



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

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

- I. **NOTICE: 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**
  1. Approval of February 10, 2026 meeting minutes
  
- IV. **ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS**
  1. Application review and public hearing adjourned to April 14, 2026 meeting
    - 20 LEXINGTON AVENUE: AREA VARIANCE
    - 16 PERSHING AVENUE: USE & AREA VARIANCES
    - 185 SMITH STREET: USE & AREA VARIANCES
    - 10 GRAND STREET: AREA VARIANCE
    - 488 MAIN STREET: AREA VARIANCE
  
- V. **REVIEW OF RESOLUTIONS**
  1. **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

## **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 93 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 # 6061-60-974481and 982453; File #:ZBA2026-002

### **2. 271 CHURCH STREET AREA VARIANCE**

Application for area variances relative to the proposed development of the property at 271 Church Street, including subdivision and site plan review for two lots of record with an existing two family dwelling on one and construction of a four-family dwelling on the newly created flag lot, requiring variances of Section 19-6.2(11)(a) to allow two parking spaces where four are required, Section 19-2.3(3)(d) to allow a 10 foot rear yard setback where 15 is required Section 19-2.3(3)(a) to allow a front yard setback of 8.6' where 20 feet is required, Section 19-2.3(2)(f) to allow a side yard of zero feet for a driveway/parking area where 10 feet is required, Section 19-

6.2(1)(c) to allow a 10 foot access/drive aisle where 15 feet is required, and Section 19-2.3(2)(c) to allow 75% lot coverage where a maximum of 70% is permitted. Owner/Applicant: 271 Church Street, LLC; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #ZBA2026-005

## **VII. ADJOURNMENT**

1. Adjourn meeting to April 14, 2026