



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, December 20, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approve previous meeting minutes.

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **135 MAIN STREET: MULTI-FAMILY RESIDENTIAL SUBDIVISION** Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **20-72 VASSAR FARM LANE: ACCESSORY PARKING LOT** Application for site plan review relative to the proposed construction of a 40 space parking lot. Owner/Applicant: Vassar College; Consultant: LRC Engineering & Surveying, DPC; Grid #6161-02-900650; Zoning District: Research and Development (R-D) Light Industrial (I-1) District; File #PB2022-049

2. **110 SOUTH GRAND AVENUE: DAY CARE** Application for site plan review for a special permit relative to a two (2) room day care located within the building at 110 South Grand Avenue. Owner: Faith Apostolic Ministries, Inc. Applicant: Tanisha Clarke, Faith Apostolic Ministries, Administrator; Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556; Zoning District: R-2 Medium-Low Density Residence; File # PB2022-042
3. **SOUTH AVENUE LOT #937583: MULTI-FAMILY RESIDENTIAL BUILDING** Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of a 5-story, 87 one (1) bedroom unit, mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC Owner/Applicant: Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055
4. **117 NORTH HAMILTON STREET**
REVIEW POSTPONED TO JANUARY AT APPLICANT'S REQUEST

V. SIGN PERMITS

1. **75 N WATER STREET: MIDHUDSON DISCOVERY MUSEUM** Sign review regarding freestanding monument sign with message board. Owner/Applicant: Midhudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66-738231; Zoning District: Waterfront District (W); File #PB2022-040

VI. EXTENSION APPROVALS

1. **278-282 MAIN STREET: COMMERCIAL/MULTIFAMILY MIXED USE CONVERSION** Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower and development of a courtyard. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

VII. OTHER BUSINESS

1. Approval of 2023 Meeting Schedule