



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

Common Council Chambers

Tuesday, September 9, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF AUGUST 12TH MEETING MINUTES

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. FOLLOWING ADJOURNED TO OCTOBER 14TH MEETING

1. 100 NORTH HAMILTON STREET: USE & AREA VARIANCE
2. 22 PERSHING AVENUE: USE VARIANCE
3. 134 SMITH STREET: AREA VARIANCES
4. 92 GARDEN STREET: USE VARIANCE

FOLLOWING ADJOURNED TO NOVEMBER 10TH MEETING

1. 16 PERSHING AVENUE: AREA VARIANCE
2. 185 SMITH STREET: AREA VARIANCES

IV. REVIEW OF RESOLUTIONS

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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 17 SOUTH HAMILTON STREET: AREA VARIANCE

Application for area variance relative to the proposed expansion and reuse of the property at 17 South Hamilton Street requiring a variance of Section 19-6.2(12)(b) requiring 23 parking spaces where 0 parking spaces are proposed and a waiver of 10 parking spaces is requested from the Planning Board. Owner/ Applicant: Y&S Group NY LLC; Consultant: KARC Planning Consultants; Grid #6162-78-166012; Zone: PID-B File #ZBA2025-026

2. 101 SOUTH GRAND AVENUE: AREA VARIANCE

Application for area variances relative to the paving of two parking spaces requiring a variance of Section 19-2.1(2) allowing for a maximum driveway width of 15 feet, to allow for a driveway width of 61 feet, and Section 19-6.2(4)(b) requiring that where a parking area for three or more vehicles faces a property line, a planting area a minimum of three feet high and three feet wide planted three feet on center shall be provided between the parking area and the street or property line, to allow for no landscaping between the parking area and Fountainbrook Avenue. Owner/Applicant: Charlotte Trotter; Grid: #6161-49-586580; District:R2; File #: ZBA2025-002

3. 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

VI. ADJOURNMENT

- 1. Adjourn meeting to October 14, 2025**