



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

Common Council Chambers
Monday, November 10, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of October 14, 2025 Meeting Minutes

III. ADJOURNED APPLICATION REVIEW

1. **105 ALBANY STREET: AREA VARIANCE**

IV. ADJOURNED APPLICATION PUBLIC HEARINGS

1. **22 PERSHING AVENUE: USE VARIANCE - Application withdrawn**
2. **100 NORTH HAMILTON STREET: AREA VARIANCE**
3. **20 LEXINGTON AVENUE: AREA VARIANCE**
4. **16 PERSHING AVENUE: AREA VARIANCE**
5. **185 SMITH STREET: AREA VARIANCE**

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. 47 SOUTH GRAND AVENUE: AREA VARIANCES

Application for area variances relative to the construction of a carport and two pergolas on the property at 47 South Grand Avenue, requiring variances of Section 19-2.1(3)(g) to allow accessory structures closer than 5 feet to the property line. Owner/Applicant: Mario Cesareo; Grid #6161-41-623723; Zoning District: RNA; File #ZBA2024-013

3. 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

4. 136 PARKER AVENUE: AREA VARIANCE

Application for area variance relative to the proposed conversion of the former office building at 136 Parker Avenue to five (5) dwelling units, requiring variances of Section 19-4.2(5)(c) to allow less than 40% transparency on the ground floor and less than 25% transparency on the upper stories. Owner/Applicant: DNH Valley LLC/Hammad Ahmed; Consultant: Amy Bombardieri/Day Stokosa Engineering, LLC; Grid #6162-55-257435; Zoning District: Walkway Gateway (WG); File #ZBA2025-030

5. 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

6. 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

7. 10 GRAND STREET: AREA VARIANCE

Application for area variance relative to the conversion of the attic of the two family dwelling on the property to an additional dwelling unit. The property also contains a carriage house that was converted to a single-family dwelling. The result would be a property containing four dwelling units in two building. The conversion requires a variance of Section 19-2.4(2)(a) requiring 7000 square feet of lot area to allow 5400 square feet. Owner/Applicant: 10 Grand Street LLC/Peter Clark; Consultant: Mazzarelli Architecture and Planning; Grid #6062-84-960084; Zoning District: RND; File #ZBA2025-035

VI. BOARD BUSINESS

1. Approval of 2026 Meeting Schedule

VII. ADJOURNMENT

1. Meeting Adjourned to Tuesday December 9, 2025