



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, July 18, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

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

1. 531 MAIN STREET – SITE PLAN: CHANGE OF USE

An application for the conversion of a mini-mart to a convenience store on a property with existing self-service gas pumps and a single-bay automobile service shop. Owner: AIF Estates, Inc.; Applicant: Kheiraddine Mazouzi; Consultant: Aryeh Siegel Architect; Grid # 6161-23-350986; Zoning District: Neighborhood Commercial (C-1); File #2023-047

2. 135 NORTH WATER STREET: SPECIAL PERMIT

An application for a special use permit for the conversion of a 3-story office building into a Beauty Parlor. Owner/Applicant: Dutchess Whaling LLC.; Grid #6062-59-786386; Zoning District: Waterfront (W) ; File #2023-048

3. 95 North Clinton Avenue – SITE PLAN: Lot Line Adjustment

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 & 314231; Zoning District: C-1 Neighborhood Commercial District & I-1 Light Industrial; File #PB2023-022

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 27 HIGH STREET – SITE PLAN AMENDMENT

An application for a mixed use building consisting of 4 live/work lofts, 41 one bedroom units, 19 two bedroom units and office/conference space. Owner: 27 High Street Lofts, LLC.; Applicant: KARC Planning Consultants, Inc.; Grid #6162-62-192294; Zoning District: Medium High Density Residence (R-4); File #2023-042

2. 36 NORTH CLOVER STREET - SITE PLAN AMENDMENT

Application for Site Plan Amendment review regarding establishment of 46 residential units and related parking and amenities. Owner/Applicant: Pelton Partners, LLC; Consultant: LRC Group; Grid #6062-75-837228 Zoning District: R-4 (Medium-High Density Residential); File #PB2023-044

3. Lot# 228990 Cannon Street – Parking Special Permit

An 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

4. SOUTH AVENUE LOT #937583: MULTIFAMILY RESIDENTIAL BUILDING

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

5. 481 MAIN STREET: MIXED USE

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.

APPLICATION REVIEW ADJOURNED UNTIL AUGUST 15, 2023

6. Sunfish Cove Project: Site Plan - Aggregate Storage & Distribution

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

7. 10 Rinaldi Boulevard – Site Plan

An application for the addition of a 2,350 square foot community room to the existing building. Owner/Applicant: Rip Van Winkle House LLC ; Consultant: Hershberg & Hershberg; Grid #6062-74-749131; Zoning District: Waterfront Transit-Oriented (WTOD); File #2023-011

8. Lot#151783 South Hamilton Avenue: SITE PLAN

An application for a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units. Owner/Applicant: O'Neill Group Hamilton LLC.; Consultant: Arico Associates; Grid # 6161-30-151782; Zoning District: Medium High-Density Residential (R-4) ; File #2023-041

9. 34 Cannon Street: SITE PLAN

An application for a six-story mixed use building with occupied roof space. Owner: 34 Canon Street PK LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying, DPC; Grid #6062-77-063031; Zoning District: Urban Village (PID-UV); File #2023-044

10. LOT #040302 MARSHALL STREET – SITE PLAN: SPECIAL PERMIT

Application for Special Permit relative to the placement of a two story modular home. Applicant: David Freeman RA Owner: Habitat for Humanity; Grid #6162-61-040302 Zoning District: R2A; File #2023-009

11. LOT #581599 SOUTH GRAND - SUBDIVISION

Application for the division of one (1) lot of record into four (2) lots of record. Owner/Applicant: Habitat for Humanity Dutchess County; Consultant: Lawrence J. Paggi, PE, PC; Grid: # 6161-49-581599; Zoning District: Central Low-Density (R-2A); File #2023-010

V. SIGN PERMITS

1. 75 N Water Street: Electronic Sign

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