



**City of Poughkeepsie
Planning Board
Meeting Agenda**

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

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approve June 25, 2024 Meeting Minutes

III. ADJOURNED APPLICATIONS

1. **654 MAIN / 698 MAIN STREET / REYNOLDS AVENUE: SITE PLAN**
Application review adjourned to August 28th meeting
2. **110 SOUTH GRAND AVENUE: SITE PLAN**
Application review adjourned to August 28th meeting

IV. REVIEW OF RESOLUTIONS

1. **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
2. **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 (Public comment welcome but limited to minutes per speaker)

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN - APPLICATION REVIEW ADJOURNED TO AUGUST 28TH MEETING

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

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 1 CIVIC CENTER PLAZA

Application for site plan review relative to the proposed conversion of Suite 500 at 1 Civic Center Plaza from an office suite to a place of worship. Places of worship are not explicitly permitted in any of the four subdistricts of the Poughkeepsie Innovation District (PID). Section 19-3.37)(7)(a) states that the permitted uses listed in the PID are intended as a general reference and that the authority to interpret uses not explicitly listed is vested in the Planning Board or designee. Prior to further consideration of the application, the Planning Board must determine whether or not the use is permitted. Owner: Acadia Hudson, LLC; Applicant: Jesus Campos; Zoning District: PID-HC; Grid #6162-77-050111; File #2024-026

2. 15 NORTH CLINTON STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight family dwelling, including construction of a third-story addition. The application previously received variances from the Zoning Board of Appeals relative to lot area, open space and landscaping, Owner/Applicant: North Clinton Holdings LLC; Consultant: Jason Lichwick Architecture PLLC; Grid: # 6162-79-272082; File #2024-019

3. 100-106 ALBANY STREET: SITE PLAN

An application for site plan relative to the proposed construction of a new four-family dwelling on a vacant lot previously known as 100-106 Albany Street. Owner/Applicant: Albany St LLC; Consultant: Ernst Martin Jr, PE,

LS; Grid# 6062-59-848458; File #2024-029.