



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Virtual Meeting

Link: <https://attendee.gotowebinar.com/register/6476570310916809228>

Tuesday, March 15, 2022

6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of February 15, 2022 Meeting Minutes

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

1. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

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 at 171 Parker Avenue 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

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 134-136 SOUTH AVENUE: AMENDMENT FOR LANDSCAPING & FACADE

Amended site plan relative to the proposed demolition of an existing structure and construction of a new mixed use building with three (3) commercial spaces and fifteen (15) apartments with eleven (11) one-bedroom units and four (4) two-bedroom units. The site plan received conditional approval on 9/21/21 and has amended the plan to meet the conditions imposed. Owner: 134-136 South Avenue LLC (Brian Trematore); Applicant: AE Baxter LLC (Eric Baxter); Zoning District: Neighborhood Commercial (C-1); Grid #6061-44-956742; File #2021-050

2. 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 at 47 Cannon Street 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

3. 556 MAIN STREET: MIXED-USE DEVELOPMENT

Application for site plan review relative to the proposed development of a three (3) story mixed-use building at 556 Main Street 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) District; File #2022-004

4. 11-15 GARDEN STREET: FACADE REVIEW

Application for façade review relative to the proposed remodeling of the exterior of the existing building at 11-15 Garden Street. Owner: 11 Garden

LLC; Applicant: Patrick Moore; Consultant: N/A; Grid #6162-77-092099;
Zoning District: Poughkeepsie Innovation District - Urban Village (PID-UV);
File #2022-007

5. 123 SMITH STREET: WAREHOUSE RENOVATION

Application for Site Plan Review relative to the proposed remodeling of a warehouse at 123 Smith Street, a nonconforming use, including a reduction in square footage of the building, construction of a parking area and addition of landscaping. Owner/Applicant: Rejuvenate Properties/Brian Tietje; Consultant: John V. Sullivan; Zoning District: Medium High Density Residence (R-4) District; Grid #6162-72-411198; File #2022-009

6. 15 NORTH CHERRY STREET: ADAPTIVE REUSE RESIDENTIAL

Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten; Grid #6162-77-092099; Zoning District: Poughkeepsie Innovation District - Urban Village (PID-UV); File #2022-011