



**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**

**WEDNESDAY, FEBRUARY 26, 2019
7:00 PM**

I. CALL TO ORDER

II. APPROVAL OF JANUARY MEETING MINUTES

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

1) 100 SOUTH HAMILTON STREET: RESIDENTIAL CONDOMINIUMS*

*Please note that the 100 South Hamilton Street public hearing has been rescheduled to the Wednesday, March 18, 2020 Planning Board meeting.

2) 47 AND 49 CIVIC CENTER PLAZA: NEW CONSTRUCTION & ADDITION

Construction of a new 22,000 (+/-) square foot four (4) story office building and 760 (+/-) addition to existing commercial building, with a lot line adjustment. Owner/Applicant: Journal Plaza, LLC/Taconic Realty/Page Park Associates; Consultant: LRC Group (Kelly Libolt); Grid #6162-69-06116, 065177 and 090193; Zoning Districts: PID-Civic Corridor and Central Commercial (C-2) District. File#2020-001

3) 375 AND 379 MAIN STREET: ADAPTIVE REUSE / 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

4) 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 (Frank Pallett); Applicant: Urban Foods, LLC (Eric Anderson); Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-71



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V. SIGN PERMITS

5) 14 CIVIC CENTER PLAZA: MARQUEE SIGN AND ELECTRONIC MESSAGE 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

VI. REZONING PRELIMINARY SITE PLAN REVIEW

6) MILTON STREET PARCEL #6162-73-623227

Application for rezoning the nine acre vacant parcel on Milton Street from R-2 to PRD to allow a multi-residential development consisting of two buildings each containing thirty-two (32) units (for a total of 64 units), with a swimming pool and accessory surface parking. Grid #6162-73-623227; Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Associates; Current Zoning: Medium Low Density (R-2) District. Proposed Zoning: Planned Residential District (PRD)