



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

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/8646563160785209104>

Tuesday, March 8, 2022

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 11, 2022 Meeting Minutes
2. Approval of February 8, 2020 Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. 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: Devan 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

2. 135 MAIN STREET: AREA VARIANCES

Application for area variances relative to the application for site plan review and subdivision for the subdivision of the property at 135 Main Street into two lots of record and 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

3. 138 HOOKER AVENUE: AREA VARIANCES

Application for area variances relative to the proposed expansion of the off-street parking lot for the place of worship at 138 Hooker Avenue. Variances are requested of Section 19-3.12(2)(b)(1)(ii) of the Zoning Ordinance requiring 50 feet set-backs for parking lots for places of worship to allow set-backs of 9 feet and 2 feet, and Section 19-4.3(1) requiring landscape strips to allow for no landscape strips. Owner: H2H Life In His Form Inc; Applicant: Hilary Hurbs; Consultant: Richard Tompkins, RA AIA; Zoning District: Low Density Residence (R-1) District; File #2022-006