



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, May 16, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 16, 2023 Meeting Minutes

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

1. CANNON STREET LOT# 228990: SPECIAL PERMIT PARKING

Application for proposed parking area consisting of five (5) parallel parking spots and access drive. Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid #6161-22-228990; Zoning District: Central Commercial (C-2); File #2023-018

IV. EXTENSION APPROVALS

1. 27 HIGH STREET: APPROVAL EXTENSION REQUEST

Request for extension regarding the approved Site Plan 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; Grid #6162-62-192294; Zoned: Medium High Density Residence (R-4) District; File #2021-018

V. SIGN PERMITS

1. 75 N WATER MIDHUDSON DISCOVERY MUSEUM - SIGN

Sign review regarding freestanding monument sign with electronic message board. Owner/Applicant: Midhudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66- 738231; Zoning District: Waterfront District (W); File #PB2022-040

VI. SITE PLANS/SPECIAL PERMITS

1. 13 HARRISON STREET: SPECIAL PERMIT

Application for a special permit required by Section 19-4.20 of the City code for the construction of a two (2) story single family modular home.

Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 6162-79-3390686; Zoning District: Central Low-Density (R-2A); File #2023-010

2. SOUTH AVENUE LOT #937583: SITE PLAN

Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of 87-unit, 5-story mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC Owner/Applicant:

Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

3. 481 MAIN STREET: SITE PLAN

Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor. Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB20213-019.

4. 95 N CLINTON AVENUE: SITE PLAN

Application for a lot line adjustment reducing the lot at 95 North Clinton by .421 acres and increasing the lot at 36 Cottage Street size to .343 acres, an adjustment of 58.3 feet. Owner/Applicant: 36 Cottage Street LLC; Consultant: LARC, PC; Grid #6162-71-301233 & 3143321; Zoning District: C-1 Neighborhood Commercial District & I-1 Light Industrial; File #PB2023-022

5. 36 NORTH CLOVER STREET - PELTON MANOR CARMEL: SITE PLAN

Site Plan Amendment review regarding the establishment of 46 residential units and related parking and amenities. Applicant: Pelton Partners LLC; Grid# 134001-7057-13-224427; District: Medium High Density Residence (R-4)

VII. SUNFISH COVE PROJECT: SITE PLAN

1. 4 SUNFISH COVE: SITE PLAN

An application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061-51788513 and 6061-51-827527; Zoning District: General Industrial (I-2) ; File #2023-23, 2023-024 and 2023-025

2. 70 PROSPECT STREET: SITE PLANAn application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061-51788513 and 6061-51-827527; Zoning District: General Industrial (I-2) ; File #2023-23, 2023-024 and 2023-025

3. 72-78 PROSPECT STREET: SITE PLANAn application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061-51788513 and 6061-51-827527; Zoning District: General Industrial (I-2) ; File #2023-23, 2023-024 and 2023-025