



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

Common Council Chambers
Tuesday, February 14, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 22, 2022 and January 10, 2023 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. **16 SEAMAN ROAD AREA VARIANCE** Application for area variance relative to the addition a cooking island on the side of an existing residence. The area variance requested is in regards to Section 19-4.13(1) requiring an accessory use to be located not nearer than 6 feet to an adjoining property line to allow 1 foot 6 inches (a reduction of 4 feet 4 inches) on the east side of the addition. Owner/Applicant: Michael DeCiutiis; Grid: #6161-54-156395; File #2022-027
2. **579 MAIN STREET: USE VARIANCE** Application for use variances to establish three (3) residential units and one (2) commercial spaces in an existing building in a C-2A district, which does not permit residential use. Owner: Johanny Properties, LLC, Applicant: Kenneth Pagan; Consultant: One Stop Property Service, LLC; Grid #6161-24-423946; Zoning District: Main Street Commercial District; File #2022-020
3. **67 WORRALL AVENUE: AREA VARIANCES** Application for area variances in regards to a two-family dwelling including variances of Section 19-3.14(4)(a)2 which requires a minimum lot area of 10,000 square feet; plans provided show the lot area of 7,057 square feet, Section 19-

3.14(4)(d)1, which requires a minimum front yard of 20 feet; plans provided show southern front yard setback of 15 feet. Owner: Damian Mercado, Applicant: Jose Santos; Consultant: John Sullivan; Grid #6061-41-563723; Zoning District: Medium-Density Residence District; File #2023-001