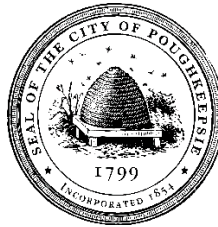


Minutes Approved 2/10/26
 Motion: Thomas Klug
 Second: Justin Phillips
 Carried: 6:0:0



**City of Poughkeepsie
 Zoning Board of Appeals Meeting
 APPROVED MINUTES**

Tuesday, January 13, 2026, 6:00 PM

I. ROLL CALL

Present:

Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman

Staff:

Rebecca Valk, Corporation Counsel
 Judith Knaus, Deputy Zoning Administrator
 Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of the December 9, 2025 Meeting Minutes

A motion to Approve was made by Chair Parker and seconded by Member Klug

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

No speakers were present

A motion to Adjourn was made by Chair Parker and seconded by Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

A motion to Approve was made by Chair Parker and seconded by Member Vinall

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

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

Presenting: Fabio Alvarez, Owner
 Nickole Papastavrou, Associate/CADDrafter

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

No Speakers

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Klug

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

Note: 152 MONTGOMERY STREET: AREA VARIANCE

Review moved to end of agenda

2. 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

Presenting: Kelly Libolt, KARC Planning Consultants, Inc
 John Morrow, KARC Planning Consultants, Inc

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

No Speakers

A motion to Close the Public Hearing was made by Chair Parker and seconded by
 Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

A motion to Approve was made by Chair Parker and seconded by Member Klug

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

3. 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

Presenting: Kelly Libolt, KARC Planning Consultants, Inc
John Morrow, KARC Planning Consultants, Inc

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

No Speakers

Written Comment received from Daniel Natoli

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Patterson

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

4. 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

Presenting: Ron Gelles, owner

The Public Hearing was opened by Chair Parker

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

No Speakers

Written Comment received from Peter Gilmore

A motion to Close the Public Hearing was made by Chair Parker and seconded by Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

A motion to Approve was made by Chair Parker and seconded by Member Phillips

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed

VI. ADJOURNMENT

1. Meeting Adjourned to February 10, 2026

A motion to Adjourn was made by Chair Parker and seconded by Member Klug

Minutes of January 13, 2026 . VOICE VOTE	
Yes/Aye:	Chair Parker, Member Vinall, Member Klug, Member Phillips, Member Finnerman, Member Patterson, Member Shadman
No/Nay:	None
Abstain:	None
Absent:	None
Result:	Passed