



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Virtual Meeting
Meeting Registration

Link: <https://attendee.gotowebinar.com/register/8382001969761123853>

Tuesday, December 21, 2021

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of November 16, 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 and 14,235 square feet of commercial space, with off-street parking 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 also 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. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Public Hearing adjourned to January 19, 2022

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

3. 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

4. 198-204 HOOKER AVENUE: MIXED USE CONVERSION

Application for Site Plan/Special Permit review relative to the conversion of the second floor of the existing building at 204 Hooker Avenue from 13 separate offices and 1 dwelling unit to a total of 6 dwelling units, with the first floor remaining commercial (florist, deli, liquor store and hair salon. Owner: 198 Hooker Avenue LLC (Sean Mulcahy); Applicant/Consultant: Paul Pilon, RA (S&P Architects; Zoning District: Neighborhood Commercial (C-1) District; Grid #6161-48-444508; File #2021-049

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. 29 NORTH HAMILTON STREET: ACCESSIBLE ENTRANCE ADDITION

Application for Site Plan review relative to the proposed construction of an addition to the front of the Family Partnership building at 29 North Hamilton Street to accommodate an accessible entrance and create communal meeting space. Owner: Family Services Inc; Applicant: Brian Doyle, CEO;

Consultant: Model of Architecture Servicing Society, LLC (MASS); Zoning District: Medium High Density Residence (R-4) District; Grid #6162-76-238100; File #2021-061

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

4. 54-58 SMITH STREET: MULTIFAMILY REHABILITATION

Request for extension of Site Plan approval relative to the proposed change of use from a six-family dwelling and vacant garage to an eight-family dwelling with an accessory maintenance building. Owner: Yitzchot Rottenburg, YRY Group LLC; Applicant: Ariel Rodriguez; Consultant: Chris Johnston and Thomas P. Cummings PE; Grid #6162-79-310112; Zoning District: R-4; ZBA File #2020-003