



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

JANUARY 20, 2021

7:00PM

I. CALL TO ORDER

II. APPROVAL OF DECEMBER 15, 2020 MEETING MINUTES

III. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1) HIGHVIEW AT FALL KILL - MILTON STREET: ENVIRONMENTAL REVIEW

SEQRA environmental review of a nine acre vacant parcel on Milton Street, proposed to be rezoned from R-2 to PRD (Planned Residential Development) to allow a multi-residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Grid #6162-73-623227; Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies; Current Zoning: Medium Low Density (R-2) District. Proposed Zoning: Planned Residential District (PRD); File#2019-116

2) 115 PARKER AVENUE: CONVERSION AND SITE IMPROVEMENTS

Application for Site Plan review relative to the proposed conversion of the building at 115 Parker Avenue from an auto-repair facility to a mixed use building containing an auto-repair facility at the rear and a bicycle rental facility in the front; Grid #6162-54-225443; Owner: Parker Avenue Realty, LLC; Applicant/Consultant: Kelly Libolt, KARC Planning Consultants; Zoning District: Walkway Gateway District - Mixed Use Commercial (G-CM); File #2020-042

3) 267 MILL STREET: RESIDENTIAL CONVERSION AND FAÇADE ALTERATION

Application for Site Plan review and façade alterations relative to the proposed conversion of a former office building to a multiple dwelling with six (6) one-bedroom units and one (1) two-bedroom unit, for a total of 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

4) 141 N WATER STREET: SITE PLAN AMENDMENT FOR NEW RESIDENTIAL DEVELOPMENT

Amended Site Plan for the proposed construction of 20 residential units within the same footprint and massing of the originally approved 15-unit structure. Original site plan approved on 11/27/18 and approvals extended on 11/2019; Applicant: Water Street Development Company, LLC (Nicholas J. DeLuccia); Consultants: M. A. Day Engineering, PC (Brian Watts) and LMV Architects (Michael McCormack & Don Petruncola); Grid # 6062-59-771405 & 783401; Zoned W; Previous File#2017-023; Current File#2020-045



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5) 556 MAIN STREET: SITE PLAN FOR FENCE WITH GATE FOR VACANT LOT

Application for Site Plan review for the proposed installation of a fence with a gate and storage of materials on the vacate property at 556 Main Street. Applicant: Stephan Bohdanowycz; Owner: 559 Main Street, LLC; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6161-24-392943; Zoned: Neighborhood Commercial (C-1) District; File #2020-039

6) 299 MAIN STREET: SITE PLAN FOR RESIDENTIAL CONVERSION/ADDITION AND FAÇADE ALTERATION

Application for Site Plan review for the proposed conversion of the building at 299 Main Street from commercial/office use with vacant floors to a mixed use building containing a commercial component facing Main Street and a total of nine (9) units, with a fifth story addition. Applicant: Stephan Bohdanowycz; Owner: JMS 299 Main Street LLC; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6 162-77-088091; Zoned: Poughkeepsie Innovation District Historic Core Subdistrict (PID-HC); File #2021-001

7) 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; Grid #6161-23-258990; Zoned: General Commercial (C-3) District; File #2021-002