



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

Common Council Chambers
Tuesday, October 14, 2025
6:00 PM

- I. ROLL CALL**
- II. APPROVAL OF MEETING MINUTES**
 - 1. Approval of September 9, 2025 Meeting Minutes**
- III. ADJOURNED APPLICATION REVIEW**
 - 1. 105 ALBANY STREET: AREA VARIANCE**
- IV. ADJOURNED PUBLIC HEARINGS to November 10th**
 - 1. 101 SOUTH GRAND AVENUE: AREA VARIANCE**
 - 2. 100 NORTH HAMILTON STREET: AREA VARIANCE**
 - 3. 17 SOUTH HAMILTON STREET: AREA VARIANCE**
 - 4. 20 LEXINGTON AVENUE: AREA VARIANCE - ADJOURNED TO DECEMBER 9TH**
- V. PUBLIC HEARINGS & DELIBERATIONS**
 - 1. 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

- 2. (121) LOT 314295 NORTH CLINTON STREET: AREA VARIANCE**
Application for area variances relative to the proposed construction of a two family dwelling on a vacant parcel on North Clinton Street known as 121, requesting variances of the following sections of the Zoning Code: Section 19-2(3)(2), requiring a driveway 15 feet wide to allow a driveway ranging from 9 to 13 feet in width, and Section 19-6.2(1)(c) requiring a driveway 15 feet in width to allow a driveway ranging from 9 to 13 feet in width. Owner/Applicant: Julio Criollo; Consultant: Mazzarelli Architecture & Planning PC; Grid: 6162-63-314295; Zoning District: RNC: File #ZBA2025-029
- 3. 12 DUANE STREET: AREA VARIANCE**
Application for area variance relative to the proposed conversion of a single-family dwelling to a two-family dwelling at 12 Duane Street, requesting a variance of Section 19-6.2(11)(a) of the Zoning Code which requires a minimum of four (4) off street parking spaces to allow no off-street parking. Owner: Ruben Ronda: Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid # 6062-68-884319; Zoning District: RNC: File #2025-031
- 4. 141 N WATER STREET: INTERPRETATION**
Application for interpretation relative to the proposed construction of a 56-unit multiple dwelling on the property at 141 North Water Street, and whether or not the definition of “story” provide in Section 19-10 of the Zoning Code was intended to reference average grade. The definition reads: That portion of a building included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between any floor and the ceiling next above it. If the finished floor level directly above a basement is more than six feet above grade, such basement shall be considered a “story.” Owner/Applicant: 141 North Water Street LLC; Consultant/Agent for Owner: Natalie Quinn, KARC Consulting; Grid #6062-59-771405/783401/780411; Zoning District: Waterfront (W) File #ZBA2025-032

VI. ADJOURNMENT

1. Adjourn to MONDAY November 10, 2025

