



**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
JULY 20, 2021
7:00PM****

**PLEASE NOTE THIS MEETING WILL BE HELD AT
CHANGEPOINT CHURCH, 260 MILL STREET, POUGHKEEPSIE, NY**

I. CALL TO ORDER

II. APPROVAL OF JUNE 15, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

- 1) WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION**
*****PUBLIC HEARING & REVIEW POSTPONED UNTIL AUGUST 17, 2021*****
- 2) 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
- 3) 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
- 4) 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: Hooker 21 LLC; Applicant: Wulf Lueckerath/Mark Lehman; Consultant: Liscum, McCormack, VanVoorhis; Zoned: Main Street Commercial (C-2A) District; Grid #6161-24-439917; File #2021-013
- 5) 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: Geoffrey Bass/Bass Engineering; Zoned: Medium High Density Residence (R-4) District/Light Industrial (I-1) District; Grid #6162-72-378194; File #2021-015



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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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

7) 67 VERAZZANO BOULEVARD: MULTIFAMILY RESIDENTIAL CONVERSION

Application for site plan review relative to the conversion of the mixed use building with a vending machine repair facility and 7 dwelling units to a vending machine repair facility and 10 dwelling units. Owner/Applicant: Robert Cifone; Consultant: Richard Tompkins, RA AIA; Zone: Medium High Density Residence (R-4) District; Grid #6062-68-965306; File #2021-10

8) 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

9) 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

10) 35 MAIN STREET: MIXED USE CONVERSION COMMERCIAL/RESIDENTIAL

Application for Site Plan Review relative to the proposed conversion of the mixed commercial use building at 35 Main Street to mixed use commercial/residential with a total of 102 dwelling units, including construction of a 74,630 square foot addition. Owner and Applicant: 35 Main Holding, LLC; Consultant: Day Stokosa Engineering (Mark Day); Grid #6062-75-763174; Zoning District: Waterfront Transit Oriented Development (WTOD) District; File #2021-039