



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
Meeting Agenda**

Common Council Chambers

Thursday, January 11, 2024

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- 1. Approve November 12, 2023 Minutes**

III. APPLICATION OF CERTIFICATE OF APPROPRIATENESS

1. 9 GARFIELD PLACE

Applicant: Anan Eczoslier

Project Classification: Landscaping - Driveway paving

2. 88 ACADEMY STREET

Applicant: Frank DeBellis

Project Classification: External modifications

3. 21 ACADEMY STREET

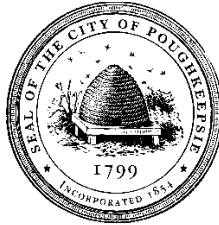
Applicant: POK 23 ACAD LLC

Project Classification: External modifications

IV. COMMISSION BUSINESS

1. ELECTION OF VICE CHAIR

2. VOTE ON 2024 MEETING SCHEDULE



**City of Poughkeepsie
Historic District and Landmarks Preservation Commission
DRAFT MINUTES**

Common Council Chambers

Thursday, November 9, 2023 6:00 PM

Attendance

Tim McQueen
Tom Parise
Elisa Li
Brian Hooper

Excused

Anthony LaRocca
John Bartelstone
Tim McQueen

Staff

Richard Distel, City Planner
Lori Garcia, Board Administrative Assistant

I) CALL TO ORDER

II) APPROVE MINUTES

- 1) Approve September 14, 2023 Minutes
Motion: Brian Hooper
Second: Elisa Li
Carried: 4:0:0

III) APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

1) 19 GARFIELD PLACE

- Applicant: Mark Ludl
- Project Classification: Exterior Alteration – Installation of ventilation fan

Motion: Tim McQueen
Second: Tom Parise
Carried: 4:0:0

2) 141 ACADEMY STREET

- Applicant: Mark Castellani
- Project: Exterior Alteration – Replace roofing and skylight

Motion: Elisa Li
Second: Brian Hooper
Carried: 4:0:0

3) 9 GARFIELD PLACE

- Applicant: Anan Eczoslier
- Project Classification: Landscaping - Driveway paving

No Show

4) 299 Main Street

- Applicant: JMS 299 Main LLC
- Project Classification: External modifications

Motion: Tom Parise

Second: Brin Hooper

Carried: 4:0:0

IV) COMMISSION BUSINESS

1) Election of Vice Chair

Adjourn to meeting with full attendance

V) ADJOURNMENT

1) Adjourn meeting December 2023

Minutes approved

Motion:

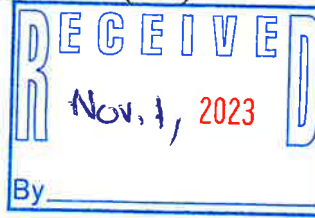
Second:

Carried:

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



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**



Staff Use Only
Application #
ID # PD 2023-102

**THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION
APPLICATION**

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 9 Garfield Pl
Applicant Name: Arlen Elzoleir
Applicant's Address: 1597 Rt 9
City: Wappingers Falls
State/Zip: NY / 12590
Email: 2-arlen22@bellsouth.com
Phone Number(s): 914-262-9839

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc)
- ☒ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☐ Other: _____



**THE CITY OF POUGHKEEPSIE
NEW YORK
BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, 2ND FLOOR
POUGHKEEPSIE, NY 12601
Phone: (845) 451-4007 Fax: (845) 451-4006**

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately.) Attach additional sheets as required.):

Ripped up the old Pavement on the
Drive way and add one inch of item 4
then Adding 3" Blacktop

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission

Signature of Owner
Date: 11/1/23

OR Signature of Agent/Applicant
Date: _____











88 Academy Street Current Photo



88 Academy Street Current Photo



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602
Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 88 Academy St.
Applicant Name: NDERO LLC - c/o Frank DeBellis
Applicant's Address: 575 Madison Ave Suite 1006
City: New York
State: N.Y.
Zip: 10022
Phone Number(s): (917) 359-3862

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
- ☐ Landscaping (removing or adding significant plantings or landscape features such as driveways, sidewalks, fencing, retaining walls, patios, etc., that will alter the appearance of the property)
- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☒ Relocation - Electric Boxes
- ☐ Demolition
- ☐ Other: _____

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as necessary.

