



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

Common Council Chambers
Tuesday, February 10, 2026
6:00 PM

I. NOTICE

- PLEASE NOTE: There has been an ongoing scam involving fraudulent emails from a group impersonating City officials. These emails generally include fake invoices and request payment from land-use board applicants. The City of Poughkeepsie never requests and will not accept application fees via wire transfer, ACH, or credit/debit card over the phone or by email. Fees are accepted by check via mail or cash/check in person at City Hall.**

II. ROLL CALL

III. APPROVAL OF MEETING MINUTES

- APPROVAL OF JANUARY 13, 2026 MINUTES**

IV. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

- 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

V. REVIEW OF RESOLUTIONS

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. 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. PUBLIC HEARINGS & DELIBERATIONS

1. 287-307 SOUTH AVE: AREA VARIANCE

Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue, requiring variances of the following sections of the zoning code: Section 19-4.3(c)(2), requiring a minimum secondary street setback of 20 feet to allow a north setback of 5.9 feet and an eastern setback of 2.3 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 57.17%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow 49 spaces in the front yard; Section 19-6.2(11)(a) which requires 103 off-street parking spaces to allow 83 off street parking spaces, and Section 19-6.2(4)(b), which requires planting area 3 feet in width between parking areas and property lines to allow planting areas with a variable width of 1.6 to 10.5 feet, and Section 19-6.2(4)(c) which requires that not more than 12 parking spaces shall be permitted in a continuous row, and not more than

24 spaces shall be permitted in a single parking area without being interrupted by landscaping, to allow 48 continuous spaces with no landscaping in the front yard. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481 and 982453; File #:ZBA2026-002

2. 105 ALBANY STREET: AREA VARIANCE ANALYSIS

Application for area variances relative to the proposed construction of a three family dwelling on the property known as 105 Albany Street, which includes demolition of an existing building and a subdivision, requiring variances of Section 19-2.3(2)(a) which requires a lot area of 5000 square feet to allow a lot, following subdivision, of 4500 square feet; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2)(f) which requires that off-street parking be set-back a minimum of 10 feet from any side yard, to allow a parking that directly abuts the property to the south with no set-back whatsoever; Section 19-2.3(2) requires that a driveway a minimum of 15 feet in width be provided: the driveway indicated will be on the adjoining property to the north following subdivision. Such arrangement would be permitted only with an approved easement/right of way; Section 19-6.2(11) requires 4 off-street parking spaces: only 3 spaces are proposed; and, Section 19-6.2(4) requires that whenever a parking area for three or more spaces faces a property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the property line: no landscaping is proposed along the south property line where the parking area abuts the adjoining parcel. Owner: Hudson Venture Group LLC; Applicant: Michael Annunziato; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid #6062-59-866456; File #2025-012

3. 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

4. 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

5. 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

6. 651 MAIN STREET: AREA VARIANCES

Application for area variances relative to the proposed installation of a storage structure on the property at 651 Main Street, requiring variances of Section 19-3.2(2)(c) of the zoning code limiting lot coverage to 80% to allow 86%, Section 19-6.2(1)(f) requiring parking spaces to be 20 feet in length with aisles between rows of parking 22 feet in width to allow 18 foot parking spaces and an aisle between rows of 21'8", Section 19-6.5(4)(b) prohibiting accessory structures within a buffer strip to allow the storage unit to be completely within the buffer; Section 19-6.5(4)(c) which prohibits storage within a buffer strip to allow storage within the buffer; Section 19-6.5(4)(e) requiring planting in buffer strips to allow for no plantings on the east; and, Section 19-6.5(5)(b) which requires all posts for fencing to be located within the property to allow fence posts over the property line. Owner: 595 Kingston LLC/Nidia Perez; Applicant and Consultant: Mazzarelli Architecture & Planning, PC; Zoning District: MU5; Grid # 6161-25-530895; File #ZBA2025-041

**7. 16 PERSHING AVENUE
USE VARIANCES**

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 16 Pershing Avenue, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits

automobile repair facilities in the MU-5 District in which the property is located. The proposed expansion is 68.24% of the existing building, more than twice the permitted expansion by Section 19-7.1(3), and more than doubling the existing building area, and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-043

AREA VARIANCES

Application for Area Variances relative to the expansion of an existing non-conforming auto-body shop requiring a variance of Section 19-3.2(3)(a) allowing for a maximum primary street setback of 15 feet, to allow for a proposed setback of 106 feet, Section 19-3.2(3)(a) requiring a minimum build-to-frontage of 60%, to allow for a build-to-frontage of 0%, Section 19-3.2(4)(c) requiring that the minimum allowable height of a building shall be either 2 stories or 29 feet to allow the height of the addition to be one story, 24 feet tall, Section 19-3.2(4)(f), to allow a maximum ground story height of 24 feet where a maximum of 14 feet is permitted, Section 19-3.2(4)(h) requiring a minimum ground story transparency of 50%, to allow 29% transparency on the ground story, Section 19-7.1(1)(a) which prohibits a nonconforming use to be enlarged, altered, extended, reconstructed or restored, placed on a different portion of the lot, and further specifically prohibits any increase the external evidence of the nonconforming use, to allow an expansion that will extend increase the external evidence of such use, Section 19-7.1(3) which permits the Planning Board, upon finding that a proposed remodeling of a nonconforming building would result in enhancing the compatibility of such building with its surroundings and not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties, to approve an enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, to allow an expansion of the nonconforming use by 68.24%, Section 19-3.2(2)(f) requiring that parking location and access have a minimum side yard set-back of 10 feet, to allow new pavement providing access to the building and parking to be located on the property line, and Section 19-3.2(2)(h) allowing for a maximum driveway width of 20 feet, to allow for a driveway width of 26 feet. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & planning ; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-023

8. 185 SMITH STREET USE VARIANCES

Application for Use Variance relative to the proposed expansion of the nonconforming use (automotive repair) at 185 Smith Street, requiring a use variance of Section 19-5.5 of the zoning code, which prohibits automobile repair facilities in the RNC District in which the property is located. The proposed expansion is 47% of the existing building, almost twice the

permitted expansion by Section 19-7.1(3), and further expanding the parking area which is not authorized by the section. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Zoning District: RNC; Grid # 6161-24-427984; File #ZBA2025-044

AREA VARIANCES

Application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. Requiring a variance of Section 19-2.3(2)(d) requiring that parking be setback a minimum of 5 feet behind the front of the primary structure, to allow for 3 parking spaces within 5 feet of the front of the primary structure, Section 19-2.3(4)(b) requiring that the entrance shall face the primary street to allow the entrance to face the northern property line, Section 19-6.2(4)(b) requiring that parking areas containing three or more spaces facing a street or property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line, to allow for deficient landscaping along the southern, northern and eastern property lines, Section 19-6.2(11)(c) requiring 42 parking spaces to allow for 30 parking spaces, Section 19-6.5(3(a)(1) requiring that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary for access to and circulation among those spaces, shall be landscaped, to allow for no landscaping within the parking lot, Section 19-7.1(3) stating that upon a finding by the Planning Board that proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits where the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties, to allow for the enlargement of the building by 37%, Section 19-6.2(1)(c) requires access shall consist of at least one fifteen-foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces, to allow for a 15 foot wide driveway width. Owner: Ricky Auto Body; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: RNC; Grid # 6162-65-510286; File #ZBA2025-024

VII. ADJOURNMENT

1. Adjourn meeting to March 10, 2026