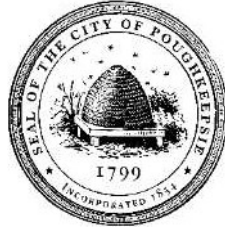


Minutes Approved May 29, 2024
Motion: Marjorie Smith
Second: Nick DeLucca
Carried: 5:0:1



City of Poughkeepsie
Planning Board Meeting
Approved Minutes
Tuesday, April 23, 2024, 6:00 PM

Present

Anne Saylor
Rosaura Andújar- McNeil
Nick DeLuccia
Chris Petsas
Brian Veltre

Excused

Marjorie Smith
Paul Ackermann

Staff

Richard Distel, City Planner
Joanna Longcore, Assistant Corporation Counsel
Lori Garcia, Board Administrative Assistant
Chris Kroner, MASS Design

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of March 26, 2024, Minutes

Motion made to accept the minutes with minor edits.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 4:0:1

III. ADJOURNED APPLICATIONS

1. The following applications have adjourned review to the May 29th meeting.
481 MAIN STREET: SITE PLAN
45 READE PLACE: SITE PLAN
233-237 MAIN STREET: MIXED USE
2. The following application has adjourned public hearing and review to the May 29th meeting.
LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

IV. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

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: Johanny 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, Applicant

Motion was made to open the public hearing.

Motion: Nick DeLuccia

Second: Rosaura Andújar-McNeil

Carried: 5:0:0

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Motion was made to approve the resolution as posted with the following conditions:

- The satisfaction of all City of Poughkeepsie department comments.
- All paint touch-ups, handrails and landscaping meet the satisfaction of the city's architectural consultant.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

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 to open the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Speakers: Laurie Sandow
Liz O'Raffity

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Chris Petsas

Carried: 5:0:0

3. 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 setbacks 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: Caroline Alsup, Owner

Motion was made to open the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Motion was made to close the public hearing.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

Upon review of the information recorded on this EAF, as noted, plus this additional support information and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the Planning Board as lead agency that this project will result in no significant adverse impacts on the environment, and accordingly a negative declaration is issued.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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: Brian Dreeland, Applicant
Nick Caesar, Consultant

Motion to approve the resolution as posted with the following conditions

- Pending receipt and satisfaction of all City of Poughkeepsie department comments, including those regarding the condition of the roadway.
- Shall abide by all truck routes as indicated in the site plan.
- Barriers, or other mechanisms, shall be placed protecting all historical structures from damage by heavy equipment.

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 5:0:0

Comment: the applicant on the resolution should be AC Aggregate, LLC. Motion was made to approve the corrected resolution.

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

2. 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

Speaker: Lou Kaufman, Applicant

3. 654 MAIN STREET/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

Board needed more information to continue review. There was no representative available. Review adjourned to next meeting.

Motion was made to adjourn the meeting to May 29, 2024

Motion: Brian Veltre

Second: Rosaura Andújar-McNeil

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.