When we purchased property entire building was on Fuse boxes. we had to upgrade all electrical throughout we hired D&S Electric. Per code Electrical Panels need to be on the exterior of property. The only possible option was to put the panels where they currently are. We had D&S Electric and a representative from Central Hudson confirm this is the only possible location.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of the following attachments in triplicate):

Recent Color Photos: Include photos of each side of the building (and site when landscaping changes are proposed) with close-ups of the specific area(s) to be changed.

Color chips, charts or color samples: If your plans include paint or stain, describe the color(s) and include a sample along with information on color placement. A good way to show the color scheme is to color one or more of the elevations.

Material Samples/Manufacturer's Brochures: Material samples (when possible), manufacturer's brochures, product literature or catalog pages.

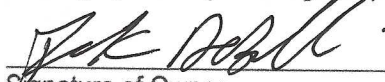
Plot Plan: A plot plan must be included for new construction, additions, demolition, fencing and major landscaping projects. The plan must be drawn to scale, indicating property lines, existing structures and/or landscaping, their relationship to adjacent structures and any proposed changes.

Elevation drawings: Include all relevant views at the scale necessary to show building detail. The elevations should be accurately labeled with cardinal directions. The existing building should be included with as much detail as necessary to show how the old and the new relate to each other.

IMPORTANT: PLEASE NOTE THAT A DIGITAL/ELECTRONIC COPY OF ENTIRE SUBMISSION IS ALSO REQUIRED.

OWNER/APPLICANT SIGNATURE:

I hereby certify that I understand this application will not be accepted until all requested information has been supplied. I also understand that this application may require a site visit and/or public hearing by the City of Poughkeepsie Historic District and Landmarks Preservation Commission


Signature of Owner
Date: 12/2/23

OR

Signature of Agent/Applicant
Date: _____

Lori Garcia

From: Tim McQueen <contact.mcqueen.associates@gmail.com>
Sent: Friday, December 1, 2023 10:46 AM
To: Lori Garcia
Subject: Re: 88 academy

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Lori,

See below the response from Devin at Central Hudson:

Good morning Tim, I've looked at this location a few times to verify options for relocation of the meter. Central Hudson only specifies that if an upgrade or change to the service must be done, the meter must be brought to the outside of the building. There is no electric on the front of the building (east side), there is another dwelling to the south. Due to the Fire service escape, porches, and the large window on the rear of the building (west side) I would not see this as a safe fit. There is also no electric spanning towards the rear of the building either for us to utilize. I would be happy to speak with you on the phone or meet with you at this location if need be. We are interested in keeping the territory safe and reliable to the best of our abilities. Please feel free to reach out if anything more is needed.























[illegible]

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19-23 ACADEMY ST
POUGHKEEPSIE, NEW YORK

KEY PLAN



DRAWING TITLE

ELEVATION-
ACADEMY ST

DRAWING NO.

