



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Virtual <https://attendee.gotowebinar.com/register/6661849011421571595>

Tuesday, September 21, 2021
7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 17, 2021 Meeting Minutes

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

1. 584 MAIN STREET: MIXED USE CONVERSION AND EXPANSION

Application for Site Plan Review relative to the proposed conversion of the existing building at 584 Main Street, including construction of an addition, from a used furniture store to a mixed use building containing office space and thirty (30) dwelling units. Owner: Hooker 21 LLC; Applicant: Wulf Lueckerath/Mark Lehman; Consultant: Liscum, McCormack, VanVoorhis; Zoned: Main Street Commercial (C-2A) District; Grid #6161-24-439917; File #2021-013

2. 58 PARKER AVENUE: OFFICE AND OPEN SPACE

Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-045

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 316 MAIN STREET: RESIDENTIAL NEW CONSTRUCTION

Application for Site Plan review relative to the proposed demolition of an existing one-story building and construction of a six-story mixed-use building with eighty (80) residential units and 21,705 SF of commercial space. Applicant / Owner: 316 Main Street LLC (Eric Baxter); Consultant: MASS Design Group; Zoned Poughkeepsie Innovation District – Historic Core (PID-HC) Subdistrict; Grid #6162-77-091064; File #2021-003

2. 27 HIGH STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application for Site Plan Review relative to the proposed 67 unit multifamily development at 27 High Street, including the conversion of the existing vacant building and construction of a new building, Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Zoned Medium High Density Residence (R-4) District; Grid #6162-62-192294; File #2021-018

3. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application for site plan review relative to the proposed multifamily residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoning District: Planned Residential District (PRD); File #2021-029

4. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Application for Site Plan Review and Subdivision relative to the proposed subdivision of the property at 135 Main Street into two lots of record with construction of a new building containing 72 dwelling units on the new lot. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

5. 278 – 282 MAIN STREET: MIXED USE CONVERSION

Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

6. 134-136 SOUTH AVENUE: MIXED USE NEW CONSTRUCTION

Application for Site Plan Review relative to the proposed demolition of an existing structure and construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments with eleven (11) one-bedroom units and four (4) two-bedroom units. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zoning District: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-050