



City of Poughkeepsie Zoning Board of Appeals Meeting Agenda

Common Council Chambers
Tuesday, October 11, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of September 13, 2022 Draft Meeting Minutes

III. PUBLIC HEARINGS & DELIBERATIONS

1. **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 with 72 dwelling units on the new lot with an existing 119 unit multiple on the original lot. Variances 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 and 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; Zone: Urban Density (R-6) District; File #2021-023

DISCUSSION ADJOURNED TO NOVEMBER 8, 2022 MEETING

2. **579 MAIN STREET: USE VARIANCE**
Application for a use variance to establish three (3) residential units and one (1) commercial space in an existing building. The use variance requested is in regards to Section 19-3.23.1(2), which does not permit residential uses in the Main Street Commercial District (C-2A). Owner: Johanny Properties, LLC, Applicant: Kenneth Pagan; Consultant: One Stop Property Service, LLC; Grid #6161-24-423946; Zoning District: Main Street Commercial District; File #2022-020

3. **67 WORRALL AVENUE: USE VARIANCE**

Application for a use variance relative to the proposed mixed use of an existing building as a coffee shop and two (2) one-bedroom dwelling units. The use variance requested is in regards to Section 19-3.14(2), which does not permit restaurants in the Medium-Density Residence District (R-3) to allow a coffee shop. Owner: Damian Mercado, Applicant: Jose Santos; Consultant: John Sullivan; Grid #6061-41-563723; Zoning District: Medium-Density Residence District; File #2022-025

4. **67 WORRALL AVENUE: AREA VARIANCES** Application for area variances relative to the proposed mixed use of an existing building as a coffee shop and two (2) one-bedroom dwelling units. The area variances requested are in regards to Section 19-3.14(4)(a) requiring a minimum lot area of 16,000 square feet to allow lot area of 7,057 square feet, Section 19-3.14(4)(d)2, requiring a minimum side yard of 10 feet to allow southern side yard to be 8.6 feet and northern side yard to be 6.1 feet, Section 19-3.14(4)(d) requiring a 20 foot front yard to be 14.75 feet, Section 19-4.3(11) requiring 9 parking spaces where only 6 parking spaces are proposed. Owner: Damian Mercado, Applicant: Jose Santos; Consultant: John Sullivan; Grid #6061-41-563723; Zoning District: Medium-Density Residence District; File #2022-024