A-300.00

SEAL & SIGNATURE

DATE:	10.29.21
SCALE:	1/4" = 1'-0"
DWG BY:	Author
CHK BY:	Checker

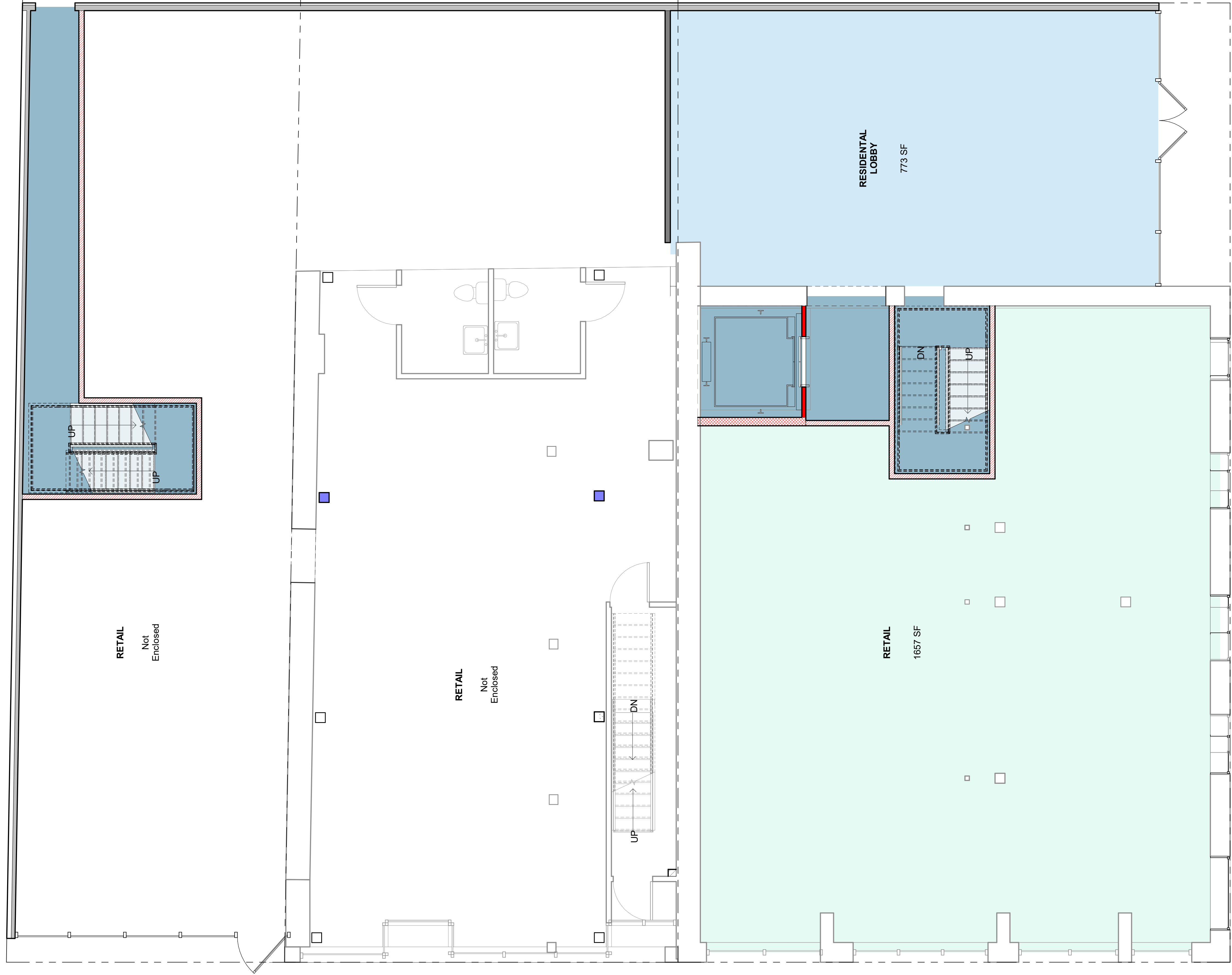


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KEY PLAN



SEAL & SIGNATURE	DATE:	10.29.21
	SCALE:	1/4" = 1'-0"
	DWG BY:	Author
	CHK BY:	Checker

[illegible]

19-23 ACADEMY ST
POUGHKEEPSIE, NEW YORK



PROJECT
NORTH

DRAWING NO.

