

Jeffrey Stern, Chair
Ruth Wells, Vice Chair
Mark Porterfield, Secretary



Victor Drapala
Kecia Palmer-Cousins
Greg Schondelmeier

**City of Peekskill
PLANNING COMMISSION
840 Main Street
Peekskill, New York 10566
914-734-4211**

PLEASE BE ADVISED that there will be a Regular Meeting of the PLANNING COMMISSION on Tuesday, January 13, 2026, at 7:30 P.M. in the Council Chambers at City Hall, 840 Main Street, Peekskill, New York 10566.

All interested persons are invited to be present at the public hearing. Interested persons may submit written comments via email to cbennett@cityofpeekskillny.gov. All submissions received by 5:00 p.m. on the day of the hearing will be entered into the meeting records.

AGENDA

I. RECOMMENDATION TO COMMON COUNCIL & SEQRA REVIEW PURSUANT TO SECTION 6 CRR-NY 617.6

- 1) APPL: Westchester Industrial Complex (Charles Cartalemi) P25-040-P25-042
3199 Albany Post Road, Suite 200 A
Buchanan, NY 10511
- Owner: Westchester Industrial Manufacturing & Warehousing Group LLC
3199 Albany Post Road, Suite 200 A
Buchanan, NY 10511
- Copies: Cronin Engineering, P.E., P.C.
39 Arlo Lane
Cortlandt Manor, NY 10567

RE: ***January 13, 2026: The Planning Commission may declare itself the Lead Agency for the coordinated SEQRA review of the application for the proposed change in use and intensity of use from a single manufacturing occupancy to a multi-tenant mixed-use commercial facility with outdoor storage on properties located within the M-2B Design Industrial District. The Planning Commission will also provide a recommendation to the Common Council regarding Special Permits for outdoor storage pursuant to Sections 575-40.1 B and 575-40 B (1) of the City of Peekskill Zoning Ordinance.***

This proposal also requires the Commission's review and approval of **Final Site Plans** pursuant to Section 575-56 B (4) for the change in use and intensity of use from a former single manufacturing occupancy to the proposed multi-tenant mixed-use commercial facility with outdoor storage. The properties are:

Property Address	Section/Block/Lot	Case #
1048 Lower South Street	32.20-1-1./A	P25-040
1050 Lower South Street	32.20-1-2.1	P25-041
31 Louisa Street	32.20-1-14	P25-042

II. CONTINUED PUBLIC HEARING

1) APPL: Colin Beauchemin/Grand Street Cannabis P25-029
90 Mount Airy Road S
Croton on Hudson, NY 10520

Owner: Dwayne Reith/650 Holdings, Inc.
23 Hickory Hill Drive
Dobbs Ferry, NY 10522

Copies: Joseph McDonald
126 McGuinness Blvd, Apt. 3
Brooklyn, NY 11222

RE: **Continued Public Hearing** by the Planning Commission regarding **Final Site Plan Approval** pursuant to Section 575-56 B (4) for the proposed change in use of an existing tenancy for use as a new cannabis manufacturing facility on property located in the C-3, General Commercial District.

Location: **710 Washington Street**
Section-Block-Lot: 32.16-14-18 (Peekskill Tax Map)
Zoning District: C-3, General Commercial District

III. PUBLIC HEARING

1) APPL: Joseph G. Thompson Architect PLLC P26-001
108 North Division Street, Ste 100
Peekskill, New York 10566

Owner: Riverview Associates of Peekskill, Inc.
111 Brook Street, # 1
Scarsdale, New York 10583

RE: **Public Hearing** by the **Planning Commission** regarding an **Amended Site Plan Review** pursuant to the original Site Plan Approval and Sections 575-27 A (1), 575-25 A (2), 575-56 B (2) and (4), and 575-56 C of the City of Peekskill Zoning Ordinance, to revise the previously approved façade colors, and to convert two general storage rooms on the second and third floors of a 51-unit condominium complex into two 895 sq. ft. one-bedroom apartments, increasing the total number of units to 53. The property is located in the R-6, Central Multiple Residence District.

Location: **505 South Street**
Section-Block-Lot: 32.12-5-1 (Peekskill Tax Map)
Zoning District: R-6, Central Multiple Residence

IV. RENEWAL OF APPROVALS

1) APPL: Joseph G. Thompson Architect, PLLC P26-002
 108 North Division Street, Ste 100
 Peekskill, NY 10566

Owner: Parks Building Realty, LLC
 1013 Park Street
 Peekskill, NY 10566

RE: **Renewal of a Special Permit and Final Site Plan Approvals** by the Planning Commission pursuant to Sections 575-56 E (9), 575-33 B (10), 575-57, and 575-56 (B) (5) of the City of Peekskill Zoning Ordinance, and associated parking waivers pursuant to Section 575-33 G (2), for the proposed change-in-use from an existing second floor office space to a new three-bedroom apartment on property located in the C-2, Central Commercial District.

Location: **1013 Park Street**

Section-Block-Lot: 33.30-4-6 (Peekskill Tax Map)

Zoning District: C-2, Central Commercial

V. REFERRAL TO THE ZONING BOARD OF APPEALS

1) Christopher Warn	Appeal of the Code Enforcement Officer's determination, pursuant to Section 575-35 of the City of Peekskill Zoning Ordinance, that the uses on the property are not permitted on lots in the Zoning District where the property is located, and an Interpretation of Section 575-44 regarding Nonconforming buildings and uses , to determine whether the use of the property for inside and outside storage constitutes a legal, pre-existing nonconforming use.	711 North Division St.
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VI. MINUTES OF PREVIOUS MEETING

- December 10, 2025

Cecille Bennett
 for Carol J. Samol, AICP
 Director of Planning