

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](mailto: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  
108 North Division Street, Ste 100  
Peekskill, NY 10566 P26-002

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	<p><b>Appeal</b> 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 <b>Interpretation of Section 575-44 regarding Nonconforming buildings and uses</b>, to determine whether the use of the property for inside and outside storage constitutes a legal, pre-existing nonconforming use.</p>	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