



**THE CITY OF POUGHKEEPSIE  
NEW YORK**

**PLANNING & ZONING**

62 CIVIC CENTER PLAZA, 2<sup>ND</sup> FLOOR  
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4007 Fax: (845) 451-4006

**PLANNING BOARD AGENDA**

**APRIL 20, 2021**

**7:00PM**

**I. CALL TO ORDER**

**II. APPROVAL OF MARCH 16, 2021 MEETING MINUTES**

**III. PUBLIC HEARINGS**

**1) 7 SOUTH CLINTON STREET: RESIDENTIAL CONVERSION**

**\*\*\*PUBLIC HEARING & REVIEW POSTPONED UNTIL MAY 18, 2021\*\*\***

**2) WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION**

Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 214 dwelling units and commercial uses, including 6,416 SF of retail, a day care facility, a community recreation facility with climbing wall, 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

**3) 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; Grid #6162-77-091064; Zoned: Poughkeepsie Innovation District – Historic Core (PID-HC) District; File #2021-003

**IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

**4) 387 MAIN STREET FAÇADE: APPROVAL OF FINAL FAÇADE PLAN**

Fulfilling a condition of site plan approval relative to the proposed use of the building at 387 Main Street to include 22 residential units and retail/professional space on first floor, the applicant has submitted a façade proposal which must be reviewed and approved by the Planning Board prior to the issuance of a Certificate of Occupancy. Grid # 6162-78-173049; Zoned Poughkeepsie Innovation District Historic Core (zoned C-2 at time of original approval); File #2017-068



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**5) 30 DUTCHESS LANDING ROAD: WIRELESS COMMUNICATIONS ANTENNA**

Application for Site Plan review relative to the proposed installation of a wireless communications antenna on the roof of the building at 30 Dutchess Landing Road. Owner: O'Neill Group-Dutton LLC; Applicant: Verizon Wireless; Consultant: Young Sommer, LLC (Scott Olson); Grid #6162-59-760448; Zoned: Waterfront (W) District; File #2021-009

**6) 36 PINE STREET: WIRELESS COMMUNICATIONS ANTENNA**

Application for Site Plan review relative to the proposed installation of a wireless communications antenna on the roof of the building at 36 Pine Street. Owner: JM Development Group, LLC; Applicant: Verizon Wireless; Consultant: Young Sommer, LLC (Scott Olson); Grid #6061-27-797885; Zoned: Research & Development (R&D) District; File #2021-012

**7) 36 HIGH STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT**

Application for Site Plan Review relative to the proposed conversion of the vacant building at 36 High Street, formerly a three family dwelling, to a six family dwelling. Owner/Applicant: Shane Bartholomew; Consultant: Brian Stokosa, Day Stokosa Engineering; Grid #6162-62-210255; Zoned: Medium High Density Residence (R-4) District; File #2021-014

**8) 27 HIGH STREET: RESIDENTIAL CONVERSION AND NEW CONSTRUCTION**

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; Grid #6162-62-192294; Zoned: Medium High Density Residence (R-4) District; File #2021-018