



**THE CITY OF POUGHKEEPSIE
NEW YORK**

PLANNING & ZONING

62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601

Phone: (845) 451-4055 Fax: (845) 451-4006

PLANNING BOARD AGENDA

NOVEMBER 19, 2019

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF OCTOBER MEETING MINUTES

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1) 100 SOUTH HAMILTON STREET – RESIDENTIAL CONDOMINIUMS

Site plan application for the proposed construction of twenty-four (24), two-bedroom townhouse-style condominium units on a vacant parcel of land located at 100 South Hamilton Street. 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

2) 375 AND 379 MAIN STREET - BOUTIQUE HOTEL

Site Plan application for the proposed adaptive re-use of a furniture store and warehouse to a 79 unit boutique hotel in the buildings at 375 and 379 Main Street, which will involve combining those two lots into a single lot of record. Grid #6161-78-160058 and 6162-78-163057; Owner: Steven and Thomas Chickery; Applicant: Urban Green Foods, LLC; Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-0060

3) 129 CANNON STREET - DISTILLERY

Site Plan application for the proposed construction of a distillery with a tasting room and retail sales component on the property at 129 Cannon Street Grid #6161-22-217994; Owner: Cannon Street Collaborative, Inc; Applicant: Daniel Rohde; Consultant: Wilfred Rohde, PE; Zoned Central Commercial (C-2) District; File #2019-68

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

4) 141 N WATER STREET - REQUEST FOR EXTENSION OF APPROVAL

Site plan and Special Permit for the proposed construction of a 16 unit residential building. Applicant: Water Street Development Company, LLC (Nicholas J. DeLuccia); Consultants: M. A. Day Engineering, PC (Dennis Lynch, P.E.) and LMV Architects (Michael McCormack & Don Petruncola); Grid # 6062-59-771405 & 783401; Zoned W; File#2017-023; Originally approved on 11/27/18

5) 165 SMITH STREET - REQUEST FOR EXTENSION OF APPROVAL

Site Plan application for construction of an addition to the rear of the existing building. Owner/Applicant: Phi-Tan LLC/Bruce Phipps; Consultant: M.A. Day Engineering; Grid #6162-72-461234; Zoned I-1; File #2018-125; Originally approved on 11/27/18



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6) 165 SMITH STREET- TEMPORARY STORAGE STRUCTURE DURING CONSTRUCTION OF AN ADDITION TO THE EXISTING MANUFACTURING USE

Site Plan application for installation of an 1800 square foot temporary storage structure during construction of the rear previously approved addition to the rear of the existing building. Owner: Phi-Tan LLC; Applicant: Phi-Tan LLC (Bruce Phipps); Consultant: M.A. Day Engineering; Grid #6162-72-461234; Zoned I-1; File #2018-125.1

7) 331 MAIN STREET - WORKFORCE HOUSING AND COMMUNITY CENTER

Site Plan application for the proposed adaptive re-use of the office building at 331 Main Street to an 80 unit workforce housing development with community center component. Grid #6161-78-127091; Owner: IIC Properties, Inc; Applicant: Urban Green Equities, LLC; Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-0064

8) 367 MAIN STREET (a/k/a 6 CRANNELL STREET) - FAÇADE REVIEW

Façade Review application for the Chance Theatre Complex at 367 Main Street (a/k/a 6 Crannell Street). Grid #6162-78-152059; Owner: 6 Crannell Street LLC; Applicant: Urban Foods, LLC (Eric Anderson); Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-71

V. SIGN PERMITS

9) 14 CIVIC CENTER PLAZA – MARQUEE SIGN AND EMD SIGN

Sign permit application for the conversion/enhancement of an existing marquee sign and conversion of an existing wall sign to a wall/electronic message display sign on the property at 14 Civic Center Plaza (The Majed J. Nesheiwat Civic Center); Grid #6162-69-020138; Owner: Civic Properties, Inc; Applicant: GNS Gropu (Gloede Neon Signs, Nancy Forrest); Zoned: Poughkeepsie Innovation District Civic Corridor (PID-CC); File #2019-065 and #2019-066