



**City of Poughkeepsie  
Planning Board  
Meeting Agenda**

Common Council Chambers  
Tuesday, October 22, 2024  
6:00 PM

**I. CALL TO ORDER**

**II. APPROVAL OF MEETING MINUTES**

1. Approval of September 24, 2024 Meeting Minutes

**III. ADJOURNED APPLICATIONS**

1. **481 MAIN STREET: SITE PLAN**  
Adjourned to the November 26, 2024 meeting
2. **110 SOUTH GRAND AVENUE: SITE PLAN**  
Adjourned to the November 26, 2024 meeting
3. **(100-106) ALBANY STREET: SITE PLAN**  
Application adjourned. Date to be determined

**IV. REVIEW OF RESOLUTIONS**

1. **40 CIVIC CENTER PLAZA: SITE PLAN**  
Site Plan application for the proposed addition of an eleventh story to the existing ten story hotel, to contain a rooftop bar; Owner: Hudson Valley Lodging Associates; Applicant: Hemant Patel; Grid #6162-69-038151; Zoned: District (PID-CC, CIVIC CORRIDOR); File #2024-051

## **V. SEQRA AGENCY DETERMINATION**

### **1. 121 PARKER AVENUE: DECLARATION OF LEAD AGENCY**

Full Environmental Assessment Form for SEQR Review and Determination relative to the to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, on the property at 121 Parker Avenue, currently a surface parking lot, to create a mixed use parcel. Use and Area Variances are pending before the Zoning Board of Appeals. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465; File #PB2024-066

### **2. 31-39 MARKET STREET: SITE PLAN**

Application for site plan for the conversion of the existing office buildings at 31 and 39 Market Street to a mixed use building with restaurants, box office/lobby space and office space of the first floors, and a total of 49 dwelling units of the upper floors, including construction of two additional stories on the building at 39 Market Street and the combining of the two lots into a single lot of record. Owner/Applicant: 31 Market LLC; Consultant: Natalie Quinn, KARC Planning Consultants; Grid # 6162-77-030072 and 031066; Zoning District: PID-HC; File #2024-061

### **3. 41-57 CANNON STREET: SITE PLAN**

Application for site plan the construction of a 6 story mixed use building at 47-51 Cannon Street, with first floor restaurant/artisanal beverage production and 140 dwelling units on the upper stories. The proposal includes the demolition of two existing buildings and combining two lots of record into a single lot of record. Owner: 47 Cannon Street, LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying; Grid # 6162-77-086045 and 092041; Zoning District: PID-UV; File #2024-060

## **VI. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

### **1. LOT#151783 SOUTH HAMILTON STREET: 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

### **2. 531 MAIN STREET: SITE PLAN/SPECIAL PERMIT**

Application for revised site plan/special permit approval for the conversion of a mini-mart with self-service gas pumps and a one-bay automobile service facility to a convenience store with (existing) self-service gas

pumps and a single-bay automobile service shop. Owner: AIF Estates, Inc.; Applicant: Kheiraddine Mazouzi; Consultant: Aryeh Siegel and Alphonso Clark; Grid # 6161-23-350986; Zoning District: Neighborhood Commercial (C-1); File #2023-047

## **VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

### **1. 15 NORTH CLINTON STREET: SITE PLAN**

Application for site plan review relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight-family dwelling, including construction of a third story addition. The application previously received variances from the Zoning Board of Appeals relative to lot area, open space and landscaping, Owner/Applicant: North Clinton Holdings LLC; Grid:#6162-79-27208; File #2024-019

### **2. "7" MORGAN AVENUE: SITE PLAN**

Application for Site Plan Review relative to the proposed construction of two (2) buildings containing a total of nine dwelling units and accessory off-street parking on the vacant parcel at "7" Morgan Avenue. The project previously received area variances from the Zoning Board of Appeals. Owner: Patterson Calhoun, LLC; Applicant: James Patterson; Consultant: Ciro Interrante; Zoning District: Medium High Density (R-4) District; Grid #6162-72-458149; File #2024-025

### **3. 419 MAPLE STREET: SITE PLAN**

Site Plan application for the proposed conversion of a two-family dwelling to a four-family dwelling of four one-bedroom units. A waiver is requested for 6 parking spaces. Owner/Applicant:419 Maple, LLC/Yehuda Herzog; Consultant: KARC Planning Consultants; Grid # 6162-79-349050; Zoned: District (R-4); File #2024-041

### **4. 306-316 MAIN STREET: SITE PLAN**

currently being utilized as a one-story office building and a two-story commercial building. The proposed development to include 120 apartment units, 17,087 SF of ground floor commercial space and resident amenity space. Owner/Applicant; 316 Main LLC Consultant; KARC Planning Consultants Grid# 6162-77-091064 Zoning District: PID HC File #PB2024-059.

## **VIII. ADJOURNMENT**

1. Meeting Adjourned to November 26, 2024

