



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/8530117179747640078>

Tuesday, October 19, 2021

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of September 21, 2021 Meeting Minutes

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

1. WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION

Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 187 dwelling units, 14,235 SF of retail commercial space, and publically-accessible open space on the parcels at 319, 325, 327-329 and 331 Main Street. Redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077, 121116, 112116, 116114, 128113 and 6162-78-127091; Owner: 319 & 331 Main Street - IIC Properties, Inc., 327-329 Main Street - Key Main LLC, and 325 Main Street - Wallace Campus Manager LLC (Emanuel Kokinakis) (outright and by contract); Applicant: Wallace Campus Manager, LLC (A Larovere Consulting and Development, Mega Contracting Group, and Urban Green Equities); Consultant: Ken Casamento, LRC Group; Architect: SLCE Architects, LLP; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-010

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

3. 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/Applicant: 584 Main Street LLC (Wulf Lueckerath / Mark Lehman); ; Consultant: Liscum, McCormack, VanVoorhis; Zoned: Main Street Commercial (C-2A) District; Grid #6161-24-439917; File #2021-013

4. 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

5. 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 267 MILL STREET: SITE PLAN AMENDMENT

Application for Site Plan Amendment relative to the proposed conversion of a former office building to a multiple dwelling with a total of eight (8) dwelling units. The previous approval was for seven (7) units; Grid #6162-69-073173; Owner: Page Park Associates; Applicant: Kelly Libolt/Page Park Associates; Zoning District: Poughkeepsie Innovation District – Creative Edge (PID-CE); File #2020-044 (1)

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. 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

V. APPROVAL EXTENSIONS

1. 69 & 73 CATHARINE STREET: AGENCY COMMUNITY RESIDENCE/OFFICE

Site Plan and Special Permit application regarding the proposed conversion of the former Catharine Street Community Center to a twenty-seven (27) bed Agency Community Residence and conversion of the former office building at 73 Catharine Street to an associated out-patient clinic and offices. Grid #6162-70-201163 & 6162-70-198164; Owner/Applicant: St. Joseph's Rehabilitation Center, Inc.; Consultant: Architectural & Engineering Design Associates PC; Zoned: Medium High Density Residential (R-4) District; File #2020-024