



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

Common Council Chambers
Tuesday, June 10, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 13, 2025 meeting minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 100 NORTH HAMILTON STREET: USE & AREA VARIANCES
2. 121 PARKER AVENUE: AREA VARIANCES

IV. REVIEW OF RESOLUTIONS

1. **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

2. 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

3. 148 FRANKLIN STREET: AREA VARIANCE REVISED

Application for area variances relative to the proposed conversion of the single family dwelling at 148 Franklin Street to a three unit multiple dwelling, requiring variances of 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 and a 5 foot set-back on the east, Section 19-2.3(2)(g) which requires a minimum rear yard set-back of 5 feet for parking areas to allow a setback of 2.1 feet, and Section 19-6.2(c) which requires a driveway 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 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: LRC Engineering & Surveying, DPC; Zoning District: MU-3; Grid: # 6162-72-452173; File #ZBA2025-006

2. 105 ALBANY STREET: AREA VARIANCE

Application for area variances relative to the proposed construction of a four family dwelling on a lot containing a two family dwelling. The proposal includes addition of a foot of property through subdivision to increase lot width from requiring variances of Section 19-2.3(2)(a) requiring a lot area of 6000 square feet to allow a lot of 3900 square feet; Section 19-2.3(3)(c) requiring a 5 foot side yard setback to allow a 4 foot south yard setback and a 1 to 2 foot north yard setback; Section 19-2.3(3)(g) requires that accessory structures be a minimum of 5- from a property line to allow the AC units to be 4 feet from the ; and, Section 19-6.2(11)(a) requires that five off-street parking spaces be provided where none are proposed. Owner: Hudson Venture Group LLC; Applicant: Michael Annunziato; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid #6062-59-866456; File #2025-012

3. 134 SMITH STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the former liquor store at 134 Smith Street to a convenience store, requiring variances of Section 19-5.13(7) which requires a minimum distance of 1000 feet to another convenience store to allow a convenience store within 750 feet of another such store; and, Section 19-6.2(11) which requires 7 off street parking spaces to allow one. Owner: Ishan Nesheiwat; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Zoning District: I-M; Grid #6162-72-414248; File #2025-015

4. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the placement of a wall sign on the west (Innis Avenue) face of the building at 709-719 Main Street, requiring variances of Section 19-6.4(8)(i)(1) which requires that the bottom of a wall sign be between 8' and 12 feet from grade to allow the bottom to be 18 feet 1½ inches from grade; Section 19-6.4(8)(i)(2) which allows a maximum height of 3 feet for wall signs to allow a 5'3" high sign; and Section 19-6.4(8)(i)(2) which allows a maximum of 60 square feet for wall signs to allow a 101.94 square foot sign. Owner: O'Reilly Auto Enterprises LLC/Jim Riggs Sr Dir Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-016

5. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the installation of a freestanding sign on the property at 709-719 Main Street, requiring variances of Section 19-6.4(8)(d)(2), which provides that the maximum allowable height for a freestanding sign is 8', to allow 10'7", Section 19-6.4(8)(d)(2) which allows a maximum width of 6 feet, to allow a sign 9'10" wide, and Section 19-6.4(8)(d)(3) which allows no more than three colors per freestanding sign, to allow four colors. Owner: O'Reilly Auto Enterprises LLC/Jim Riggs Sr Dir

Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-017

6. 709-719 MAIN STREET: AREA VARIANCES

Application for area variances relative to the placement of a wall sign on the south (Main Street) face of the building at 709-719 Main Street, requiring a variance of Section 19-6.4(8)(i)(1) which requires that the bottom of a wall sign be between 8' and 12' from grade to allow the bottom to be 17'9" from grade; Section 19-6.4(8)(i)(2) which allows a maximum height of 3 feet for wall signs to allow a 5'3" high sign; and Section 19-6.4(8)(i)(2) which allows a maximum of 60 square feet for wall signs to allow a 101.94 square foot sign. Owner: O'Reilly Auto Enterprises LLC/Jim Riggs Sr Dir Real Estate Dev; Applicant: Jim Polinsky/Signs Ink; Zoning District: MU-5; Grid #6161-25-610876; File #2025-018

7. 209 COTTAGE STREET: AREA VARIANCE

Application for area variance relative to the conversion of the building at 209 Cottage Street from a mixed use community facility and warehouse to a community center, requiring a variance of Section 19-6.2(11), which requires 40 off-street parking spaces to allow no on-site parking, with 12 spaces provided on an adjoining parcel. Owner: Nubian Directions II, Inc/Robert Wright; Applicant: Robert Wright; Consultant: Justin Brown/MASS Design Group; Zoning District: MU-3; Grid # 6162-72-500144; File #ZBA2025-020

VI. APPLICATION REVIEW

1. "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

VII. ADJOURNMENT

1. Adjourn meeting to July 8, 2025