



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

Virtual Meeting

Meeting Registration Link:

<https://attendee.gotowebinar.com/register/2818999799726812685>

Tuesday, January 11, 2022

6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 14, 2021 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 134 SMITH STREET: USE VARIANCE

Application for use variance relative to the proposed use of the vacant storefront at 1334 Smith Street as a retail (liquor) store. File #2021-019

The Public Hearing adjourned from 12/14/21 will be adjourned to February 8, 2022 as the applicant prepares additional materials as requested by the Board.

2. 319 MAIN STREET: AREA VARIANCES

Application for area variances relative to the proposed mixed-use (residential and commercial) development known as Wallace Campus, located on a proposed lot consolidating existing parcels at 319, 325, 327-329 and 331 Main Street, with off-street parking developed in conjunction with properties at 302, 304,, 306 and 310 Mill Street, all located in the eastern half of the city block surrounded by Main Street, Catharine Street, and Mill Street requiring variances of Sections 19-3.37(8) Table 3.37-2(h), 19-3.37(8) Table 3.37-2(f), 19-3.37(13)(b)(2), 19-3.37(13)(g)(2)(i), 19-3.37(7)(b)(2) and 19-3.37(13)(g)(2)(iii) relative to side yard set-backs,

frontage occupancy and parking set-backs, configuration and landscaping. Owner/Applicant: Wallace Campus Manager LLC/Emmanuel Kokinakas; Consultants: LRC Group/Sky Yakas/Jennifer Van Tuyl, Esq; Grid #6162-77-114098, 109079, 109077, 121116, 112116, and 116114, and 6162-78-127091 and 128113. Zone: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC): File #2021-008

3. 185 SMITH STREET: AREA VARIANCES

Application for area variances relative to the proposed expansion of the automobile repair business, a nonconforming use, at 185 Smith Street, requiring variances of Sections 19-5.1(1)(3), 19-3.31(4)(3), 19-4.3(11), 19-4.3(1), 19-4.3(5)(b), 19-4.3(5)(c), 19-4.11(1)(a), Section 19-4.11(1)(b) and 19-4.13(1) of the Zoning Ordinance relative to expansion of nonconforming uses, side yard set-backs, off street parking, lighting and landscaping.

Owner: Ricky Auto Body, Inc; Applicant: Devanand Jaikarran (Ricky Auto Body, Inc) Consultant: M. Gillespie & Associates Consulting Engineering, PLLC; Zone: Research and Development (R&D) District; Grid #6162-65-510286; File #2021-024