



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

Common Council Chambers
Tuesday, August 11, 2026
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF MINUTES OF JULY 15, 2026 MEETING

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 10 GRAND STREET
2. 271 CHURCH STREET

IV. REVIEW OF RESOLUTIONS

1. 185 SMITH STREET

V. PUBLIC HEARINGS & DELIBERATIONS

1. 16 PERSHING AVENUE: AREA VARIANCE

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)(h) requiring a minimum ground story transparency of 50%, to allow 29% transparency on the ground story, and Section 19-3.2(2)(f) requiring that parking location and access have a minimum side yard set-back of 10 feet, to allow parking access and pavement 5 feet from the property line. Owner: AJ Autobody LLC; Applicant: Devenand Jaikarran; Consultant: Studio 90 Design & Planning ; Grid # 6161-24-427984 ; File #ZBA2025-023

2. 287&307 SOUTH AVENUE AREA VARIANCES

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 19-6.2(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 # 6061-60-974481and 982453; File #:ZBA2026-002

VI. ADJOURNMENT

1. ADJOURN MEETING TO SEPTEMBER 8, 2026