



**CITY OF POUGHKEEPSIE
ZONING BOARD OF APPEALS
AGENDA
TUESDAY, SEPTEMBER 14, 2021**

- I. CALL TO ORDER: 6:30PM**
- II. APPROVAL OF AUGUST 10, 2021 MINUTES**
- III. PUBLIC HEARINGS & DELIBERATIONS**

1) 47 FORBUS: AREA VARIANCE

Application for area variance relative to the placement of a shed, to allow a three (3) foot side yard setback where six (6) feet is required, requiring a variance of Section 19-4.13. Owner/Applicant: John Sorlie; Zone: Medium-Density Residence (R-3); Grid # 6161-31-345782; File #2021-012

2) MILTON STREET: AREA VARIANCES

Application for area variances relative to the proposed multi-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

3) 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

4) 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

5) 134-136 SOUTH AVENUE: AREA VARIANCE

Application for area variances relative to the proposed construction of a mixed use building with three (3) commercial spaces and fifteen (15) apartment uses, requiring variances of Sections 19-3.22(4)(e), 19-3.22(4)(b), 19-3.15(4), 19-3.15(4)(e), 19-3.15(4)(i) and 19-4.3(11) of the Zoning Ordinance, related to lot area, front and side yard setbacks, open space, minimum required parking and parking dimensional requirements. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zone: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-013