



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

Common Council Chambers
Tuesday, May 12, 2026
6:00 PM

I. ROLL CALL

1. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF APRIL 13, 2026 MINUTES

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. ADJOURNED APPLICATIONS/PUBLIC HEARINGS TO JUNE 9, 2026
 1. 271 CHURCH STREET
 2. 10 GRAND STREET
 3. 208 NORTH HAMILTON STREET
 4. 210 NORTH HAMILTON STREET
 5. 16 PERSHING AVENUE
 6. 185 SMITH STREET
 7. 287-307 SOUTH AVENUE

IV. REVIEW OF RESOLUTIONS

1. REVIEW OF RESOLUTIONS
 1. NO RESOLUTIONS TO REVIEW

V. PUBLIC HEARINGS & DELIBERATIONS

1. **27 SOUTH CLINTON STREET:** Application for area variances relative to the proposed construction of a 4-unit multiple dwelling on the vacant lot at 27 South Clinton Street (formerly the site of a single family dwelling) from Section 19-6.2(1)(f) requiring parking spaces to be a minimum of 20 feet in length to allow 18; 19-6.2(1)(f) requiring an aisle between rows of parking 22 feet wide to allow a 21 wide aisle; Section 19-2.3(2)(g) requiring a rear-yard set-back for parking of 5 feet to allow 3 feet; and Section 19-2.3(3)(a) 3.13.1(2) requiring a front yard of that is either 20 feet or within 2 feet of the average setback of the two lots on each side of the subject lot (4 lots total), to allow 6 feet. Owner/Applicant: 27 South Clinton Street, LLC/Quincy William; Consultant: Ciro Interrante; Zoning District: RNC; Grid #6161-22-237923; File #2023-035.2026

2. **20 LEXINGTON AVENUE:** Application for area variance relative to the proposed conversion of the two-family dwelling at 20 Lexington Avenue to a three-family 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(9) 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

3. **488 MAIN STREET:** Application for an area variance relative to the proposed construction of a mixed use building containing ground floor commercial space fronting Main Street with 61 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 64 off-street parking spaces where 94 parking spaces are required, a deficit of 30 spaces. Owner/Applicant: Hudson River Housing, Inc; Consultant: CPL, Architecture, Engineering, Planning (Andrew Learn); Grid #6161-23-290979; Zoning District: MU5; File #ZBA2025-037

4. **27-29 FOX STREET:** Application for area variance relative to the proposed

installation of a wall sign on the building at 29 Fox Street, where Section 19-6.4(8)(i)(1) requires that the bottom of a wall sign be a maximum of 12 feet above the sidewalk to allow the bottom of the sign to be 48.25 feet above grade and Section 19-6.4(8)(i)(2) which provides that wall signs not extend above the bottom sill of windows on the second story to allow a sign to be between the top of the fourth floor windows and the roofline. Owner: 578 Tarrytown Road LLC 12561; Applicant/Consultant: GNS Group, Ltd/Nancy Forrest; Grid #6061-44-875641; Zoning District: Campus Development (CD); File #ZBA2026-008

VI. ADJOURNMENT

1. MEETING ADJOURNED TO JUNE 9, 2026