



**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
MARCH 16, 2021
7:00PM****

I. CALL TO ORDER

II. APPROVAL OF FEBRUARY 17, 2021 MEETING MINUTES

III. PUBLIC HEARINGS

1) 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

2) 7 SOUTH CLINTON STREET: RESIDENTIAL CONVERSION

*****PUBLIC HEARING & REVIEW POSTPONED UNTIL APRIL 20, 2021*****

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1) 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. 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 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

2) 30 DUTCHESS LANDING ROAD: WIRELESS

Application for Site Plan review relative to the proposed installation of a wireless communications facility 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