City of Poughkeepsie
Planning Board
Meeting Agenda

Virtual Meeting
Link: https://attendee.gotowebinar.com/register/2780680111131320590
Tuesday, February 15, 2022
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of January 19, 2022 Meeting Minutes

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

1. MILTON STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT
The public hearing will be adjourned until March 15, 2022 or subsequent meeting as the applicant continues work with City and Town Engineering. The hearing will be re-noticed when rescheduled. Application for site plan review for multifamily residential development consisting of two buildings containing a total of 63 units, with a swimming pool and accessory surface parking. Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Companies (Caren LoBrutto); Grid #6162-73-623227; Zoning District: Planned Residential District (PRD); File #2021-029

2. 39 PERSHING AVENUE: TWO-FAMILY RESIDENTIAL
Application for Site Plan/Special Permit Review relative to the proposed conversion of a vacant single family dwelling at 39 Pershing Avenue to a two family dwelling. Waivers of certain site plan elements are requested. Owner: Pershing 39 LLC; Applicant: James Valencia; Consultant: Paul Tirums, PE; Zoning District: General Commercial (C-3) District; Grid #6162-80-461007; File #2021-068

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 47 CANNON STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed mixed use development consisting of utilization of an existing two-story building with both vertical and horizontal expansion to construct a nine (9) story building containing a total of 66 units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery). Owner/Applicant: 47 Cannon Street LLC (James J. Sullivan); Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6162-77-086045; Zoning District: Poughkeepsie Innovation District – Urban Village (PID-UV); File #2021-056

2. 171 PARKER AVENUE: EXPANDED CAR WASH DEVELOPMENT

Application for site plan review relative to the proposed renovation and expansion (600 SF) of an existing non-conforming car wash facility with the addition of auto detailing services. Owner: Parker Ave Realty, LLC; Applicant: KARC Planning Consultants (Kelly Libolt); Grid #6162-47-318503; Zoning District: Walkway-Gateway Mixed-Use Commercial (G-CM); File #2022-002

3. 13 MARKET STREET: LOT LINE ADJUSTMENT

Application for subdivision relative to a proposed lot line adjustment between 13 Market Street and 21-25 Market Street. Owner: Market Cannon Street LLC; Applicant: Eagle-Riverview Group LLC; Consultant: LaBella Associates (Mark Heinsman). Grid #6162-77-046085 and #6162-77-041079; Zoning District: Poughkeepsie Innovation District – Historic Core (PID-HC); File #2022-003

4. 556 MAIN STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed development of a three (3) story mixed-use building with 600 SF of ground floor commercial and a total of nine (9) residential units, consisting of a mix of studios and one-bedroom units. Owner/Applicant: 558 Main Street LLC (Stephan Bohdanowycz); Grid # 6161-24-392943; Zoning District: Neighborhood Commercial (C-1); File #2022-004