



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, September 24, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 28, 2024 minutes
2. Approval of June 25, 2024 minutes

III. ADJOURNED APPLICATIONS

1. **40 CIVIC CENTER PLAZA: SITE PLAN**
ADJOURNED TO OCTOBER 22, 2024

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

1. **LOT#151783 SOUTH HAMILTON STREET: 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

V. 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. 558 MAIN STREET: SITE PLAN

Application for the amendment of the landscaping, screening and open space of the approved site plan for 558 Main Street. Landscape plan amendment is to plant grass and include tenant recreational space 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

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; 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. 306-316 MAIN STREET: SITE PLAN

Application for site plan review for the construction of a six-story mixed-use building on two lots currently being utilized as a one-story office building and a two-story commercial building. The proposed development to include 120 apartment units, 17,087 SF of ground floor commercial space and resident amenity space. Owner/Applicant; 316 Main LLC Consultant; KARC Planning Consultants Grid #; 6162-77-091064 Zoning District: PID-HC File #PB2024-059.

VII. ADJOURNMENT

1. Adjourn to October 22, 2024