



**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  
MAY 18, 2021  
7:00PM****

**I. CALL TO ORDER**

**II. APPROVAL OF APRIL 20, 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) units 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

**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, William Bocker, Mike Amato); 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) 36 PINE STREET: WIRELESS INSTALLATION**

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



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#### **5) 36 HIGH STREET**

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

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

#### **7) 121 PARKER AVENUE: CONVERSION OF VACANT LAND TO PARKING LOT**

Application for Site Plan Review relative to the formal conversion of the vacant parcel at 121 Parker Avenue (formerly a diner, now demolished, with accessory parking) to a surface parking lot; Owner/Applicant: Parker Avenue Realty LLC; Consultant: Kelly Libolt, KARC Planning Consultants; Zoning District: Gateway Walkway District – Mixed Use Commercial (G-CM); Grid #6162-55-257465; File #2020-041

#### **8) 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; Zoning District: Medium High Density Residence (R-4) District/Light Industrial (I-1) District; Grid #6162-72-378194; File #2021-015

#### **9) 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