



**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**

**AUGUST 17, 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 JULY 20, 2021 MEETING MINUTES**

**III. ANNOUNCEMENTS**

- **114 SMITH STREET** – withdrawn application, no public hearing
- **35 MAIN STREET** – review postponed until September
- **HIGHVIEW II / MILTON STREET** – review postponed until September
- **584 MAIN STREET** – public hearing scheduled for September

**IV. PUBLIC HEARINGS**

**1) WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION**  
**\*\*PUBLIC HEARING & REVIEW POSTPONED UNTIL SEPTEMBER 17, 2021\*\***

**2) 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

**3) 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

**V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

**4) 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



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**5) 278 – 282 MAIN STREET: MIXED USE CONVERSION**

Application for Site Plan Review relative to the conversion of the existing building, formerly a department store, to a mixed use building containing ground floor commercial space and a total of 24 dwelling units on the upper stories, including construction of a fifth story and a tower. Owner/Applicant: Kirchner Realty, Inc/Michael DeCordova; Consultant: Aryeh Siegel Architect; Zoning District: Poughkeepsie Innovation District - Historic Core Subdistrict (PID-HC) Grid #6162-77-059084, 6162-77-062084, 6162-77-065081, 6162-77-065083 and 6162-77-060075; File #2021-040

**6) 58 PARKER AVENUE: OFFICE AND OPEN SPACE**

Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77-6162-62-148369 and 6162-54-125385; File #2021-045

**7) SOUTH HAMILTON STREET: REQUEST FOR EXTENSION OF APPROVAL**

Request for extension of approval relative to the application for Site Plan Review for Harrington Heights (South Hamilton Street) for the proposed construction of twenty-four (24), two-bedroom townhouse-style condominium units on a vacant parcel of land formerly known as 100 South Hamilton Street, approved on August 18, 2020. Owner/Applicant: Steven Reifler; Consultant: KARC Planning Consultants (Kelly Libolt); Grid #:6161-30-151783; Zoned: Medium High-Density Residence (R-4) District; File #2019-052