



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

Common Council Chambers
Monday, July 14, 2025

6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of June 10, 2025 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **100 NORTH HAMILTON STREET: USE VARIANCE & AREA VARIANCE**
2. **134 SMITH DRIVE: AREA VARIANCE**

IV. REVIEW OF RESOLUTIONS

1. 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

2. 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

3. 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 121 PARKER AVENUE: AREA VARIANCES

Application for area variances relative to the proposed installation of a telecommunications facility (cell tower), at 121 Parker Avenue, requiring variances of 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); File #ZBA2024-015

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. 4 BOBRICK ROAD: AREA VARIANCES

Application for area variance relative to the proposed conversion of the existing garage of the single family dwelling at 4 Bobrick Road to a playhouse, resulting in front yard parking, requiring variances Sections 19-2.1(2)(d) and 19-6.2(1)(a) of the Zoning Code to allow front yard parking. Owner/Applicant: Carl Forestieri; Grid #6161-61-107321; Zoning District: RNA; File #2025-011

4. 22 PERSHING AVENUE: USE VARIANCE

Application for use variance relative to the proposed use of the property at 22 Pershing Avenue as an automobile sales facility, requiring a variance of Section 19-5.5 of the Zoning Code, which prohibits automobile sales facilities in the MU-5 Zoning District in which the property is located. Owner: MVK Enterprises, Inc; Applicant: Frank Redl; Grid #6161-24-427984; Zoning District: MU-5; File #2025-022

VI. ADJOURNMENT

1. August 12, 2025