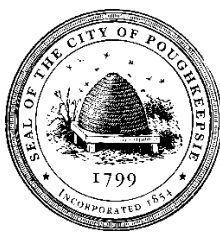


Approved 1/17/24
Motion: Brian Veltre
Second: Nick DeLuccia
Carried: 4:0:1



City of Poughkeepsie
Planning Board Meeting
APPROVED Minutes
Tuesday, December 19, 2023 6:00 PM

Present	Excused	Staff
Anne Saylor Nick DeLuccia Chris Pestas Brian Veltre Paul Ackerman	Rosaura Andújar- McNeil Marjorie Smith	Richard Distel, City Planner Lori Garcia, Board Administrative Assistant Chris Kroner, Architectural Consultant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of November 21, 2023 Minutes
Motion: Brian Veltre
Second: Paul Ackerman
Carried: 4:0:1

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

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

Presenting: Lauren O'Neil, O'Neil Group
Frank Filiciotto, PE, Creighton Manning
Domonic Arico, Architect

Motion made to open the public hearing.
Motion: Brian Veltre
Second: Nick DeLuccia
Carried: 5:0:0

Speakers:
Sandra Wolle
Michael Dolan Laurie Sandow
Mike Harmut Sam Finnerman
Roger Christenfeld Christina Cacghlin

Penny Dell	Michael Ackerbauer
Amanda Thornton	Marcia O’Niel
Ann Harmut	Shirley Adams
Don Vieth	Thomas O’Neil

Motion was made to adjourn the public hearing and review to January 17, 2024, meeting.

Motion: Paul Ackerman
 Second: Nick DeLuccia
 Caried: 5:0:0

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

PRESENTING: Matthew Tether, LMV
 Devora Schwartz, LMV

A motion was made to approve the resolution.
 Motion: Nick DeLuccia
 Second: Brian Veltre
 Carried: 5:0:0

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

Presenting: Ciro Interante, Architect
 Terencia Brown, Ward Councilwoman
 Carlos, Chef

Motion was made to call a public hearing on January 17, 2024
 Motion: Nick DeLuccia
 Second: Paul Ackerman
 5:0:0

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

Presenting: Lou Kaufman, Owner/Applicant

V. BOARD BUSINESS

Approval of 2024 Meeting Dates

Motion: Paul Ackerman

Second: Nick DeLuccia

Carried: 5:0:0

Motion made to adjourn the meeting until January 17, 2024

Motion: Nick DeLuccia

Second: Chris Pestas

Carried: 5:0:0

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