



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Wednesday, August 28, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of June 25, 2024 and July 23, 2024 minutes

III. ADJOURNED APPLICATION REVIEW/HEARINGS

1. **654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE:
SITE PLAN, SPECIAL PERMIT AND SUBDIVISION**
Applicant adjourned review to September 24th meeting

IV. REVIEW OF RESOLUTIONS AND EXTENSION REQUESTS

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. **27 HIGH STREET: EXTENSION REQUEST**
An application for a mixed use building consisting of 4 live/work lofts, 41

one bedroom units, 19 two bedroom units and office/conference space.
Owner: 27 High Street Lofts, LLC.; Applicant: KARC Planning Consultants, Inc.; Grid #6162-62-192294; Zoning District: Medium High Density Residence (R-4); File #2023-042

3. 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

V. 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

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 481 MAIN STREET: SITE PLAN

Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor. Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB2023-019.

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. 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

4. (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.

5. 419 MAPLE STREET: SITE PLAN

Site Plan application for the proposed conversion of a two-family dwelling to a four-family dwelling of four one-bedroom units. A waiver is requested for 6 parking spaces. Owner/Applicant: 419 Maple, LLC/Yehuda Herzog; Grid # 6162-79-349050; Zoned: District (R-4); File #2024-041

6. 558 MAIN STREET: SITE PLAN

Application to amend the landscaping plan of the existing mixed-use three-story building. Landscape plan amendment is to plant grass in lieu of approved mixed sport sand area, replace existing fence with a 6-foot wooden privacy fence, and legalize a concrete patio. Owner/Applicant: Stefan Bohdanowycz; Grid # 6161-24-400940; Zoned: Neighborhood Commercial District (C-1); File #2024-050

7. 40 CIVIC CENTER PLAZA: SITE PLAN

Site Plan application for the proposed addition of an eleventh story to the existing ten story hotel, to contain a rooftop bar; Owner: Hudson Valley Lodging Associates; Applicant: Hemant Patel; Grid #6162-69-038151; Zoned: District (PID-CC, CIVIC CORRIDOR); File #2024-051

VII. ADJOURNMENT

1. Meeting Adjourned until September 24th.