



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, September 19, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 15, 2023 Meeting Minutes

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

1. 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 481 MAIN STREET: SITE PLAN

REVIEW ADJOURNED UNTIL OCTOBER MEETING

2. SUNFISH COVE PROJECT: SITE PLAN

REVIEW ADJOURNED TO OCTOBER MEETING

3. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

REVIEW ADJOURNED TO OCTOBER MEETING

4. **50 DELAFIELD STREET - SITE PLAN**
REVIEW ADJOURNED TO OCTOBER MEETING
5. **49 CIVIC CENTER PLAZA - SITE PLAN**
REVIEW ADJOURNED TO OCTOBER MEETING
6. **36 NORTH CLOVER STREET, PELTON MANOR: SITE PLAN**
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
7. **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
8. **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 VanWinkle House, LLC;
Consultant: Hershberg & Hershberg; Grid #: 6062-74-749131; Zoning District: Waterfront Transit-Oriented (WTOD); File: #2023-042
9. **27 HIGH STREET - SITE PLAN**
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 / LUCKEY 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. **4 SOUTH CLINTON STREET - SITE PLAN**
Site Plan application for the proposed use of an existing accessory building

(carriage house) at 4 S. Clinton Street for commercial use as artist studios; Owner/Applicant: 4 S. Clinton, LLC; Consultant: Natalie Quinn, KARC Consulting; Grid #6162-78-243002; Zoned: Central Commercial (C-2) District; File #2023-053

12. 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

13. 16 PERSHING AVENUE - SPECIAL PERMIT

Special permit application for the proposed use of the property on 16 Pershing Avenue as a motor vehicle repair shop; Owner/Applicant: Devanand Jaikarran; Grid #6161-24-427963; Zoned: Main Street Commercial (C-2A) District; File #2022-051

14. 226 CHURCH STREET - SITE PLAN

Application for site plan review relative to the addition of handicap accessible ramp. Owner/Applicant: Care Net Pregnancy Center of the Hudson Valley; Consultant: Whalen Architecture, PLLC; Grid #6161-22-139959; Zoning District: (CE) Creative Edge; File #PB2023-065.

15. 110 SOUTH GRAND AVENUE

Application for site plan review relative to the construction of an addition to a church and renovation of a youth center. Owner/Applicant: Faith Apostolic Ministries Inc; Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556: 2023-067; Zoning District: Medium Low-Density (R2) District; File #PB2023-067.

16. 48 COLUMBIA STREET - SITE PLAN

Application for site plan review relative to the request of a parking waiver. Owner/Applicant: Gary Capitol, LLC; Consultant: Gary E Beck Jr, Z3Consultants; Grid #6162-36-891827; Zoning District: Hospital-Medical (H-M) District; File #PB20223-021.