



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, February 21, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 17, 2024 meeting minutes

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

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

An application for a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units. Owner/Applicant: O'Neill Group Hamilton LLC.; Consultant: Arico Associates; Grid # 6161-30-151782; Zoning District: Medium High-Density Residential (R-4); File #2023-041

2. 357 HOOKER AVENUE – SITE PLAN

Application for site plan review relative to the proposed renovation of the standard restaurant at 357 Hooker Avenue, including: alteration to the front (north) façade, proposed outdoor seating areas, outdoor cooking area, pavilion, outdoor storage container and dumpster. Owner: Highway Displays Inc; Applicant: Terricena Brown; Consultant: Ciro Interrante, Architect, P.C.; Grid #6161-66-744353; Zoning District: Neighborhood Commercial (C-1); File #2023-082

3. 120 SOUTH HAMILTON STREET – LOT LINE ADJUSTMENT

Application for subdivision approval relative to the proposed lot line adjustment between the properties at 120 South Hamilton Street and 41 Crescent Road. The adjustment has received a Certificate of

Appropriateness from the Historic District and Landmark Preservation Commission as 120 South Hamilton Street is located in a local historic district. Owners: Brenda Blasini (120 South Hamilton Street) and Masooma Zaidi and Jose Lugay (41 Crescent Road); Applicant: Brenda Blasini; Consultant: Michael A. Dalbo, Land Surveyor, PC; Grid #6161-38-133733 and 139722; Zoning District: Low Density Residence (R-1); File #2023-070

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 135 MAIN STREET - EXTENSION REQUEST

Approval extension for subdivision of 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 119 unit multiple dwelling, 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; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

2. 70 and 72-78 PROSPECT STREET – SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: General Industrial (I-2); File #2023-024 and 2023-025

3. 149 NORTH HAMILTON - SITE PLAN

An application for the creation of a parking area for the existing multi-unit building. Owner: RC Home Hamilton Street; Applicant: Roy Campbell; Consultant: Paul Tirums, P.E.; Grid #6062-63-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051

4. 110 SOUTH GRAND AVENUE – SITE PLAN

Application for site plan review relative to the construction of an addition to a church and a renovation of a youth center. Owner/Applicant: Faith Apostolic Ministries Inc; Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556: 2023-067; Zoning District: Medium Low-Density (R2) District; File #PB2023-067.

5. 233-237 MAIN STREET – MIXED USE

Application for site plan review relative to the proposed conversion of the existing office building to a mixed use building with 6200 square feet of retail space on the first floor and twenty two (22) dwelling units. Owner: Elian & Justin Realty LLC; Applicant/Consultant: Jay Diesing, RA AIA,

Mauri Architects PC; Grid #6162-77-014124; Zoning District: PID-CC Civic Corridor; File #PB2023-091.