



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
AGENDA
TUESDAY, AUGUST 10, 2021**

- I. CALL TO ORDER: 6:30PM**
- II. APPROVAL OF JULY 13, 2021 MINUTES**
- III. PUBLIC HEARINGS & DELIBERATIONS**

1) 316 MAIN STREET: AREA VARIANCE

ADJOURNED TO 9/14/21 PENDING PLANNING BOARD SEQR DETERMINATION

2) 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) relative to 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

3) MILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed multi-family residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking, requiring variances of Section 19-3.18(4)(h) and 19-3.183(b) of the Zoning Ordinance relative to landscape buffers, set-backs and access to arterial streets. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; File #2021-011