



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

Common Council Chambers
Tuesday, November 12, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of October 8, 2024 meeting minutes

III. ADJOURNED APPLICATIONS / PUBLIC HEARINGS

1. 654 MAIN STREET: AREA VARIANCE
2. "8" SOUTH CLINTON STREET: AREA VARIANCE
3. 178 MILL STREET: AREA VARIANCE

IV. SEQRA AGENCY DETERMINATION

1. The Planning Board has declared intent to be lead agency for the following applications:
 - **121 PARKER AVENUE** – Installation of a cell tower and accessory equipment.
 - **306-316 MAIN STREET** – Construction of a 6-story mixed use building including 120 dwelling units and ground floor commercial use.
 - **31-39 MARKET STREET** – Conversion of existing office buildings to mixed use, with ground floor commercial and 49 dwelling units on the upper floors, including addition of 2 stories on the 39 Market Street

structure.

- **41-57 CANNON STREET** – Construction of a 6-story mixed-use building including 120 dwelling units and ground floor commercial space."

V. PUBLIC HEARINGS & DELIBERATIONS

1. 104 WINNIKEE AVENUE – AREA VARIANCE

Application for Area Variance relative to placement of a fence closer than ten (10) feet to a wall containing legal windows, requiring a variance of Section 19-4.14(4)(a) of the Zoning Ordinance; Owner/Applicant: Samuel Matthews & Sandra Richardson; Grid: # 6162-80-402029; District: R-4 Medium-High Density; File #: ZBA2024-016

VI. ZONING INTERPRETATION

1. 121 PARKER AVENUE – INTERPRETATION

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

VII. BOARD BUSINESS

1. APPROVE 2025 MEETING DATES

VIII. ADJOURNMENT

1. Meeting adjourned to December 10, 2024