



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

Common Council Chambers
Tuesday, July 12, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF JUNE 14, 2022 MINUTES

III. PUBLIC HEARINGS & DELIBERATIONS

**1. 135 MAIN STREET: AREA VARIANCES: PUBLIC HEARING
POSTPONED TO AUGUST**

2. 15 NORTH CHERRY STREET: AREA VARIANCES

Application for area variances relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Variances are requested of Section 19.4.3(11) requiring 73 parking spaces to allow 22, Section 19-4.13(1) prohibiting front yard parking to allow front yard parking, and Section 19-4.18(2)(a) which prohibits uses within 30 feet of the Fallkill Creek to allow a refuse area within that distance. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: General Commercial (C-3) District; File #2022-009

3. 117 NORTH HAMILTON STREET AREA VARIANCES

Application for area variances relative to the proposed construction of a

wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Variances are requested of Section 19- 3.29(4)(d) which requires a 25 foot landscape buffer to allow a fence on the north boundary, and Section 19-4.14(3)(a) which prohibits a fence within 10 feet of a wall containing legal windows to allow a fence within 10 feet of the wall of the building to the north. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District;