



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

Common Council Chambers
Tuesday, April 9, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of March 12, 2024 meeting minutes

III. ADJOURNED APPLICATIONS & PUBLIC HEARINGS

1. **134 SMITH STREET - USE VARIANCES**
2. **27 SOUTH CLINTON STREET – USE & AREA VARIANCES**

IV. SEQRA REVIEW

1. 14 GRAND STREET: Planning Board Declaration of Intent to be Lead Agency

The Planning Board has declared its intent to be Lead Agency for the purposes of SEQRA relative to an application for site plan review for the proposed conversion of the existing carriage house at the rear of the property to a single-family dwelling. There is an existing three family dwelling on the premises. Area variances and a parking waiver are also required. Owner/Applicant: Justin Brown and Caroline Alsup; Grid #6062-84-957077 and #6162-69-112219; Zoned: Central Urban Density Residence District (R-4A); File #2024-014

2. 654 MAIN STREET: Planning Board Declaration of Intent to be Lead

Agency

The Planning Board has declared its intent to be Lead Agency for the purposes of SEQR relative to an application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed-use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynolds Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. In addition to the Planning Board approvals specified, variances from the Zoning Board of Appeals will be required. Owner: EFDS Realty Corp; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555852, 559850, 563849, 567848; Zoning District: C-2A. R-4

V. REVIEW OF RESOLUTIONS

1. 40 CIVIC CENTER PLAZA - AREA VARIANCE

Application for area variance relative to the proposed construction of an additional story on the existing ten story building where the height of buildings is limited to six stories, requiring a variance of Section 19-3.37(8), Table 3.37-2 of the Zoning Ordinance. Owner: Rakesh Patel (IDA); Applicant: Jim Hutchinson; Zoning District: PID-CC; Grid #6162-69-038151; File #ZBA2024-002

2. 15 NORTH CLINTON STREET - AREA VARIANCE

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 #ZBA2024-005

VI. PUBLIC HEARINGS & DELIBERATIONS

1. 15 HOFFMAN AVE – AREA VARIANCE

Application for area variance relative to Section 19-3.15(4)(e) requiring a 6 foot side yard set back to allow for a zero-lot line setback. Owner/Applicant: Kamil Sero and Hweido Sero; Consultant: Jason Lichtwick Architecture, PLLC; Grid: # 6161-34-628812; District: R-4, medium high-density residential; File #: ZBA 2023-027

2. 168 ACADEMY STREET - AREA VARIANCE

Application for area variances relative to the placement of two freestanding signs, requiring variances of Section 19-4.9(7)(b)(1) of the Zoning Ordinance to allow two freestanding signs where only one is permitted; Section 19-4.9(9)(d)(2) to allow freestanding signs to be 71” wide and 42” high for a total square footage of 20.25 square feet per sign face where such signs are restricted to a maximum dimension of three feet in height or width and a total of six square feet in area per sign face. Owner: Manor At Woodside LLC (IDA), LLC; Applicant: Signarama of Dutchess; Zoning District: R-5; Grid #6061-44-989631; File #ZBA2024-003