



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
AGENDA
TUESDAY, JULY 13, 2021**

- I. CALL TO ORDER: 6:30PM**
- II. APPROVAL OF JUNE 8, 2021 MINUTES**
- III. PUBLIC HEARINGS & DELIBERATIONS (ALL ADJOURNED FROM 5/11/21)**

1) 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, William Brocker, Mike Amato); Consultant: MASS Design; Zone: Poughkeepsie Innovation District Historic Core Subdistrict (PID-HC); Grid #6161-77-091064; File #2021-002

ADJOURNED TO 8/10/21 PENDING PLANNING BOARD SEQOR DETERMINATION

2) 195 MILL STREET: USE AND AREA VARIANCES

Application for Use and Area Variances relative to the conversion of the existing building from a convenience store with one dwelling unit to a convenience store with three dwellings units, requiring variances of Sections 19-3.15(2), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance. Owner: Sultan Business Enterprises, Inc; Applicant: Rakan Algananim; Consultant: Paul Tirums, PE; Zone: Medium High Density Residence (R-4) District; Grid #6062-76-951217; File #2021-004/2021-005

3) 198-204 HOOKER AVENUE: AREA VARIANCES

Application for Area Variances relative to the conversion of the second floor of the existing building at 204 Hooker Avenue from 13 separate offices and 1 dwelling unit to a total of 6 dwelling units, with the first floor remaining commercial (florist, deli, liquor store and hair salon), requiring variances of Section 19-3.22(4)(h), Section 19-4.3(11) and Section 19-4.11 of the Zoning Ordinance, for usable open space, off-street parking and general landscaping requirements. Owner: 198 Hooker Avenue LLC (Sean Mulcahy); Applicant/Consultant: Paul Pilon, RA (S&P Architects; Zone: Neighborhood Commercial (C-1) District; Grid #6161-48-444508; File #2021-007.

4) 85 MANSION STREET: AREA VARIANCES

Application for Area Variances relative to the proposed conversion of the existing 2 family dwelling at 85 Mansion Street to a 3 family dwelling, requiring variances of the Section 19-3.19.1(4)(b) and Section 19-3.19.1(4)(d) of the Zoning Ordinance, for lot area and side yard set-backs. Owner/Applicant: Ruben Berra; Zone: Central Medium Density (R-3A) District; Grid #6162-69-098216; File #2021-009

5) 584 MAIN STREET: AREA VARIANCES

Application for Area Variances relative to the proposed conversion of the existing building at 584 Main Street, including construction of an addition, from a used furniture store to a mixed use building containing office space and thirty (30) dwelling units, requiring variances of Sections 19-3.23.1(4)(c)(10), 19-3.23.1(4)(c)(2), 19-3.23.1(2)(c)(3), 19-3.23.1(4)(c) 19-3.23.1(2)(c)(d), Section 19-3.23.1(4)(c)(e), Section 19-4.3(11) for front, side and rear yard set-backs, landscaping buffers, floor area ratio, maximum lot coverage and off-street parking spaces. Owner/Applicant: Wulf Lueckerath/Mark Lehman; Consultant: Liscum, McCormack, VanVoorhis; Zoned: Main Street Commercial (C-2A) District; Grid #6161-24-439917; File #2021-010