



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

Common Council Chambers  
Tuesday, May 13, 2025  
6:00 PM

**I. ROLL CALL**

**II. APPROVAL OF MEETING MINUTES**

1. Approval of April 8, 2025 Meeting Minutes

**III. APPLICATION REVIEW**

**1. 121 PARKER AVENUE: AREA VARIANCE**

Application for area variances to Sections 19-3.25(8) Table 3.25-2B(D), 19-3.25(8) Table 3.25-2B(G), 19-3.25(10)(o), 19-3.25(11)(d), 19-3.25(13)(b)(4), 19-3.25(14)(c), 19-3.25(14)(d)(1), 19-3.25(4)(d)(2), 19-4.3(5)(b), 19-4.3(5)(C), relative to such mixed use. Owner: Parker Ave Realty, LLC; Applicant: Verizon Wireless of the East LP d/b/a Verizon Wireless; Consultant: Young/Sommer, LLC; Grid #6162-55-257465; Zoning District Formerly Walkway-Gateway Mixed Use Commercial (now Walkway-Gateway); Files # ZBA2024-015

**IV. PUBLIC HEARINGS & DELIBERATIONS**

**1. 654 MAIN STREET/695 MAIN STREET/REYNOLDS AVENUE: 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 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; Section 19-4.3(11), which requires 172 off-street parking spaces, to allow 87 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

**2. "8" SOUTH CLINTON STREET: AREA VARIANCE**

Application for area variances relative to the proposed construction of a 16 unit multiple dwelling on South Clinton Street, requiring variances of Section 19-3.4(3)(c), to allow a south side yard set-back ranging from zero to 5 feet where 15 feet is required when abutting a residential lot line; and Section 19-3.4(3)(d) to allow a rear yard set-back of zero (0) feet where 8 feet is required. : the building appears to abut the property line at the rear. Owner: South Clinton Equities LLC; Consultant/Applicant: Jason Lichwick Architecture; Zoning District: PID-B; Grid: # 6161-22-239997; File #ZBA2024-011

**3. 100 NORTH HAMILTON: STREET USE VARIANCE**

Application for use variance relative to the construction of a 6 unit multiple dwelling on the property at 100 North Hamilton Street requiring a variance of Sections 19-2.2(1) and 19-5.5 which do not permit multiple dwellings in the RNB Zoning District; Owner: Brothers Shaiti Corp; Applicant: Isuf Sahiti; Consultant: Michael J. Duval, P.E.; Zoning District: RNB; Grid: #6162-62-238266; File #ZBA2025-001

**4. 100 NORTH HAMILTON STREET: AREA VARIANCE**

Application for area variances relative to the proposed project requiring variances of Section 19-2.2(3)(a) which requires a primary street setback of 20 feet to allow a North Hamilton Street set-back of 15.75'; Section 19-2.2(3)(b) which requires a secondary street setback of 10 feet to allow a High Street set-back of 4 feet to the covered porch; Section 19-2.2(4)(a) which allows a maximum height of 2.5 stories and 35 feet to allow a height of 3 stories and 40 feet; Section 19-2.2(4)(c) which requires that building entrances on corner lots face the primary street, to allow the building entrance to face High Street, which is considered the secondary street;

Section 19-2.2(2)(f) which requires that off-street parking has a minimum side yard set-back of 10 feet to allow a 3 foot set-back on the west; and, Section 19-2.2(4)(f) which allows a maximum density of 2 units per lot to allow 6 units. Owner: Brothers Shaiti Corp; Applicant: Isuf Sahiti; Consultant: Michael J. Duval, P.E.; Zoning District: RNB; Grid: #6162-62-238266; File #ZBA2025-003

**5. 175 MANSION STREET: AREA VARIANCE**

Application for Area Variance relative to the proposed conversion of the existing single family dwelling at 175 Mansion Street to a four unit multiple dwelling requiring a variance of Section 19-6.2(1)(c ) which requires a driveway width of 15 feet to allow a driveway 12 feet wide. Owner/Applicant: Shane Bartholomew; Consultant: John Sullivan Zoning District: RNC; Grid: #6162-71-262207; File #ZBA2025-005

