

Minutes Approved June 25, 2024
Motion: Marjorie Smith
Second: Brian Veltre
Carried: 4:0:0



City of Poughkeepsie Planning Board
Approved Minutes

Wednesday, May 29, 2024 6:00 PM

Present

Anne Saylor
Nick DeLuccia
Brian Veltre

Rosaura Andújar- McNeil
Chris Petsas
Marjorie Smith

Excused

Staff

Richard Distel, City Planner
Joanna Longcore, Assistant Corporation Counsel
Chris Kroner, MASS Design

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of April 23, 2024 Minutes

Motion: Marjorie Smith
Second: Nick DeLucca
Carried: 5:0:1

III. ADJOURNED APPLICATIONS

The following applications have been adjourned for review to the June 25th meeting.

- 1. 110 SOUTH GRAND AVENUE: SITE PLAN**
- 2. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN**
- 3. 233-237 MAIN STREET: MIXED USE**
- 4. 14 GRAND STREET: SITE PLAN**

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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 Kaufmann, Consultant

2. 16 PERSHING AVENUE- SITE PLAN

Application for site plan review for the conversion of the property at 16 Pershing Avenue from an emergency vehicle dispatch facility to a heavy motor vehicle repair facility. Owner/Applicant: Devanand Jaikarran; Consultant: Kevin Yearance /Liscum McCormack Vanvoorhis; Grid #6161-24-427963; Zoned: General Commercial (C-3) District; File #2023-064

Presenting: Joshua McKee, Butts and Whalen
Mr. & Mrs. Jaikarran, Owners

3. 654 MAIN / 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, Consultant

Negative Declaration regarding SEQRA

Motion: Marjorie Smith

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Carried: 6:0:0

4. 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

Mike Zelnick, Vassar Brothers Hospital / Nuvance Medical Center

V. BOARD BUSINESS

1. 110 SOUTH GRAND AVENUE

Rosaura Andújar- McNeil summarized concerns regarding the removal of trees for parking as discussed with the applicants at a city workshop.

VI. ADJOURNMENT

Meeting adjourned until June 25, 2024

Motion: Marjorie Smith

Second: Nick DeLucca

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.