



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, April 23, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of March 26, 2024 Minutes

III. ADJOURNED APPLICATIONS

1. **481 MAIN STREET: SITE PLAN**
REVIEW ADJOURNED TO THE MAY 29TH MEETING
2. **45 READE PLACE: SITE PLAN**
REVIEW ADJOURNED TO THE MAY 29TH MEETING
3. **LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
PUBLIC HEARING AND REVIEW ADJOURNED TO THE MAY 29TH MEETING

IV. REVIEW OF RESOLUTIONS

1. **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.

V. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

1. 579 MAIN STREET: SITE PLAN/SPECIAL PERMIT

An application for site plan review relative to the proposed conversion of the building at 579 Main Street to a mixed use building containing retail and art studio space on the first floor, and three dwelling units. The project received area variances from the Zoning Board of Appeals relative to the size of the apartments and the number of off-street parking spaces. Owner: Johany Property LLC; Applicant: Joshua Mackey, Mackey Butts & Whalen, LLP; Consultant: A. Hennessy Architects; Grid #6161-24-423946; Zoning District: C-2A; File#2023-066

2. 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.

3. 14 GRAND STREET: SITE PLAN

Application for Site Plan Review relative to the conversion of the existing carriage house at the rear of the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the Zoning Ordinance relative to rear yard set-backs and dimensions of usable open space. The applicant is also requesting that the Planning Board grant waivers of the off-street parking requirement and landscaping requirement. The Zoning Board of Appeals referred the proposal to the Planning Board for a coordinated review under SEQR, pursuant to the provisions of Section 19-4.16(e) of the Zoning Ordinance. Applicant/Owner: Justin Brown and Caroline Alsup; Grid #6062-84-957077; Zoning District: R-4A; File #2024-014

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

2. 9 DUTCHESS AVENUE: SITE PLAN

Application for grading of site, pursuant to the provisions of Section 19-4.19(c) of the Zoning Ordinance, which allows a building permit to be issued for grading with specific permission by the Planning Board, pursuant to the site plan review process. Owner/Applicant: 9 Dutchess LLC (Louis Kaufman); Consultant: Day Stokosa Engineering PC; Grid #6062-59-781388, 777390, 774390 and 768392; Zoning District: Waterfront (W) District; File #PB2023-090

3. 654 MAIN STREET/698 MAIN STREET /REYNOLDS AVENUE: SITE PLAN

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynolds Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. In addition to the Planning Board approvals specified, variances from the Zoning Board of Appeals will be required. Owner: EFDS Realty Corp; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555852, 559850, 563849, 567848; Zoning District: C-2A. R-4; File #PB2024-006