City of Poughkeepsie
Planning Board
Meeting Agenda

Virtual Meeting
Meeting Registration
Link: https://attendee.gotowebinar.com/register/1193309186093210383
Wednesday, January 19, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of December 21, 2021 Meeting Minutes

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

1. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT
The public hearing will be adjourned until the February 15, 2022 meeting as the applicant continues work with City and Town Engineering. Application for site plan review for 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
Application for Site Plan Review 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 #2020-01

2. **135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION**
Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and 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

3. **278 – 282 MAIN STREET: MIXED USE CONVERSION**
Application for Site Plan Review for 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. **39 PERSHING AVENUE: TWO-FAMILY RESIDENTIAL**
Application for Site Plan/Special Permit Review relative to the proposed conversion of a vacant single family dwelling at 39 Pershing Avenue to a two-family dwelling. Waivers of certain site plan elements are requested. Owner: Pershing 39 LLC; Applicant: James Valencia; Consultant: Paul Tirums, PE; Zoning District: General Commercial (C-3) District; Grid #6162-80-461007; File #2021-068