



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

Common Council Chambers
Tuesday, February 13, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 9, 2024 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW/HEARINGS

1. **27 SOUTH CLINTON STREET – USE & AREA VARIANCE APPLICATIONS**
2. **49 CIVIC CENTER PLAZA - INTERPRETATION**
3. **134 SMITH STREET - USE VARIANCES**

IV. REVIEW OF RESOLUTIONS

1. 579 MAIN STREET - AREA VARIANCES

Application for variances relative to the proposed conversion of the building at 579 Main Street to a mixed use building containing retail and art studio space on the first floor, and three dwelling units, requiring variances of Section 19-3.23(2)(b)(9)(vi) of the Zoning Ordinance, which limits the size of apartments to no more than 750 square feet, to allow two apartments to be greater than 750 square feet, and Section 19-4.3(11), which requires 11 off-street parking spaces, to allow one off-street parking space. Owner: Johany Property LLC; Applicant: One Stop Property Service LLC;

Consultant: Ciro Interrante, Architect; Zoning District: C-2A; Grid #6161-24-423946; File #ZBA2023-047

2. 110 SOUTH GRAND AVENUE - AREA VARIANCES

Application for area variances to allow the construction of an off-street parking lot in the Park Avenue front yard of the property, requiring a variance of Sections 19-4.13(1) and 19-4.13(2) of the Zoning Ordinance. Owner/Applicant: Faith Apostolic Ministries Inc.; Consultant: Michael Berta, AIA; Zoning District: R-2; Grid #6161-49-620556; File #2023-051

V. PUBLIC HEARINGS & DELIBERATIONS

1. 16 PERSHING AVENUE APPLICATION - AREA VARIANCES

Application for variances relative to the proposed conversion of the former emergency mobile response facility to an autobody repair shop, requiring a variance of Section 19-3.24(2)(a) of the Zoning Ordinance, which does not permit autobody facilities in the C-3 District to be located within thirty (30) feet of a residential zoning district, to allow the use to directly abut an R-4 residential district and several residential properties at the west, and Section 19-4.3(11)(c), which requires 29 parking spaces, to allow the 25 spaces. Owner/Applicant: Devanand Jaikarran; Consultants: Mackey Butts & Whalen, and Liscum McCormack VanVoorhis; Grid #6161-24-427963; Zoning District: C-2A; Grid #6161-24-427963; File #ZBA2023-040

2. 1 CIVIC CENTER PLAZA - AREA VARIANCES

Application for area variances relative to the placement of an awning sign, requiring variances of Section 19-4.9(9)(a)(2) of the Zoning Ordinance to allow a sign 19'8" wide where 10 feet is permitted and Section 19-4.9(9)(a)(4) to allow six words when five words is the limit. Owner: Acadia Hudson, LLC; Applicant: Victoria Rothman; Zoning District: PID-HC; Grid #6162-77-050111; File #2023-050

3. 15 NORTH CLINTON STREET - AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight family dwelling, requiring variances of Section 19-3.15(4)(c), to allow a lot of 8,114.45 square feet where 22,400 square feet is required, Section 19-3.15(4)(i) to allow 1889 square feet of usable open space for tenant recreational purposes where 2,400 square feet is required, and Section 19-4.3(11)(a) to allow 12 off-street parking spaces where 16 are required, Section 19-4.3(1) and (2), to allow an opaque fence along the south property line where landscape strips are required, and Section 19-4.11, to allow an opaque fence along the south, east and west property lines where a landscape strip is required. Owner/Applicant: North Clinton Holdings LLC;

Consultant: Jason Lichwick Architecture PLLC; Grid: # 6162-79-272082;
File #2024-005

4. 48 SOUTH HAMILTON STREET - AREA VARIANCES

Application for area variance relative to the conversion of the existing single family dwelling at 48 South Hamilton Street to a two family dwelling, requiring variances of Section 19-4.19-3.15(4)(a) of the Zoning Ordinance to allow a lot area of 4,773 square feet where 10,000 square feet are required, and Section 19-4.3(11) to allow two off-street parking spaces where four are required. Owner/Applicant: Peter Nocerino; Zoning District: R-4; Grid #6161-22-155937; File #2024-006

5. 76 DELAFIELD STREET - AREA VARIANCE

Application for area variance relative to the installation of condensers on the building at 76 Delafield Street, requiring a variance of Section 19-4.13(1) of the Zoning Ordinance to allow a set-back of 3.5 feet where 6 feet is required. Owner: The Shamrock Association, Inc; Applicant: Scott Parker, Vice President; Zoning District: R-4; Grid #6062-60-882431; File #2024-001