



City of Poughkeepsie Planning Board Meeting Agenda

Common Council Chambers

Tuesday, May 16, 2023 6:00 PM

APPROVED June 21, 2023

Motion: Margorie Smith

Second: Sean O'Donnell

Carried: 5:0:1

Present	Excused	Absent	Staff
Anne Saylor Nick DeLucca Rosaura Andújar-McNeil Robert Malory Sean O'Donnell Paul Ackerman	Marge Smith	Brian Veltre	Richard Distel, City Planner Chris Kroner, MASS Design Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of April 16, 2023 Meeting Minutes
Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
Carried: 6:0:0

III. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

1. **CANNON STREET LOT# 228990: SPECIAL PERMIT PARKING** Application for proposed parking area consisting of five (5) parallel parking spots and access drive. Owner/Applicant: Cannon Street Collaborative; Consultant: John Sullivan; Grid #6161-22-228990; Zoning District: Central Commercial (C-2); File #2023-018

Presenting: John Sullivan, Consultant
Daniel Rhode, Applicant

John summarized the project to create a parking lot with parallel parking spots. He confirmed the need to go to the ZBA for the reduction of the access drive. The lot was left as gravel in the back to reduce the amount of impervious space and facilitate water drainage. Landscaping and screening were also discussed. The Board requested that the applicant add some grading to help with run-off.

A motion was made to open Public Hearing
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

No Speakers

A motion was made to close Public Hearing
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

A motion was made to declare the Planning Board as Lead Agency and to circulate application to concerned agencies and city departments.
Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
6:0:0

1. EXTENSION APPROVALS

1. 27 HIGH STREET: APPROVAL EXTENSION REQUEST

Request for extension regarding the approved Site Plan relative to the proposed 67 unit multifamily development at 27 High Street, including the conversion of the existing vacant building and construction of a new building, Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Grid #6162-62-192294; Zoned: Medium High Density Residence (R-4) District; File #2021-018

A motion was made to grant the extension
Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
6:0:0

2. SIGN PERMITS

1. 75 N WATER MIDHUDSON DISCOVERY MUSEUM - SIGN

Sign review regarding freestanding monument sign with electronic message board. Owner/Applicant: Midhudson Discovery Museum; Consultant: GNS Sign Group; Grid #6062-66- 738231; Zoning District: Waterfront District (W); File #PB2022-040

Planning Board declared itself Lead Agency with regard to SEQRA
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

3. SITE PLANS/SPECIAL PERMITS

1. 13 HARRISON STREET: SPECIAL PERMIT

Application for a special permit required by Section 19-4.20 of the City code for the construction of a two (2) story single family modular home.
Owner: Habitat for Humanity Dutchess County Applicant/Consultant: David Freeman, RA, Architect; Grid: # 616279-3390686 Zoning District: Central Low-Density (R-2A); File #2023-010

A motion was made to open Public Hearing
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

No Speakers

A motion was made to close Public Hearing
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

Motion was made for an approval resolution.
Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
6:0:0

2. SOUTH AVENUE LOT #937583: SITE PLAN

Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of 87-unit, 5-story mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC
Owner/Applicant: Michael Abuladez, CEO, Argo Development;
Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

Presenting: Matthew Tether & Samantha Urban, Liscom, McCormick, VanVoorhis

A motion was made to adopt a Negative Declaration with regards to SEQRA
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

3. 481 MAIN STREET: SITE PLAN

Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor.

Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB20213-019.

Presenting Sayed Lateef, Owner
Steve Barnaby, Mazzarelli Architecture & Planning

Steve summarized the project.

There was discussion regarding the historical nature of the neighborhood and tying that into the front façade of the building.

A motion was made to declare the Planning Board as Lead Agency and to circulate application to concerned agencies and city departments.

Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
6:0:0

A motion was made to establish a \$1,000 escrow for architectural review.

Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

4. 95 N CLINTON AVENUE: SITE PLAN

Application for a lot line adjustment reducing the lot at 95 North Clinton by .421 acres and increasing the lot at 36 Cottage Street size to .343 acres, an adjustment of 58.3 feet. Owner/Applicant: 36 Cottage Street LLC; Consultant: LARC, PC; Grid #6162-71-301233 & 3143321; Zoning District: C-1 Neighborhood Commercial District & 1-1 Light Industrial; File #PB2023- 022

Applicant not present. Review adjourned to June 21, 2023

5. 36 NORTH CLOVER STREET – PELTON MANOR: SITEPLAN

Site Plan Amendment review regarding the establishment of 46 residential units and related parking and amenities. Applicant: Pelton Partners LLC; Grid# 134001-7057-13-224427; District: Medium High-Density Residential (R-4); File:#2023-044

Paul Ackerman recused himself from the review.

Presenting: Wayne, Pelton Partners, LLC
Stephen Tinkleman, Tinkleman Architecture
Robert Turner, Tinkleman Architecture

The application is up for re-approval with a few minor changes as required by the stipulation with the HDLPC. The exterior of Pelton manor will not change. It's exact use is still to be determined. It will be finalized once the new zoning code is passed. At the present time it is only allowed to be residential. The applicant is requesting to be allowed to start on the residential portion of the project.

The Board commented that they would be working with legal to see how and if they can approve what the applicant is asking for. It was also decided that a public hearing would be held at the next meeting.

The Board set a public hearing for June 21, 2023
Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
4:1:1

6. SUNFISH COVE PROJECT: SITE PLAN

An application for a 24/7 material storage and distribution operation involving three properties located at 4 Sunfish Cove, 72-78 Prospect Street and 70 Prospect Street. Owner/Applicant: Poughkeepsie Landing Corp.; Consultant: Caesar Engineering DPC; Grid #6061-59-785480, 6061-51788513 and 6061-51-827527; Zoning District: General Industrial (I-2); File #2023-23, 2023-024 and 2023-025

Presenting: Nathaniel Gooden, Caesar Engineering DPC
Brian and Richard of AC Aggregates

The applicant described the proposed use of the three properties. There will be no permanent structures added and there will be no change of the structures currently on the properties.

A motion was made to circulate application to concerned agencies and city departments.

Motion: Rosaura Andújar-McNeil
Second: Sean O'Donnell
6:0:0

Meeting adjourned to June 21, 2023
Motion: Rosaura Andújar-McNeil
Second: Nick DeLucca
6:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.