



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, November 26, 2024
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF OCTOBER 22, 2024 MEETING MINUTES

III. ADJOURNED APPLICATION REVIEW

1. 110 SOUTH GRAND AVENUE: SITE PLAN

2. 306-316 MAIN STREET: SEQRA

3. "7" MORGAN AVENUE: SITE PLAN

4. 121 PARKER AVENUE: SEQRA

IV. REVIEW OF RESOLUTIONS

1. 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 #PB2023-019.

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. 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

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

1. LOT#151783 SOUTH HAMILTON STREET: SITE PLAN

An application for a two-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

VI. SEQRA REVIEW

1. 47-51 CANNON STREET: SEQRA

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

2. 31-39 MARKET STREET: SEQRA

Application for site plan for the conversion of the existing office buildings at 31and 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

VII. BOARD BUSINESS

1. APPROVE 2025 MEETING DATES

VIII. ADJOURNMENT

- 1. ADJOURN TO THE WEDNESDAY, DECEMBER 18, 2024 MEETING**