



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

Common Council Chambers
Tuesday, January 13, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. **Approval of the December 9, 2025 Meeting Minutes**

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **The following public hearings are adjourned to February 10, 2026**
 - **105 ALBANY STREET: AREA VARIANCE**
 - **17 SOUTH HAMILTON STREET: AREA VARIANCE**
 - **20 LEXINGTON AVENUE: AREA VARIANCE**
 - **10 GRAND STREET: AREA VARIANCE**
 - **488 MAIN STREET: AREA VARIANCE**

IV. REVIEW OF RESOLUTIONS

1. **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

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. 152 MONTGOMERY STREET: AREA VARIANCE

Application for an area variance relative to the proposed installation of an HVAC unit in the side yard of the building at 152 Montgomery Street approximately 2.5 feet from the east side yard where Section 19-2.3(3)(g) of the Zoning Code requires a 5-foot set-back. Owner/Applicant: Ron Gelles; Grid #6161-22-197905; Zoning District: RNC; File #ZBA2025-036

3. 141 NORTH WATER STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of a 56-unit multifamily development on the property at 141 North Water Street requiring variances of the following sections of the Zoning Code: Section 19-4.4(3)(e), which allows a maximum lot coverage of 50% to allow 65.39%; and, Section 19-6.5(5)(c) which allows a maximum fence of 3 feet in front yards to allow 4 feet; and, Section 19-6.9(1)(b) which requires that all bulkheads, elevator penthouses and similar structures be setback one foot from the edge of the roof for each additional foot in height greater than the specified height to allow such a structure to be flush with the exterior wall on the east side of the building, a variance of approximately 17'9". Owner/Applicant: 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc/Natalie Quinn; Grid #6062-59-78340, 780411, 771405; Zoning District: Waterfront; File #ZBA2025-040

4. 49/85 CIVIC CENTER PLAZA: AREA VARIANCES

Application for area variances relative to the expansion and reconfiguration of the off-street parking lots at 49 and 85 Civic Center Plaza requiring variances of the following sections of the Zoning Code: Section 19-6.2(9), which states that the number of off-street parking spaces provided not exceed the number required by more than 120%, to allow an excess of 15 spaces; and, Section 19-3.4(2)(h), which requires a rear yard setback for parking areas of 20 feet, to allow a portion of the off-street parking area to

be located on the east property line. Owner/Applicant: 141 North Water Street LLC; Consultant: KARC Planning Consultants, Inc/Kelly Libolt; Grid # 6162-69-065177 and 090193; Zoning District: PID-B; File #ZBA2025-042

VI. ADJOURNMENT

1. Meeting Adjourned to February 10, 2026