



**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

MAY 19, 2020

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF FEBRUARY 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 Residential (R-4); File #2019-052

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

IV. SITE PLANS / SPECIAL PERMITS / SUBDIVISIONS

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

4) 81 MARKET STREET: CONVERSION OF AN OFFICE TO STUDIO UNITS

Site Plan/Special Permit application for the conversion of a mixed use building containing an office space and six dwelling units to an eight unit multiple dwelling. Grid #6162-77-006004; Owner: JMS 81 Market LLC; Applicant: Joseph Goldzal; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Zoned: Central Commercial (C-2) District; File #2020-006

5) 30-36 COLUMBIA STREET: AMENDED SITE PLAN FOR OFF-STREET PARKING

Amended Site Plan/Special Permit application for the proposed construction of an off-street parking facility with 71 spaces for Care Mount Medical. Owner: 36 Columbia Street LLC; Applicant: CareMount Medical (Elmer Gudiel); Consultant: The Chazen Companies (Caren LoBrutto); Grid #6062-35-845844/866826 and 6061-36-876845; Zoned Hospital-Medical (H-M) District; File #2020-007



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V. SIGN PERMITS

6) 128 WASHINGTON STREET: FREESTANDING EMD SIGN

Sign permit application for the conversion of an existing freestanding sign to a freestanding/electronic message display sign on the property at 128 Washington Street (Gulf to Sunoco Station); Grid #6162-69-020138; Owner/Applicant: Parminder Kanwal; Zoned: GRM (Gateway Mixed Use Commercial) File #2020-004