



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

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/7953167144588759563>

Tuesday, October 12, 2021

6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of September 14, 2021 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 134-136 SOUTH AVENUE: AREA VARIANCES

Application for area variances relative to the proposed construction of a mixed use building with three (3) commercial spaces and fifteen (15) apartment uses, requiring variances of Sections 19-3.22(4)(e), 19-3.22(4)(b), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance, related to lot area, front and side yard setbacks, open space, minimum required parking and parking dimensional requirements. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zone: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-013

2. 100-106 ALBANY STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of a six-family dwelling on a vacant lot on Albany Street, requiring variances of Sections 19-3.15(4)(c), 19-3.15(4)(i) and 19-2.2 of the Zoning Ordinance, related to lot area and open space. Owner: Albany Street LLC; Applicant: Albany Street LLC; Consultant: Ernst Martin, Jr., PE, LS; Zoned Medium High Density Residence (R-4) District; Grid #6062-59-848458; File #2021-

3. 31-33 PERSHING AVENUE: USE VARIANCE

Application for use variance relative to the proposed construction of a two family dwelling on a vacant lot on Pershing Avenue, requiring a variance of Section 19-3.24(2)(b). Owner: HRH, Inc; Applicant: HRH, Inc/Mary Linge; Consultant: Coppola Associates; Zoned General Commercial (C-3) District; Grid #6161-24-456992; File #2021-015

4. 58 PARKER AVENUE: AREA VARIANCES

Application for area variances relative to the conversion of the vacant industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue, requiring a variance of Section 19-3.25(c) of the Zoning Ordinance relative to set-backs for off-street parking. Owner/Applicant: Northside Junction, LLC; Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Sub-district (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-016

5. 27 HIGH STREET: AREA VARIANCES

Application for area variances relative to the proposed 67 unit multifamily development at 27 High Street, including the conversion of the existing vacant building and construction of a new building, requiring variances of Section Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Zoned Medium High Density Residence (R-4) District; Grid #6162-62-192294; File #2021-017