



**THE CITY OF POUGHKEEPSIE
NEW YORK**

PLANNING & ZONING

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4055 Fax: (845) 451-4006

PLANNING BOARD AGENDA

JUNE 16, 2020

7:00PM

I. CALL TO ORDER

II. APPROVAL OF MAY MEETING MINUTES

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

1) 81 MARKET STREET: CONVERSION OF AN OFFICE TO STUDIO UNITS

Site Plan/Special Permit application for the conversion of a mixed use building containing an office space and six dwelling units to an eight unit multiple dwelling. Grid #6162-77-006004; Owner: JMS 81 Market LLC; Applicant: Joseph Goldzal; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Zoned: Central Commercial (C-2) District; File #2020-006

IV. SIGN PERMITS

2) 29 ACADEMY STREET: VERTICAL BLADE SIGN WITH NEON LIGHTING

Sign permit application for the installation of a projecting/blade sign with a neon element for Hudson & Packard Pizza on the building at 29 Academy Street. Grid #6162-77-113012; Owner: Frank Skartadas Trustees; Applicant: Charles Webb; Consultant: GNS Group (Robert Sebeth); Zoned: Poughkeepsie Innovation District – Urban Village (PID-UV) File #2020-012

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

3) 165 SMITH STREET: MPI AMENDED SITE PLAN

Application for amended site plan approval for construction of an addition to the rear of the existing building. Owner/Applicant: Phi-Tan LLC; Consultant: M.A. Day Engineering; Grid #6162-72-461234; Zoned I-1; File #2018-125(a)

4) 22 NOXON STREET: CONVERSION TWO-FAMILY DWELLING TO OFFICE

Site Plan application for conversion of a two family dwelling (currently under renovation) to an office building, including development of the rear yard for off-street parking. Grid #6161-21-021979; Owner: 22 Noxon Street LLC; Applicant: Robert Palumbo; Consultant: Ciro Interrante, Architect; Zoned: Office Residential (O-R) District; File #2020-011

5) 235 MAIN STREET: CONVERSION OF OFFICE BUILDING TO A MIXED USE

Site Plan application for conversion of an existing office building to a mixed use development with twenty-eight apartments on the first, second and third floors and 2,044 square feet of commercial space on the first floor; Grid #6162-77-014124; Owner: Elian & Justin Realty LLC; Consultant: Jay Diesing, RA AIA – Mauri Associates; Zoned: Poughkeepsie Innovation District – Civic Corridor (PID-CC); File #2020-13



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6) SOUTH HAMILTON STREET: RESIDENTIAL CONDOMINIUMS

Site plan application for the proposed construction of twenty-four (24), two-bedroom townhouse-style condominium units on a vacant parcel of land formerly known as 100 South Hamilton Street. Owner/Applicant: Steven Reifler; Consultant: KARC Planning Consultants (Kelly Libolt); Grid #:6161-30-151783; Zoned: Medium High-Density Residence (R-4) District; File #2019-052

**7) 319, 325, 327-329 AND 331 MAIN STREET: “WALLACE CAMPUS”
DEMOLITION, CHANGE OF USE, & NEW CONSTRUCTION***

Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 238 dwelling units and commercial uses, including a day care facility, rock climbing facility, gym/fitness center and coffee shop/café, and open community space. Additionally, the redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077 and 6162-78-127091; Owner: Wallace Partners LLC (outright and by contract); Applicant: Wallace Partners, LLC (Eric Anderson); Consultant: Ken Casamento, LRC Group; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-010

**8) 302 MILL STREET: CONVERSION OF A ROOMING HOUSE WITH ONE
APARTMENT TO A FOUR FAMILY DWELLING WITH 3 ROOMING UNITS**

Application for site plan review for the proposed conversion of the existing rooming house Grid #6162-77-112116; Owner: POK Mill LLC; Applicant: Eric Anderson; Consultant Matt Cordone, Architect; Zoning: Poughkeepsie Innovation District Urban Village (PID-UV); File #2020-014;

*Incorporated into “Wallace Campus” review.

**9) 306 MILL STREET: CONVERSION OF A THREE FAMILY DWELLING TO A
FOUR FAMILY DWELLING**

Application for site plan review for the proposed conversion of an existing three family dwelling to a four family dwelling. Grid #6162-77-121116; Owner: POK Mill LLC; Applicant: Eric Anderson; Consultant Matt Cordone, Architect; Zoning: Poughkeepsie Innovation District Urban Village (PID-UV); File #2020-015

*Incorporated into Wallace Campus Review