SEAL & SIGNATURE

DATE: 10.29.21
SCALE: 1/4" = 1'-0"
DWG BY: Author
CHK BY: Checker

BERG + MOSS ARCHITECTS PC
473 MAIN STREET No. 1
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM



Know what's **below**.
Call before you dig.

NEVER BE IN AT LEAST FORTY EIGHT (48) HOURS, EXCLUDING THE DAY OF THE NOTIFICATION, BEFORE ANY GROUND DISTURBANCE, AND HAVE THE UNDERGROUND UTILITIES MARKED OUT, WAIT FOR THE AFFECTED UTILITY OPERATORS TO RESPOND, AND THEN CONFIRM THE UTILITIES HAVE BEEN ACCURATELY LOCATED. RESPECT THE IDENTIFIED LOCATIONS AND DIG ACCORDINGLY, TAKING PRECAUTIONS, ESPECIALLY WITHIN THE KNOWN TOLERANCE ZONE. IN THE EVENT MARK OUTS CANNOT BE MAINTAINED AND/OR DIGGING DISTURBANCE CONTINUES LONGER THAN TEN (10) DAYS, NOTIFY BY AND REQUEST A REMARK.

[illegible]

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19-23 ACADEMY ST
POUGHKEEPSIE, NEW YORK

KEY PLAN



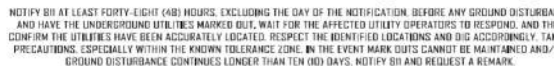
DRAWING TITLE
SECOND FLOOR

DRAWING NO.

A-102.00

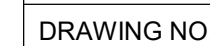
SEAL & SIGNATURE

DATE:	10.29.21
SCALE:	1/4" = 1'-0"
DWG BY:	Author
CHK BY:	Checker



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KEY PLAN



SEAL & SIGNATURE

Page

1. COPYRIGHT OICLE LAND SURVEYING, PC. ALL RIGHTS RESERVED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

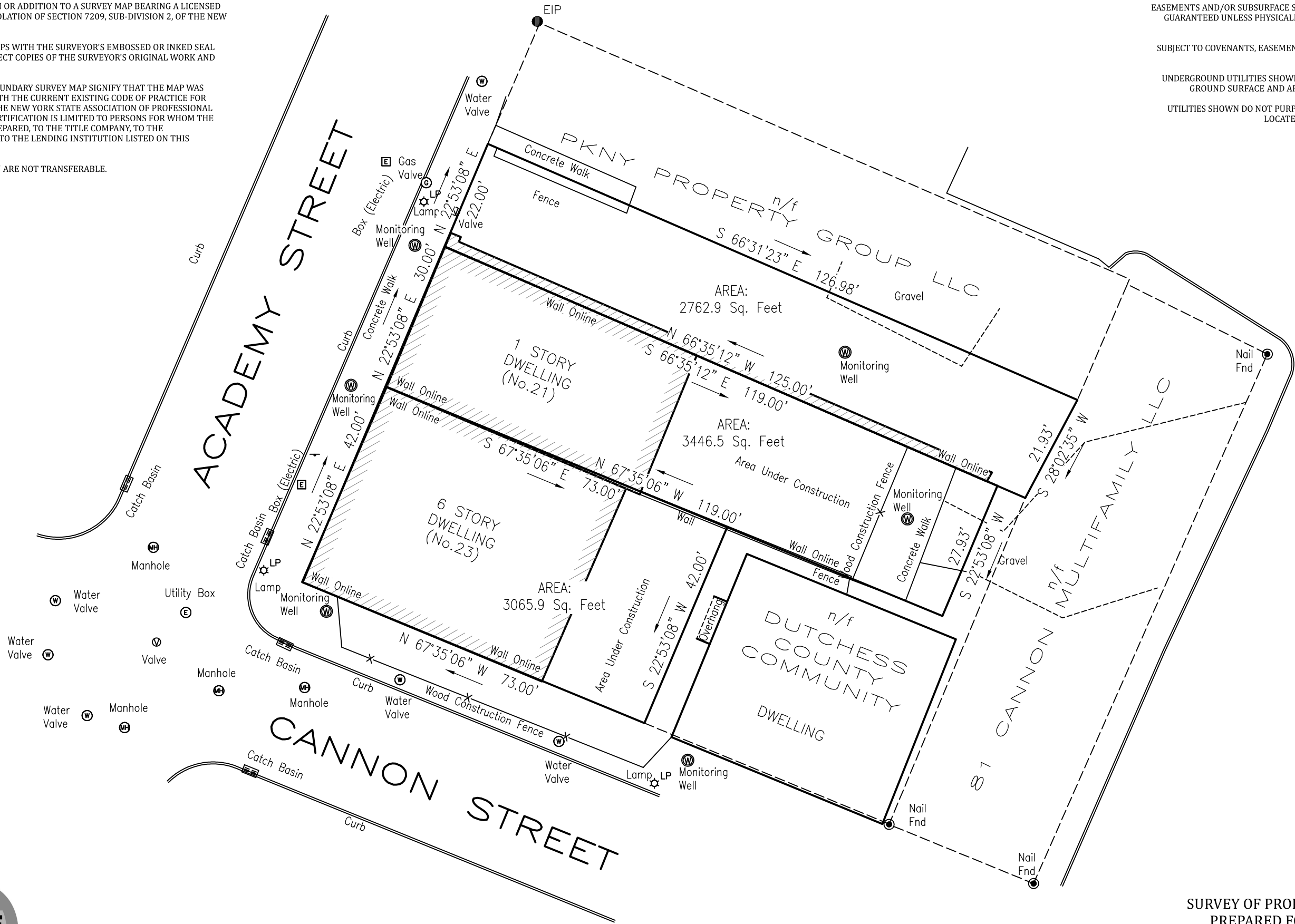
SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH

EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD

UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION

UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES



946 Route 376 Unit 10, Wappingers Falls, NY 12590 845.293.0831

ROBERT F. OICLE, PLS
NYS LIC# 050962

SURVEY OF PROPERTY
PREPARED FOR
URBAN GREEN BUILDERS

TOWN OF POUGHKEEPSIE, COUNTY OF DUTCHESS, STATE OF NEW YORK
SECTION 6162 BLOCK 77 LOT 121031, 120028, & 116026
SCALE: 1" = 20'
SURVEY DATE: 2021-07-15

Project: 21185



THE CITY OF POUGHKEEPSIE NEW YORK

DEVELOPMENT DEPARTMENT
62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602
Phone: (845) 451-4263 Fax: (845) 451-4006

THE HISTORIC DISTRICT & LANDMARKS PRESERVATION COMMISSION APPLICATION

INTRODUCTION

Section 19-4.5(5) of the Zoning Ordinance requires that the Historic District and Landmarks Preservation Commission "...shall review all plans for the moving, exterior construction, alteration or repair, landscaping or demolition or any change in the exterior appearance of places, sites, structures or buildings designated landmarks or landmark sites and all places, sites, structures or buildings wholly or partly within the boundaries of a historic district."

STANDARDS AND GUIDELINES

In making its determinations, the Commission uses the guidelines specified in Section 19-4.5 of the Zoning Ordinance as well as the Secretary of the Interior's Standards for Rehabilitating Historic Properties. The Zoning Ordinance may be found on-line on the City of Poughkeepsie's website, cityofpoughkeepsie.com, in the Government section under "Codes & Charter." The Secretary of the Interiors Standards may be found on-line at <http://www.cr.nps.gov/hps/TPS/tax/rhb/stand.htm>.

FILING THE APPLICATION

Please read the application instructions carefully and attach all required documentation. Incomplete applications cannot be accepted for review. Please call the Development Department at (845) 451-4263 if you have any questions about the application process or if you would like to schedule a pre-submittal appointment to discuss your application.

