:

WHEREAS, the Zoning Board of Appeals has received an application for area variances from Ariel Rodriguez relative to the proposed conversion of the existing six unit multiple dwelling with vacant garage to an eight unit multiple dwelling with accessory maintenance facility on the property at 54-58 Smith Street, grid #6162-79-310112 located in an R-4 zoning district, requiring

variances of Section 19-3.15(4)( c), Section 19-3.15(4)(i) and Section 19-4.13 of the Zoning Ordinance; and,

WHEREAS, the application was accompanied by additional materials, including photographs and plot and floor plans, dated January 23, 2020, prepared by Thomas Cummings, P.E., and a financial analysis by Thomas Cummings dated February 11, 2020; and,

WHEREAS, a public hearing was held on February 11, 2020; and,

WHEREAS, the applicant has demonstrated that the granting of the area variances will not produce and 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(s) as noted above.

Motion: Steven Reifler

Second: Scott Parker

Carried: 4:1:0

(Jessica Vinall opposed).

**27 MANITOU AVENUE:** Application for area variance relative to the proposed construction of an addition to existing two family dwelling. Owner: David and Holly Arano; Applicant/Consultant: Mazzarelli Architecture & Planning, PC Grid #61626161-32-497827; Zoning District R-3; ZBA File #2020-005

Appearing on behalf of the application were Holly and David Arano and Carlo Mazzarelli. The applicants provided a summary of the project.

A motion to open the public hearing was made by Scott Parker, seconded by Jessica Vinall and unanimously approved. There were no public comments. The public hearing was closed on a motion by Scott Parker.

Following discussion and deliberations:

WHEREAS, the Zoning Board of Appeals has received an application for area variance from Mazzarelli Architecture & Planning, PC, relative to the proposed construction of a an addition to the existing two family dwelling at 27 Manitou Avenue, as the addition will increase lot coverage from 35%, the maximum allowed, to 41%; and,

WHEREAS, the application was accompanied by additional materials, including site photographs and plans prepared by Mazzarelli Architecture & Planning, dated November 22, 2019, entitled “Addition and Renovation to the Arano Residence;” and,

WHEREAS, a public hearing was held on March 10, 2020; 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: Steven Reifler

Second: Scott Parker

Carried: 5:0:0

A motion to adjourn the meeting was made by Steven Reifler at 7:08pm. The motion was seconded by Christina Piracci and carried unanimously.