



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

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

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approve the July 10, 2024 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 654 MAIN STREET: AREA VARIANCE

Revised 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 18 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 and Section 19-4.3(11), which requires 172 off-street parking spaces, to allow 87 off-street parking spaces; 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, 526859; Zoning District: C-2A/R-4. File #2024-009

2. “8” SOUTH CLINTON STREET: AREA VARIANCE

Revised application for area variance relative to the proposed mixed use development at “8” South Clinton Street, requiring a variance of Section 19-3.17(4)(b), requiring 16,400 square feet of lot area to allow a lot area of 6,770 square feet. While Section 194.3(11) requires 29 off-street parking spaces, 7 off-street parking spaces are proposed and a parking waiver from the Planning Board for the balance is being requested. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture PLLC; Zoning District: C-2; Grid #6161-22-239997; File #2024-011

IV. BOARD BUSINESS

V. ADJOURNMENT