



**THE CITY OF POUGHKEEPSIE  
NEW YORK**

**PLANNING & ZONING**

62 CIVIC CENTER PLAZA, 2<sup>ND</sup> FLOOR  
POUGHKEEPSIE, NY 12601

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

**PLANNING BOARD AGENDA**

**WEDNESDAY, JANUARY 22, 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

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

**3) 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

**4) 47-49 CIVIC CENTER PLAZA: SITE PLAN REVIEW**

Construction of a new 22,000 (+/-) square foot four (4) story office building and 760 (+/-) addition to existing commercial building. Owner/Applicant: Journal Plaza, LLC/Taconic Realty/Page Park Associates; Consultant: LRC Group (Kelly Libolt); Grid #6162-69-061166 and 065177; Zoning Districts: PIC-Civic Corridor and Central Commercial (C-2) District. File#2020-001

**5) 1-3 GRAND STREET – EVENT SPACE REQUEST FOR EXTENSION**

Site Plan application to convert historic church into event space; Applicant: Urban Green Food, LLC, Eric Anderson; Grid # 6062-84-977099 & 979093; Zoned R-4A; File#2017-045



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**V. SIGN PERMITS**

**6) 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 Group (Gloede Neon Signs, Nancy Forrest); Zoned: Poughkeepsie Innovation District Civic Corridor (PID-CC); File #2019-065 and #2019-066