

Approved 3/26/24
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0



**City of Poughkeepsie
Planning Board Meeting
Draft Minutes
Wednesday, February 21, 2024 6:00 PM**

Present	Excused	Staff
Anne Saylor Rosaura Andújar- McNeil Nick DeLuccia Brian Veltre Paul Ackermann – 6:08 pm Chris Petsas – 6:15 pm	Marjorie Smith	Tyler Maegerle, Junior City Planner Lori Garcia, Board Administrative Assistant Chris Kroner, MASS Design – 6:15 pm

I. CALL TO ORDER 6 :00 pm

II. APPROVAL OF MEETING MINUTES

Approval of January 17, 2024 meeting minutes
Edit noted to Section IV #3 9 Dutchess Avenue vote – should be 4:1:0
Motion: Anne Saylor
Second: Nick DeLuccia
Carried: 6:0:0

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

Presenting: Lauren O'Neill, Applicant
Michael Boyce, Landscaping Architect
Dominick Rico, Civil Engineer

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

Motion to adjourn the public hearing:
Motion: Nick DeLuccia
Second: Rosaura Andújar- McNeil
Carried: 6:0:0

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 Interrante, Architect
Terricena Brown, Applicant

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

Motion to close the public hearing:
Motion: Nick DeLuccia
Second: Paul Ackermann
Carried: 6:0:0

A motion to approve the application was made:
Motion: Nick DeLuccia
Second: Rosaura Andújar- McNeil
Carried: 6:0:0

3. 120 SOUTH HAMILTON STREET - LOT LINE ADJUSTMENT

Application for subdivision approval relative to the proposed lot line adjustment between the properties at 120 South Hamilton Street and 41 Crescent Road. The adjustment has received a Certificate of Appropriateness from the Historic District and Landmark Preservation Commission as 120 South Hamilton Street is located in a local historic district. Owners: Brenda Blasini (120 South Hamilton Street) and Masooma Zaidi and Jose Lugay (41 Crescent Road); Applicant: Brenda Blasini; Consultant: Michael A. Dalbo, Land Surveyor, PC; Grid #6161-38-133733 and 139722; Zoning District: Low Density Residence (R-1); File #2023-070

Presenting: Masooma Zaidi, Applicant

Motion to open the public hearing:
Motion: Nick DeLuccia
Second: Brian Veltre
Carried: 6:0:0

Motion to close the public hearing:

Motion: Nick DeLuccia
Second: Brian Veltre
Carried: 6:0:0

A motion to approve the application was made:
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 135 MAIN STREET- EXTENSION REQUEST

Approval extension for subdivision of 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot with the original lot containing an existing 119 unit multiple dwelling, including reconfiguration of off-street parking and open space. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento LRC Group; Grid #6062-76-911183; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

Presenting: Alec Gladd, Cuddy & Feder

A motion was made to approve the extension:
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

2. 70 and 72-78 PROSPECT STREET - SITE PLAN

Application for site plan review relative to the proposed conversion of vacant industrial parcels at 70 and 72-78 Prospect Street to an aggregate storage and distribution facility; Owner: Poughkeepsie Landing Corporation; Applicant: Brian K. Dreeland; Consultant: Caesar Engineering, D.P.C.; Grid #6061-51-827327 and 788513; Zoning District: General Industrial (1-2); File #2023 -024 and 2023-025

Presenting: Nathaniel Curran and Chris Caesar, Caesar Engineering
Brian Dreeland and Richard, AC Aggregates, LLC

3. 149 NORTH HAMILTON - SITE PLAN

An application for the creation of a parking area for the existing multi-unit building. Owner: RC Home Hamilton Street; Applicant: Roy Campbell; Consultant: Paul Tirums, P.E.; Grid #6062-63-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051

Presenting: Roy Campbell, Owner/Applicant

A motion to approve the application was made:
Motion: Rosaura Andújar- McNeil
Second: Chris Petsas
Carried: 6:0:0

4. 110 SOUTH GRAND AVENUE - SITE PLAN

Application for site plan review relative to the construction of an addition to a church and a renovation of a youth center. Owner/Applicant: Faith Apostolic Ministries Inc;
Consultant: Michael R. Berta, AIA Architecture & Planning; Grid #6161-49-620556:
2023-067; Zoning District: Medium Low- Density (R2) District; File #PB2023-067.
Presenting: Michael Berta. AIA Architecture

5. 233-237 MAIN STREET - MIXED USE

Application for site plan review relative to the proposed conversion of the existing office building to a mixed use building with 6200 square feet of retail space on the first floor and twenty two (22) dwelling units. Owner: Elian & Justin Realty LLC:
Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6162-77-014124; Zoning District: PIO-CC Civic Corridor; File #PB2023-091.

Presenting: Jay Diesing, Mauri Architects
Alberto Fernandez, Owner

A motion was made to establish a \$1,000 escrow
Motion: Rosaura Andújar- McNeil
Second: Nick DeLuccia
Carried: 6:0:0

V. BOARD BUSINESS

1. Approval of revised meeting calendar

A motion was made to approve the revised meeting calendar
Motion: Paul Ackermann
Second: Nick DeLuccia
Carried: 6:0:0

A motion was made to adjourn the meeting to March 26
Motion: Rosaura Andújar- McNeil
Second: Brian Veltre
Carried: 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.