



**City of Poughkeepsie
Planning Board
Meeting Agenda**

Common Council Chambers
Tuesday, December 19, 2023
6:00 PM

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of November 21, 2023 Minutes

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

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

An application for a three-story building consisting of 29 one-bedroom units and 29 two-bedroom units. Owner/Applicant: O'Neill Group Hamilton LLC.; Consultant: Arico Associates; Grid # 6161-30-151782; Zoning District: Medium High-Density Residential (R-4); File #2023-041

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. SOUTH AVENUE LOT #937583: SITE PLAN AMENDMENT

Application for Site Plan review regarding a vacant property located on South Avenue for the construction of a 5-story mid-rise multifamily residential development with 87 units. Owner/Applicant: South Avenue Real Estate Associates LLC, 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

2. 357 HOOKER AVENUE – SITE PLAN

Application for site plan review relative to the proposed renovation of the standard restaurant at 357 Hooker Avenue, including: alteration to the front (north) façade, proposed outdoor seating areas, outdoor cooking area, pavilion, outdoor storage container and dumpster. Owner: Highway Displays Inc; Applicant: Terricena Brown; Consultant: Ciro Interrante, Architect, P.C.; Grid #6161-66-744353; Zoning District: Neighborhood Commercial (C-1); File #2023-082

3. 9 DUTCHESS AVENUE - SITE PLAN

Application for grading of site, pursuant to the provisions of Section 19-4.19(c) of the Zoning Ordinance, which allows a building permit to be issued for grading with specific permission by the Planning Board, pursuant to the site plan review process. Owner/Applicant: 9 Dutchess LLC (Louis Kaufman); Consultant: Day Stokosa Engineering PC; Grid #6062-59-781388, 777390, 774390 and 768392; Zoning District: Waterfront (W) District; File #PB2023-090

V. BOARD BUSINESS

1. Approval of 2024 Meeting Dates