



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

Common Council Chambers
Tuesday, June 9, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of May 12, 2026 Minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1.
 - 271 Church Street (area variances)
 - 10 Grand Street (area variances)
 - 208 North Hamilton Street (area variances)
 - 210 North Hamilton Street (area variances)
 - 287-307 South Avenue (area variances)

IV. REVIEW OF RESOLUTIONS

1. **27 SOUTH CLINTON STREET: AREA VARIANCES** 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 20 feet or of the Zoning Ordinance. Application for area variances of: Section 19-3.13.1(4)(a)(3) which requires 10,000 square feet of lot area to allow 8712 square feet; Section 19-3.13.1(4)(d)(2), which requires a front yard of 12 feet (that is 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.

27-29 FOX STREET: AREA VARIANCE 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, Section 19-6.4(8)(i)(2) limits wall signs to allow a height of 3 feet to allow 3'7", Section 19-6.4(8)(i)(2) 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 roof line, and Section 19-6.4(8)(i)(2) limits wall signs to a maximum of 60 square feet to allow 62.2 square feet. 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

3.

20 LEXINGTON AVENUE: AREA VARIANCE 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

V. PUBLIC HEARINGS & DELIBERATIONS

1. 16 PERSHING AVENUE: AREA VARIANCES

Application for Area Variances relative to the expansion of an existing non-conforming auto-body shop requiring a variance of Section 19-3.2(3)(a) allowing for a maximum primary street setback of 15 feet, to allow for a proposed setback of 106 feet, Section 19-3.2(3)(a) requiring a minimum build-to-frontage of 60%, to allow for a build-to-frontage of 0%, Section 19-3.2(4)(c) requiring that the minimum allowable height of a building shall be either 2 stories or 29 feet to allow the height of the addition to be one story, 24 feet tall, Section 19-3.2(4)(f), to allow a maximum ground story height of 24 feet where a maximum of 14 feet is permitted, Section 19-3.2(4)(h) requiring a minimum ground story transparency of 50%, to allow 29% transparency on the ground story, Section 19-7.1(1)(a) which prohibits a nonconforming use to be enlarged, altered, extended, reconstructed or restored, placed on a different portion of the lot, and further specifically prohibits any increase the external evidence of the nonconforming use, to allow an expansion that will extend increase the external evidence of such use, Section 19-3.2(2)(f) requiring that parking location and access have a minimum side yard set-back of 10 feet, to allow new pavement providing access to the building and parking to be located on the property line, and Section 19-3.2(2)(h) allowing for a maximum driveway width of 20 feet, to allow for a driveway width of 26 feet. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning; Zoning District: MU-5; Grid # 6161-24-427984; File #ZBA2025-023

2. 185 SMITH STREET: AREA VARIANCES

Application for area variances relative to the proposed construction of additions to the existing automotive repair facility at 185 Smith Street, including reconfiguration of the parking areas and ingress/egress and interior circulation to the site. Requiring a variance of Section 19-2.3(2)(d) requiring that parking be setback a minimum of 5 feet behind the front of the primary structure, to allow for 3 parking spaces within 5 feet of the front of the primary structure, Section 19-2.3(4)(b) requiring that the entrance shall face the primary street to allow the entrance to face the northern property line, Section 19-6.2(4)(b) requiring that parking areas containing three or more spaces facing a street or property line, a planting area of a minimum width of three feet with plantings at least three feet high planted three feet on center shall be provided between the parking area and the street line or property line, to allow for deficient landscaping along the southern, northern and eastern property lines, Section 19-6.2(11)(c) requiring 42 parking spaces to allow for 30 parking spaces, Section 19-6.5(3)(a)(1) requiring that an area equal to at least 7 percent of the surface area occupied by vehicle parking spaces, inclusive of driving aisles and driveways necessary for access to and circulation among those spaces, shall be landscaped, to allow for no landscaping within the parking lot; Section 19-6.2(1)(c) requires access shall consist of at least one fifteen-

foot wide drive aisle for parking areas with fewer than 20 spaces and at least two ten-foot wide lanes for parking areas with more than 20 spaces, to allow for a 15 foot wide driveway width. Owner: Ricky Auto Body; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; File #ZBA2025-024

VI. ADJOURNMENT

1. Meeting adjourned to July 14, 2026