



THE CITY OF POUGHKEEPSIE

NEW YORK

PLANNING & ZONING

62 CIVIC CENTER PLAZA, 2ND FLOOR

POUGHKEEPSIE, NY 12601

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

PLANNING BOARD AGENDA

JUNE 15, 2021

7:00PM

I. CALL TO ORDER

II. APPROVAL OF MAY 18, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

1) 7 SOUTH CLINTON STREET: RESIDENTIAL CONVERSION

Application for Site Plan and Special Permit review for the proposed conversion of the former bar/restaurant and detached garage to a total of four (4) dwelling units, two (2) in each structure. Applicant: Eric Baxter; Owner: Seven South Clinton LLC; Consultant: Berger Engineering; Zoned General Commercial (C-3) District; Grid #6161-23-258990; File #2021-002

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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1) 32 CANNON STREET: CONVERSION OF VACANT SPACE TO RESTAURANT

Application for site plan review relative to the conversion of 2,137 SF within the former Masonic Temple from a dance studio to a restaurant. Owner: 32 Cannon Street LLC; Applicant: James Sullivan; Zoning District: Poughkeepsie Innovation District Urban Village Subdistrict (PID-UV); Grid #6162-77-058033; File #2021-021



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2) 27 HIGH STREET

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) 584 MAIN STREET

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 #6161-439917; File #2021-013

4) 114 SMITH STREET: EXPANSION OF ACCESSORY PARKING LOT

Application for Site Plan Review relative to the expansion of the accessory parking lot at 114 Smith Street to accommodate a total of sixteen (16) vehicles. Owner/Applicant: Ravasi Organization LLC (Natalie Ravasi); Consultant: Bass Engineering; Zoned: Medium High Density Residence (R-4) District/Light Industrial (I-1) District; Grid #6162-72-378194; File #2021-015

5) 85 MARKET STREET: MULTIFAMILY RESIDENTIAL CONVERSION

Application for site plan/special permit review relative to the conversion of the vacant office building at 85 Market Street to a multifamily dwelling containing four studios and four one-bedroom units, for a total of eight dwelling units: Owner: JMS 85 Market LLC; Applicant: Stefan Bohdanowycz; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Zoning District: Central Commercial (C-2) District; Grid #6162-77-004001; File #2021-022

6) 160 UNION STREET: AMENDED SITE PLAN

Application for site plan review relative to amendments to the site plan originally approved on 6/18/2019, consisting primarily of the reconfiguration of the parking area, including ingress and egress, a new fence, and construction of two retaining walls. Owner: 160 Union Holdings, LLC; Applicant: Chai Developers, LLC (Bernard Kohn); Consultant: The Chazen Companies (Larry Boudreau and Caren LoBrutto); Zoning District: Central Urban Density Residence (R-4A) District; Grid #6062-84-910070; File #2021-028

7) MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application for site plan review relative to the proposed multi-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; Zoned Planned Residential District (PRD); File #2021-029



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8) 165 SMITH STREET: EXTENSION OF APPROVAL

Request for extension of approval relative to application for Site Plan Review for expansion of the manufacturing facility (construction of an addition to the rear of the existing building) at 165 Smith Street. Owner/Applicant: Phi-Tan LLC; Consultant: M.A. Day Engineering; Grid #6162-72-461234; Zoned Light Industrial (I-1) District; File #2018-125

9) 375 MAIN STREET: EXTENSION OF APPROVAL

Request for extension of approval relative to application for Site Plan Review for the proposed adaptive re-use of a furniture store and warehouse to a 79 unit boutique hotel in the buildings at 375 and 379 Main Street, which will involve combining those two lots into a single lot of record. Grid #6161-78-160058 and 6162-78-163057; Owner: Steven and Thomas Chickery; Applicant: Urban Green Foods, LLC; Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-060