



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

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/8282848012248941836>

Tuesday, February 8, 2022

6:30 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 11, 2022 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 134 Smith Street as a retail (liquor) store. Retail uses are not permitted in the R&D District. The previous use of the property for retail purposes was nonconforming, ceasing in 2016. Pursuant to Section 19-5.1(1)(d), it may not now be re-established without a variance of Section 19-3.31(2), which governs permitted uses. The single story structure also contains a single family dwelling unit which has been continuously occupied. Owner: Ihsan Nesheiwat; Applicant: Gary Beck, Jr./Z3 Consultants, Inc.; Zoned Research & Development (R&D) District; Grid #6162-72-414248; File #2021-019.

2. 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

3. 135 MAIN STREET: AREA VARIANCES

Application for area variances relative to the proposed application for site plan review and subdivision of the property at 135 Main Street. The existing lot is proposed to be subdivided into two lots of record, with construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units. Variances are requested of Sections 19-3.17(4)(b), 19-3.17(4)(f)(1), 19-3.17(4)(i), 19-3.17(4)(e), 19-4.3(11), and 19-4.13 of the Zoning Ordinance relative to lot area, front yard set-backs, side yard set-backs, usable open space, off-street parking and set-backs for accessory uses. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-023

4. 45 READE PLACE: AREA VARIANCE - WALL SIGN

Application for area variances relative to the proposed replacement of a wall sign on the north wall of the building at 45 Reade Place, requiring variances of Sections 19-4.9(9)(a) and 19-4.9(9)(b) of the Zoning Ordinance relative to the height, size and placement of wall signs. Owner: Vassar Brothers Hospital; Applicant: Nuvance Health Vassar Brothers Hospital; Consultant: Trace Diehl; Grid #6061-43-843721; Zoning District: Hospital Medical (H-M) District; File #2021-025

5. 35 ACADEMY STREET: AREA VARIANCE - WALL SIGN

Application for area variances relative to the proposed replacement of a wall sign on the north wall of building at 33 Academy Street, requiring variances of Sections 19-4.9(9)(i)(2), Section 19-4.9(9)(i)(2) and Section 19-4.9(9)(i)(2) of the Zoning Ordinance relative to height, size and placement of wall signs. Owner: 35 Acad Realty LLC; Applicant: GNS Group LTD; Consultant: Amanda Baxter; Grid #6161-21-104998; Zoning District: Poughkeepsie Innovation District Creative Edge (PID-CE); File #2022-001

6. 33 ACADEMY STREET: AREA VARIANCE - WALL SIGN

Application for area variances relative to the proposed replacement of a wall sign on the north wall of the building at 33 Academy Street, requiring variances of Section 19-4.9(9)(i)(1) of the Zoning Ordinance relative to the placement of wall signs. Owner: Opportunity Poughkeepsie LLC; Applicant:

GNS Group LTD; Consultant: Amanda Baxter; Grid #6162-77-112003;
Zoning District: Poughkeepsie Innovation District Creative Edge (PID-CE);
File #2022-002