



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

Common Council Chambers  
Tuesday, June 11, 2024  
6:00 PM

**I. CALL TO ORDER**

**II. APPROVAL OF MEETING MINUTES**

1. Approval of May 14, 2024 Minutes

**III. REVIEW OF RESOLUTIONS**

**1. 14 GRAND STREET - AREA VARIANCE RESOLUTION**

Application for area variances relative to the conversion of the existing carriage house on the property to a single-family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the following sections of the Zoning Ordinance: Section 19-3.19(4)(f) to allow a zero rear yard set-back where 15 feet is required; and, Section 19-3.19(4)(k) to allow less than the required dimensions of 30'x40' for the 1400 square feet of usable open space. Owner/Applicant: Caroline Aslup and Justin Brown; Grid #6062-84-957077; File #2024-007

**2. 20 CORLIES AVENUE - AREA VARIANCE AMENDED RESOLUTION**

Application for area variance relative to converting a single family dwelling to a two family dwelling. Lot deficiencies were noted regarding; Section 19-3.15(4)(a) the minimum lot area is 10,000 square feet, to allow for 6838 square feet (a variance of 3162 square feet); Section 19-3.15(4)(e) the minimum side yard is 6 feet, to allow for a 5 foot side yard 9 a variance of 1 foot). Owner/Applicant: Javier Ortega; Consultant: Wayne Thompson, Esq.; Grid: # 6161-25-524928; Zoning District: Medium High-Density (R-4); File #2023-016

#### **IV. PUBLIC HEARINGS & DELIBERATIONS**

##### **1. 40 CIVIC CENTER PLAZA - AREA VARIANCE**

Application for area variances relative to the proposed placement of signs on the property at 430 Civic Center Plaza, requiring variances of Section 19-4.9(8)(c)(2)(b)(ii), which requires that internally illuminated signs have dark backgrounds with light lettering, to allow no dark background on two wall signs and one canopy sign, Section 19-4.9(9)(b)(2), which provides that the lettering on a canopy sign shall not exceed 8 feet in width nor 18 inches in height to allow lettering 30'3" in width and 2'8" in height, and Section 19-4.9(9)(b)(1), which requires that the bottom of a canopy sign be a minimum of 7 feet or a maximum of 9 feet above the sidewalk, to apparently allow something outside of that range. Owner: Hudson Valley Lodging Associates, LLC/Rakesh Patel (IDA); Applicant: Laurentano Sign Group; Zoning District: PID-CC; Grid #6162-69-038151; File #2023-052

##### **2. 233-237 MAIN STREET: AREA VARIANCE**

Application for area variance for 233-237 Main Street relative to Section 19-3.37(13)(a) of the Zoning Ordinance, which requires that 26 off-street parking spaces be provided for the mixed use development proposed, to allow for no off-street parking to be provided. Owner: Elian & Justin Realty, LLC; Applicant/Consultant: Jay Diesing, Mauri Architects, PC; Zoning District: PID-CC; Grid #6162-77-014124; File #2024-008

##### **3. 654 MAIN STREET - AREA VARIANCE**

Application for area variances relative to the proposed development which 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. The applicant is seeking the following variances: Section 19-4.11, which requires landscape strips on all property lines, to allow no landscape strips on the internal property lines of the development; Section 19-4.3(11), which requires 185 off-street parking spaces, to allow 81 off-street parking spaces; and, Section 19-3.15(4)(c), which requires that 61,600 square feet of lot area be provided for the Reynolds Avenue residential parcel, to allow 40,600 square feet of lot area. 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, 555851, 559850, 563849, 567848; Zoning

District: C-2A/R-4. File #2024-009

**4. 650 MAIN STREET - AREA VARIANCE**

Application for area variances for 650 Main Street to allow placement of a freestanding sign, requiring variances of Section 19-4.9(9)(d)(1) relative to set-backs, Section 19-4.9(9)(d)(2) relative to height, Section 19-4.9(9)(d)(4) relative to number of words, and a wall sign, requiring variances of Section 19-4.9(9)(i)(2) relative to height, Section 19-4.9(9)(i)(3) relative to number of colors and Section 19-4.9(9)(i)(4) relative to number of words.

Owner/Applicant: Saleh Hijazee; Zoning District: C-2A; Grid #6161-25-518877; File #2024-010

**5. "8" SOUTH CLINTON STREET - AREA VARIANCE**

Application for area variances relative to the proposed mixed use development at "8" South Clinton Street, requiring variances of Section 19-3.17(4)(b), requiring 16,400 square feet of lot area to allow 6,770 square feet; Section 19-3.15(4)(i), requiring 5100 square feet of usable open space for tenant recreational purposes to allow 4640 square feet; and Section 19-3.11(11) requiring 29 off-street parking spaces to allow 7 off-street parking spaces. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Zoning District: C-2; Grid #6161-22-239997; File #2024-011

**V. BOARD BUSINESS**

1. Addition of posters to public notification process.

**VI. ADJOURNMENT**

1. Adjourn meeting to Tuesday July 9, 2024