



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

Common Council Chambers
Wednesday, July 15, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of minutes from June 9, 2026

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 10 GRAND STREET
2. 287-307 SOUTH AVENUE

IV. REVIEW OF RESOLUTIONS

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, and Section 19-3.2(2)(f) requiring that parking and access aisles have a minimum side yard setback of 10 feet, to allow new pavement providing access to the building, parking and dumpster enclosure to be located 5 feet from the property line. 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 33 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 two ten-foot wide drive aisles/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
3. **210 NORTH HAMILTON STREET AREA VARIANCE** Application for area variance relative to the proposed conversion of the existing two family dwelling at 210 N Hamilton to a three-family dwelling building, necessitating a variance of Section 19-6.2(1)(f) of the Zoning Code to allow parking spaces to be 18 feet deep where 20 feet is required. Owner: Najwa LLC/Christine Holdings LLC; Applicant/Consultant: Jason Lichwick, Architecture PLLC; Zoning District: W-G; Tax Map Parcel 6162-55-268444;

4. **208 NORTH HAMILTON STREET AREA VARIANCE** Applications for area variance relative to the proposed construction/conversion of the building at 208 N Hamilton to a six-unit multiple dwelling necessitating a variance of Section 19-6.2(1)(f) of the Zoning Code to allow parking spaces to be 18 feet deep where 20 feet is required. Owner: Najwa LLC/Christine Holdings LLC; Applicant/Consultant: Jason Lichwick, Architecture PLLC; Zoning District: W-G; Tax Map Parcel #6162-55-267439; ZBA2026-003
5. **271 CHURCH STREET/142, 144 AND 146 CANNON STREET AREA VARIANCES** Application for area variances relative to the proposed development of the property at 271 Church Street, including subdivision and lot reconfiguration resulting in four lots of record becoming five lots of record, four with existing buildings and one new flag lot to be developed as a four-family dwelling with off-street parking, requiring variances of Section 19-2.3(2)(f) of the Zoning Code to allow a zero set-back on the east property line where the driveway abuts the adjoining property, and a 2.6 foot set-back along the west property line where the parking area faces the adjoining property, while 10 feet is required; and Section 19-6.2(1)(c) to allow a 10-foot wide driveway where a 15-foot wide driveway is required. Owner/Applicant: 271 Church Street, LLC; Consultant: KARC Planning Consultants; Grid #6161-23-259941; Zoning District: RNC; File #ZBA2026-005
6. **15 CLARK STREET: AREA VARIANCE** Application for area variances relative to the installation of ductless heat pumps on the property at 15 Clark Street, requiring a variance of Section 19-2.1(3)(f) of the Zoning Code, which prohibits accessory uses in secondary front yard, to allow one of the units to be located within the secondary front yard on Beekman Street. Owner: Mark Fernau; Applicant/Consultant: Rycor HVAC/Lindsay Loson; Grid #6162-53-058495; Zoning District: RNA; File #ZBA2026-011
7. **18 WORRALL AVENUE AREA VARIANCE:** Application for area variance to allow a six-foot-high fence to enclose the front yard of the property where a maximum height of three feet is permitted, requiring a variance of Section 19-6.5(5)(c) of the Zoning Code. Owner/Applicant: Andres Bernal; Zoning District: RNB; Tax Map Parcel #6161-33-569818; ZBA2026-012
8. **287 & 307 SOUTH AVENUE** Application for area variances relative to the proposed construction of a multifamily residential building on the properties at 287 and 307 South Avenue. The site plan has been revised to require

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 an eastern setback of 2 feet, Section 19-4.3(3)(e) which restricts lot coverage to 50% to allow 53.53%, Section 19-6.2(1)(a) which prohibits off-street parking in a front yard to allow parking in the front yard 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 less than 3 feet in width for 123 feet of frontage. Owner/Applicant: PK South Avenue LLC; Consultant: KARC Planning Consultants/Natalie Quinn; Zoning District: CD (Campus Development); Grid # 6061-60-974481 and 982453; File #:ZBA2026-002

VI. ADJOURNMENT

1. ADJOURN MEETING TO AUGUST 11, 2026