



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

Common Council Chambers
Tuesday, October 8, 2024
6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 13, 2024 Minutes

III. ADJOURNED APPLICATIONS & PUBLIC HEARINGS

1. **654 MAIN STREET: AREA VARIANCE**
APPLICANT ADJOURNED TO THE NOVEMBER 12, 2024 MEETING

IV. PUBLIC HEARINGS & DELIBERATIONS

1. **"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 19-4.3(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
2. **121 PARKER AVENUE – INTERPRETATION/USE/AREA VARIANCE**
Request for Interpretation as to whether or not Sections 19-3.25(14)(d)(1), 19-4.3(5)(b) and 19-4.3(5)(c) of the Zoning Ordinance are applicable to the

proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, on the property at 121 Parker Avenue. Application for Use Variance of Section 19-3.25(4) to allow a cell tower facility, and Application for Area Variances relative to Sections 19-3.25(8), 19-3.25(10)(o) and 19-3.25(14)(c) relative to set-back, frontage occupancy, fencing and landscaping, relative to the proposed communications facility installation. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465

3. 178 MILL STREET: AREA VARIANCE

Application for Area Variance relative to the construction of a new entry to the existing three-family dwelling at 178 Mill Street, requiring a variance of Section 19-3.15(4) (f) of the Zoning Ordinance, which requires a front yard set-back on 20 feet to allow no front yard set-back. Owner: 333 Mansion Street LLC; Applicant: Ariel Rodriguez/JAC Builders LLC; Zoning District: R-4; Grid #6062-76-917213; File #: ZBA2024-017

V. ADJOURNMENT

1. MEETING ADJOURNED TO NOVEMBER 12, 2024