



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Tuesday, August 15, 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. LOT #581599 SOUTH GRAND - SUBDIVISION AND SITE PLAN

Application for the subdivision of one (1) lot of record into three (3) lots of record, a Special Permit for the placement of a one (1) story single family modular unit on the corner lot on Fountain Brook Avenue and South Grand Avenue and the placement of a two (2) story single family modular home on the second lot on South Grand Avenue. 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

3. 040302 MARSHALL STREET: 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

- 1. 36 NORTH CLOVER STREET, PELTON MANOR: SITE PLAN**
REVIEW ADJOURNED TO SEPTEMBER MEETING
- 2. 481 MAIN STREET: SITE PLAN**
REVIEW ADJOURNED UNTIL SEPTEMBER MEETING
- 3. SUNFISH COVE PROJECT: SITE PLAN**
REVIEW ADJOURNED TO SEPTEMBER MEETING
- 4. 15 NORTH CHERRY STREET: EXTENSION REQUEST**
Approval extension request for an application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten and Lawrence J. Paggi Engineering; Grid #6162-77-092099; Zoning District: General Commercial (C-3) File #2022-011
- 5. 135 MAIN STREET: SUBDIVISION: EXTENSION REQUEST**
Applications for Site Plan Review and Subdivision for subdivision of 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing 119 unit multiple dwelling, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038
- 6. 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
- 7. 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

8. 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

9. 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

10. 332 MAIN STREET (LUCKY PLATT): SITE PLAN

Application for site plan review relative to the installation of condenser units on the south exterior of the building, the erection of a wood fence screening surrounding the condensers, the placement of the bike racks inside the building, and the removal of solar panels from the original approval. Owner: Luckey Platt Owner, LLC; Applicant: Eric Baxter; Consultant: Berger Engineering & Surveying PPLC; Grid #6162-77-108053; Zoning District: PID-HC Historic Core District; File #PB2023-012.

11. 49 CIVIC CENTER PLAZA: SITE PLAN

An application for a six (6) story mixed use new construction with fifty-three (53) one-bedroom and nine (9) two-bedroom units and 57 off street parking spaces. Owner/Applicant: Journal Plaza, LLC.; Consultant: KARC Planning, Kelly Libolt; Grid #6162-69-065177; Zoning District: Central Commercial (C-2) & Civic Corridor (PID_CC); File #2023-054

12. 50 DELAFIELD STREET: SITE PLAN

An application for the addition of three (3) HVAC units to the south rear of an existing building. Owner: Astor Services; Applicant/Consultant: Jay Diesing RA AIA, Mauri Architects PC.; Grid #6062-59-857380; Zoning District: Medium High-Density Residential (R-4); File #2023-055

13. 149 NORTH HAMILTON: SITE PLAN

An application for the creation of a parking area for the existing multi-unit building. Owner: RC Home Hamilton Street; Applicant: Roy Campbell; Consultant: Paul Tirums, P.E.; Grid #6062-63-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051