**6. 191 COTTAGE STREET: AREA VARIANCE**

Application for area variances relative to the proposed construction of a mixed use building with a craft-beverage manufacturing facility on the first floor and 8 dwelling units on the upper two stories on the vacant lot at 191 Cottage Street, requiring variances of Section 19-3.1(2)(e ) which requires a 10 foot setback for parking areas to allow 8.2 foot setback; Section 19-3.1(2)(f) which requires a side yard set-back of 10 feet for parking areas to allow a 3 foot side yard set-back; and Section 19-6.2(11) which requires 17 off-street parking spaces to allow 11 off-street parking spaces. Owner/Applicant: Cardinal Assets Twenty Fourteen LLC c/o Jim Sullivan; Consultant: LRD Engineering & Surveying, DPC; Zoning District: MU-3; Grid: # 6162-72-452173; File #ZBA2025-006

**7. LOT 288150 “53” NORTH CLINTON STREET: AREA VARIANCE**

Application for area variances relative to the proposed construction of a four family dwelling on a vacant lot on North Clinton Street, requiring variances of Section 19-2.3(2)(c ) to allow lot coverage of 74.6% where a maximum of 70% is permitted; Section 19-2.3(2)(f) to allow a north side yard set-back of 5 feet and a zero south side yard set-back to the parking area and access, where 10 foot side-yard set-backs are required; Section 19-6.2(1)(c ) to allow a driveway width of 10 feet where 15 feet is required. Owner/Applicant: 4COPNY LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc; Zoning District: RNC; Grid: # 6162-71-288150; File #ZBA2025-007

**8. LOT 276969 “149” CANNON STREET: AREA VARIANCE**

Application for area variances relative to the proposed construction of a four family dwelling on a vacant lot on Cannon Street, requiring variances of Section 19-2.3(2)(c ) to allow lot coverage of 70.6%, where a maximum

lot coverage of 70% is permitted; Section 19-2.3(2)(f) to allow a 5 foot west side-yard set back and a 3.2-10.9 east side yard set-back for the parking and access where 10 foot side yard set backs are required; Section 19-2.3(a) to permit an 11 foot front yard set-back where 20 feet is required; Section 19-2.119-6.2(1)(c ) to allow a driveway of 10 feet in width where 15 is required; Section 19-6.2(1)(f) to allow parking spaces 18 feet long where 20 feet is required; and, Section 19-6.2(4)(b) to allow no landscaping along the east property lines where a landscape strip is required.

Owner/Applicant: 5COPNY LLC; Consultant: Natalie Quinn, KARC Planning Consultants, Inc; Zoning District: RNC; Grid: #6161-23-276969; File #2025-008

**9. 148 FRANKLIN STREET: AREA VARIANCE**

Application for area variances relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a four unit multiple dwelling, requiring variances of Section 19-2.3(2)(a), which requires that 6000 square feet of lot area be provided for 4 unit dwellings to allow 5000 square feet; Section 19-2.3(2)(c ) which limits lot coverage to 70% to allow lot coverage of 82.5%; Section 19-2.3(4)(f), which requires a minimum side yard set-back of 10 feet for parking areas and access to allow a one foot set-back on the west side and a 5 foot set-back on the east side; Section 19-2.3(2)(g) which requires a minimum rear yard set-back of 5 feet for parking areas to allow a set back of 2.1 feet; Section 19-2.3(4)(a) which limits the height of buildings to 2.5 stories to allow 3 stories; Section 19-6.2(11) requires that 5 off-street parking spaces be provided while 4 are proposed; Section 19-6.2(c ) requires that a driveway of at least 15 feet in width be provided while the driveway is proposed to be 9.7 feet wide.

Owner/Applicant: S1 Properties LLC; Consultant: Brian Stokosa, Day Stokosa Engineering; Zoning District: RNC; Grid: #6161-29-110801; File #ZBA2025-010

**10. 9 WEST OAKLEY STREET REQUEST FOR INTERPRETATION**

Request for Interpretation relative to the proposed change of use of a portion of the building at 9 West Oakley Street from a storage/vehicle repair facility to a job-printing use, requiring a finding from the Zoning Board of Appeals that the proposed use is of the same or of a more restricted nature, pursuant to the provisions of Sections 19-7.1(1)(c) and 19-9.10(e ) of the Zoning Ordinance. Owner: 27 High Street Lofts LLC; Applicant: Jason Page; Zoning District: WG; Grid: #6162-62-197319; File #ZBA2025-014

**V. ADJOURNMENT**

1. Meeting Adjourned to June 10, 2025

