

Motion made to accept the minutes
with minor spelling edits
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:1



**City of Poughkeepsie
Planning Board Meeting Approved Minutes
Tuesday, March 26, 2024, 7:00 PM**

Present	Excused	Staff
Anne Saylor Rosaura Andújar- McNeil Nick DeLuccia Chris Petsas	Marjorie Smith Brian Veltre Paul Ackermann	Joanna Longcore, Assistant Corporation Counsel Richard Distel, City Planner Tyler Maegerle, Junior Planner Lori Garcia, Board Administrative Assistant Chris Kroner, MASS Design

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of February 21, 2024 Minutes

Motion made to accept the minutes with minor spelling edits
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

III. APPLICATION ADJOURNMENT

- 1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
Review and public hearing adjourned to April 23rd meeting
- 2. 481 MAIN STREET: SITE PLAN**
Applicant requested to adjourn review to a later date.
- 3. 70 AND 72-78 PROSPECT STREET: SITE PLAN**
Applicant requested to adjourn review to April 23rd meeting.
- 4. 9 DUTCHESS AVENUE - SITE PLAN**
Applicant requested to adjourn review to April 23rd meeting.

IV. RESOLUTION REVIEW

1. 149 NORTH HAMILTON STREET: 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 #606263-275350; Zoning District: Central Medium Density Residential (R-3A); File #2023-051

Motion made to approve revised resolution
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 579 MAIN STREET: SITE PLAN/SPECIAL PERMIT

An application for site plan review relative to the proposed conversion of the building at 579 Main Street to a mixed use building containing retail and art studio space on the first floor, and three dwelling units. The project received area variances from the Zoning Board of Appeals relative to the size of the apartments and the number of off-street parking spaces. Owner: Johany Property LLC; Applicant: Joshua Mackey, Mackey Butts & Whalen, LLP; Consultant: A. Hennessy Architects; Grid #6161-24-423946; Zoning District: C-2A; File#2023-066

Presenting: Abe Ramadan and Johanny Pagan, Owners

Motion was made to establish \$500 architectural escrow
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

Motion was made to hold a public hearing on April 23rd
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 4:0:0

2. 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, Architect
Joe Berger, Engineer

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

3. 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

Property owner

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

4. 654 & 698 MAIN STREET /REYNOLDS AVENUE: SITE PLAN

Application for subdivision, site plan and special permit review relative to a proposed development that will include the reconfiguration of fourteen lots of record into three lots. One lot, 654 Main Street, contains an existing building with a supermarket which will not be altered. Another lot, 698 Main Street, will contain a mixed use building with commercial on the first floor and 7 dwelling units. The third lot will front Reynolds Avenue and contain 28 dwelling units. The residential developments will contain usable open space. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties. In addition to the Planning Board approvals specified, variances from the Zoning Board of Appeals will be required. Owner: EFDS Realty Corp:

Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6161-33-543870, 564864, 526859, 530858, 533857, 537856, 540855, 544854, 548853, 551852, 555852, 559850, 563849, 567848; Zoning District: C-2A. R-4; File #PB2024-006

Presenting: Jay Diesing, Mauri Architects
and (inaudible)

Motion was made to circulate to relevant agencies

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

Motion was made to establish a \$2,000 architectural escrow

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

5. 45 READE PLACE: SITE PLAN

Application for amended site plan review relative to the Vassar Brothers Medical Center Campus. The amended plan calls for re-use of an existing structure originally proposed for demolition, including modification of the water and stormwater infrastructure design and continued use of a connection point to Livingston Street.; Applicant: Vassar Brothers Medical Center; Consultant: LaBella Associates; Grid #6061-43-843721 (0000, 0001, 0002 and 0004); Zoning District: Hospital Medical (H-M); File #2024-013

Presenting: Chris Lapine, LaBella and Associates

6. 14 GRAND STREET: SITE PLAN

Application for Site Plan Review relative to the conversion of the existing carriage house at the rear of the property to a single family dwelling. There is an existing three family dwelling on the premises. The conversion requires variances of the Zoning Ordinance relative to rear yard set-backs and dimensions of usable open space. The applicant is also requesting that the Planning Board grant waivers of the off-street parking requirement and landscaping requirement. The Zoning Board of Appeals referred the proposal to the Planning Board for a coordinated review under SEQR, pursuant to the provisions of Section 19-4.16(e) of the Zoning Ordinance. Applicant/Owner: Justin Brown and Caroline Alsup; Grid #6062-84-957077; Zoning District: R-4A; File #2024-014

Presenting: Justin Brown, Owner

Motion was made for Planning Board to declare itself lead agent in matters regarding SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

Motion was made to hold a public hearing on April 23rd

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:0

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