



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

Virtual Meeting

Meeting Link: <https://attendee.gotowebinar.com/register/6760963389451623947>

Tuesday, December 14, 2021

6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of November 9th, 2021 meeting minutes

III. UPDATES AND ORGANIZATION

1. 100-106 ALBANY STREET: AREA VARIANCES

The above referenced application has been withdrawn upon written request by the applicant

2. Adoption of 2022 Meeting Dates

IV. PUBLIC HEARINGS & DELIBERATIONS

1. 556 MAIN STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of a three-story mixed use building containing ground floor commercial, with nine dwelling units, one on the ground floor and four each on the second and third floors, on the vacant lot at 556-Main Street, requiring variances of Sections 19-3.22(4)(b), Section 19-3.22(4)(h) and 19-4.3(11) of the Zoning Ordinance relative to lot area, open space and off-street parking. Owner: 558 Main St LLC; Applicant: Stefan Bohdanowicz; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Zoned Neighborhood

2. 267 MILL STREET: AREA VARIANCES

Application for area variances relative to open space and signage for the building at 267 Mill Street, requiring a variance of Section 19-3.37(2) Table 3.37-2 of the Zoning Ordinance for open space, requiring 1633.5 square feet to allow 1608 square feet and a variance of variance of Section 19-4.9(9), which prohibits wall signs from extending beyond the bottom sill of a second story window to allow a sign that extends nearly entirely above such sill. Owner: Page Park Associates; Applicant/Consultant: Kelly Libolt; Grid #6162-69-073173; Zoning District: Poughkeepsie Innovation District – Creative Edge (PID-CE); File #2020-020

3. 134 SMITH STREET: USE VARIANCE

Application for use variance relative to the proposed use of the vacant storefront at 1334 Smith Street as a retail (liquor) store. Retail uses are not permitted in the R&D District. The previous use of the property for retail purposes was nonconforming and ceased in 2016. Pursuant to the provisions of Section 19-5.1(1)(d), it may not now be re-established without a variance of Section 19-3.31(2) of the Zoning Ordinance which governs permitted uses. The single story structure also contains a single family dwelling unit which has been continuously occupied. Owner: Ihsan Nesheiwat; Applicant: Gary Beck, Jr./Z3 Consultants, Inc.; Zoned Research & Development (R&D) District; Grid #6162-72-414248; File #2021-019