



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
AGENDA
TUESDAY, MARCH 9, 2021**

- I. CALL TO ORDER: 6:30PM**
- II. APPROVAL OF DECEMBER 8, 2020 MINUTES**
- III. PUBLIC HEARINGS & DELIBERATIONS**
 - 1) 45 READE PLACE: AREA VARIANCE**

Application for area variance relative to the proposed placement of a second wall sign on the building at 45 Reade Place where there is an existing wall sign and Section 19-4.9(7)(b) of the Zoning Ordinance allows only one. Owner: Nuvance Health/Vassar Brothers Medical Center; Applicant: Michael Zolnick; Consultant: Eric Applebaum; Zone: Hospital Medical (H-M) District; Grid #606^-43-843721; File #2021-001
 - 2) 316 MAIN STREET: AREA VARIANCE**

Application for area variance relative to the height of the proposed building at 316 Main Street, to allow six (6) stories where only five (5) are permitted, requiring a variance of Section 19-3.37, Table 3.37-2 of the Zoning Ordinance. Owner/Applicant: 316 Main Street Owner, LLC (Eric Baxter and William Bocker); Consultant: MASS Design; Zone: Poughkeepsie Innovation District Historic Core Subdistrict (PID-HC); Grid #6161-77-091064; File #2021-002
 - 3) 584 MAIN STREET: USE VARIANCE**

Application for use variance to allow residential development and offices of the building at 584 Main Street, including construction of an addition, where residential and office uses are not permitted, requiring a variance of Section 19-3.23.1(2) of the Zoning Ordinance. Owner: Hooker 21, LLC (J. Allen Britvan); Applicant: Wulf Lueckerath and Mark Lehman; Zone: Main Street Commercial (C-2A) District; Grid #6161-439917; File #2021-003