



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, May 29, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 23, 2024 Minutes

III. ADJOURNED APPLICATIONS

1. The following applications have been adjourned for review to the June 25th meeting.
 1. **110 SOUTH GRAND AVENUE: SITE PLAN**
 2. **LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
 3. **233-237 MAIN STREET: MIXED USE**
 4. **14 GRAND STREET: SITE PLAN**

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **16 PERSHING AVENUE – SITE PLAN**
Application for site plan review for the conversion of the property at 16 Pershing Avenue from an emergency vehicle dispatch facility to a heavy motor vehicle repair facility. Owner/Applicant: Devanand Jaikarran; Consultant: Kevin Yearance/Liscum McCormack VanVoorhis; Grid #6161-24-427963; Zoned: General Commercial (C-3) District; File #2023-064
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 / 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

4. 45 READE PLACE - SITE PLAN

Application for amended site plan review relative to the Vassar Brothers Medical Center Campus. The amended plan calls for re-use of an existing structure originally proposed for demolition, including modification of the water and stormwater infrastructure design and continued use of a connection point to Livingston Street.; Applicant: Vassar Brothers Medical Center; Consultant: LaBella Associates; Grid #6061-43-843721 (0000, 0001, 0002 and 0004); Zoning District: Hospital Medical (H-M); File #2024-013

V. ADJOURNMENT

1. Meeting adjourned until June 25, 2024