Applications are to be filed with the Development Department. Department staff will transmit complete applications, with supporting documentation, to the Commission for placement on the next agenda. Within one week of the filing of the application, the Development Department will send you either a deficiency letter or a letter confirming the scheduling of your application before the Commission.

Applications must be received at least two weeks prior to the regularly scheduled meeting of the Commission. Meetings are scheduled for the second Thursday of each month at 6pm in the Common Council Chambers on the third floor of City Hall at 62 Civic Center Plaza. Walk in applications are not accepted.

You are encouraged to attend the meeting at which the Commission will review your application. This will enable you to answer any questions that are raised by the Commission or neighboring property owners. Once the Commission has determined that the application is complete, the Commission will approve, approve with conditions or deny the application.



THE CITY OF POUGHKEEPSIE NEW YORK

BUILDING DEPARTMENT

62 CIVIC CENTER PLAZA, POUGHKEEPSIE, NY 12602

Phone: (845) 451-4263 Fax: (845) 451-4006

Staff Use Only
Application #
ID #

THE HISTORIC DISTRICT AND LANDMARKS PRESERVATION COMMISSION APPLICATION

(Type or print neatly. Illegible applications will not be accepted.)

APPLICANT INFORMATION

Project Address: 21 Academy or 19-23 Academy

Applicant Name: POK 23 Acad LLC

Applicant's Address: 302A Mill St

City: Poughkeepsie

State: NY

Zip: 12601

Phone Number(s): 845-337-4131

Property Owner (if not the applicant): _____
(If applicant is not the property owner, a letter of authorization from the owner **MUST** accompany the application.)

PROJECT CLASSIFICATION (Check all boxes that apply to the proposed project):

- ☐ New construction (construction of a new building, addition, garage, shed, swimming pool, etc.)
- ☐ Exterior alteration (includes, but is not limited to, all exterior changes to windows, doors, roof, paint colors, etc.)
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- ☐ Repair or replacement
- ☐ Restoration (railings, balconies, cornices, porches, etc.)
- ☐ Relocation
- ☐ Demolition
- ☒ Other: Connecting adjacent buildings to 21 Academy and making one building from the three existing buildings.

WORK DESCRIPTION (Describe in detail all proposed work and indicate all materials to be used. Attached the manufacturer's product literature if available. Please keep in mind that the information you give to the Commission is the only description they will have of your design. It must illustrate what you have in mind very accurately. Attach additional sheets as necessary.

Please see attached architect schematics, floor plans, and elevation drawings.

REQUIRED ATTACHMENTS TO SUBMIT WITH THE APPLICATION (Please submit "hard" copies of the following attachments in triplicate):

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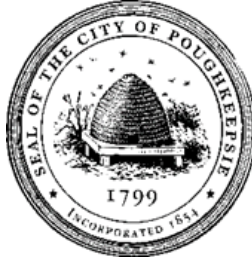
Signature of Owner

Date: NOV 21, 2023

OR

Signature of Agent/Applicant

Date: _____



**CITY OF POUGHKEEPSIE
HISTORIC DISTRICT & LANDMARK PRESERVATION COMMISSION
2024 MEETING DATES**

City Hall – Common Council Chambers – 6:00 P.M.

The agenda will be posted on the city's website one (1) week prior to the scheduled meeting. Applications to be considered must be submitted two (2) weeks prior to the scheduled meeting.

THURSDAY, JANUARY 11

THURSDAY, FEBRUARY 8

THURSDAY, MARCH 14

THURSDAY, APRIL 11

THURSDAY, MAY 9

THURSDAY JUNE 13

THURSDAY, JULY 11

THURSDAY, AUGUST 8

THURSDAY, SEPTEMBER 12

THURSDAY, OCTOBER 10

THURSDAY, NOVEMBER 14

THURSDAY, DECEMBER 12