



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

Common Council Chambers

[IGNORE_INDENT]

Tuesday, December 9, 2025

[IGNORE_INDENT]

6:00 PM

[IGNORE_INDENT]

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

- 1. Approval of November 2025 Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

- 1. Following Public Hearings are Adjourned to January 13, 2026**
 - 1. 16 PERSHING AVENUE: AREA VARIANCE**
 - 2. 185 SMITH STREET: AREA VARIANCE**
 - 3. 10 GRAND STREET: AREA VARIANCE**
- 2. Following Application Reviews have been Adjourned to January 13, 2026**
 - 1. 105 ALBANY STREET: AREA VARIANCE**
 - 2. 17 SOUTH HAMILTON STREET: AREA VARIANCE**

IV. REVIEW OF RESOLUTIONS

- 1. 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

2. 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 69 SOUTH HAMILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing three family dwelling at 69 South Hamilton Street to a four family dwelling, requiring variances of Section 19-2.3(2)(a), requiring 6000 square feet of lot area to allow 5957 square feet; Section 19-2.3(2)(c) which allows a maximum lot coverage of 70% to allow a lot coverage of 77%; Section 19-6.2(1)(c) which requires a 15 foot wide driveway to allow a driveway ranging from 7.5 to 10 feet; Section 19-19-6.2(4)(b) requiring landscaping/screening where a parking area for three or more vehicles abuts a residential property to allow an opaque fence on the southern property. Owner: Fabio Alvarez; Applicant: My Friend Realty, LLC; Consultant: Ciro Interrante, Architect; Grid #6161-21-120900; Zoning District: RNC; File #ZBA2025-033

2. 20 LEXINGTON AVENUE:AREA VARIANCE

Application for area variance relative to the proposed conversion of the two family dwelling at 20 Lexington Avenue to a three-dwelling, requiring variances of the following Sections of the Zoning Code: Section 19-2.3(2)(a) requiring 5000 square feet of lot area to allow 3920 square feet; Section 19-2.3(2) prohibiting front yard parking to allow parking in the Quaker Lane front yard; Section 19-2.3(4)(a) restricting the height of buildings to 2.5 stories or 35 feet to allow conversion of the attic to a story; Section 19-2.3(2)(h) allows a maximum driveway width of 15 feet to allow 17'1"; Section 19-6.2(11) requiring 4 off-street parking spaces to allow 2 parking spaces; Owner: Jordan Bell; Applicant/Consultant: Jason Lichwick Architecture PLLC; Grid # 6161-32-453840; Zoning District: RNC; File #ZBA2025-034

3. 488 MAIN STREET: AREA VARIANCE

Application for an area variance relative to the proposed construction of a mixed use building containing ground floor commercial space fronting Main Street with 81 dwelling units, accessory parking and an accessory playground with access from Cannon Street, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 34 off-street parking spaces where 119 parking spaces are required, a deficit of 85 spaces.

Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #ZBA2025-037

4. 88 ACADEMY STREET: AREA VARIANCE

Application for an area variance relative to the proposed conversion of the building at 88 Academy Street from a four unit multiple dwelling to a five unit multiple dwelling, requiring a variance of Section 19-6.2(11) of the Zoning Code to allow 2 off-street parking spaces where 7 spaces are required. Owner: Lauren Debellis Aviv AND Frank Debellis/NDERO LLC; Applicant: Matthew Cordone, AIA; Consultant: Matthew Cordone, AIA; Grid #6161-21-060930; Zoning District: MU3; File #ZBA2025-038

VI. ADJOURNMENT

1. Meeting Adjourned to January 13, **2026**