



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, January 28, 2025
6:00 PM

I. ROLL CALL

II. APPROVAL OF MEETING MINUTES

1. Approval of December 18, 2024 meeting minutes

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. **110 SOUTH GRAND AVENUE: SITE PLAN**

Adjourned February 25th

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

Adjourned February 25th

3. **"100-106" ALBANY STREET: SITE PLAN**

Adjourned to a later date

IV. SEQRA REVIEW

1. **121 PARKER AVENUE: SEQRA**

Full Environmental Assessment Form for SEQR Review relative 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.

2. '8' SOUTH CLINTON STREET: SEQRA

An application for the proposed construction of a three-story mixed-use structure on a vacant lot. The new building is proposed to contain 14 dwelling units and 1,152 square feet for retail. The applicant is requesting a parking waiver based on the Little Smith Street municipal parking lot. Owner: South Clinton Equities, LLC; Applicant/Consultant: Jason Lichwick Architecture, PLLC; Grid # 6161-22-239997; Zoning District: PID-B; File #2025-009

V. REVIEW OF RESOLUTIONS

1. 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

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 306-316 MAIN STREET: SITE PLAN

Application for site plan review for the construction of a six-story mixed-use building on two lots 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.

2. 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

3. 47-51 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

VII. ADJOURNMENT

1. Meeting adjourned to February 25, 2025