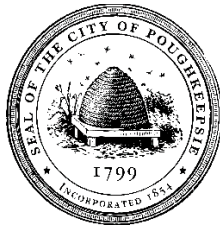


July Minutes Approved 8/28/24 with edits
Motion: Nick DeLuccia
Second: Shane Egan
Failed: 4:0:1



City of Poughkeepsie Planning Board Meeting
Tuesday, July 23, 2024, 6:00 PM
APPROVED Minutes

Present:

Anne Saylor
Rosaura Andújar- McNeil
Nick DeLuccia
Shane Egan
Viviana Peña
Bryce Holland
Marjorie Smith 6:30pm

Excused:

Chris Petsas
Brian Veltre

Staff:

Tyler Maegerle, Junior City Planner
Joanna Longcore, Assistant Corporation Counsel
Lori Garcia, Administrative Assistant

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approve June 25, 2024 Meeting Minutes
Vote postponed to August meeting

III. ADJOURNED APPLICATIONS

1. 654 MAIN / 698 MAIN STREET / REYNOLDS AVENUE: SITE PLAN

Applicant adjourned review to August 28th meeting

2. 110 SOUTH GRAND AVENUE: SITE PLAN

Applicant adjourned review to August 28th meeting

IV. REVIEW OF RESOLUTIONS

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 Kaufman, Owner/Applicant

A straw vote was taken which indicate approval would not be given if it were voted on at this meeting

Applicant adjourned application to the August 28th meeting in anticipation of a full board attendance

2. 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: Elia & Justin Realty LLC; Applicant/Consultant: Jay Diesing, RA AIA, Mauri Architects PC; Grid #6162-77-014124; Zoning District: PID-CC Civic Corridor; File #PB2023-091.

Presenting: Brandon Petrella, Mauri Architects

A motion was made to confirm Lead Agency

Motion: Anne Saylor

Second: Nick DeLuccia

Carried: 6:0:0

A motion was made to approve the resolution

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

V. PUBLIC HEARINGS (Public comment welcome but limited to minutes per speaker)

1. LOT#151783 SOUTH HAMILTON AVENUE: SITE PLAN

APPLICATION REVIEW ADJOURNED TO AUGUST 28TH MEETING

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

A motion was made to open and adjourn the public hearing and application review to August 28th meeting

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 1 CIVIC CENTER PLAZA

Application for site plan review relative to the proposed conversion of Suite 500 at 1 Civic Center Plaza from an office suite to a place of worship.

Places of worship are not explicitly permitted in any of the four subdistricts of the Poughkeepsie Innovation District (PID). Section 19-3.37)(7)(a) states that the permitted uses listed in the PID are intended as a general reference and that the authority to interpret uses not explicitly listed is vested in the Planning Board or designee. Prior to further consideration of the application, the Planning Board must

determine whether or not the use is permitted. Owner: Acadia Hudson, LLC;
Applicant: Jesus Campos; Zoning District: PID-HC; Grid #6162-77-050111; File
#2024-026

Presenting: Andriana Tapia
Realtor

Motion was made to set a public hearing for August 28, 2023
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

2. 15 NORTH CLINTON STREET: SITE PLAN

Application for site plan review relative to the proposed conversion of the existing four family dwelling at 15 North Clinton Street to an eight family dwelling, including construction of a third-story addition. The application previously received variances from the Zoning Board of Appeals relative to lot area, open space and landscaping, Owner/Applicant: North Clinton Holdings LLC; Consultant: Jason Lichwick Architecture PLLC; Grid: # 6162-79-272082; File #2024-019

Presenting: Jason Lichwick, JF Architecture
Issah Nesheiwat, Owner/Applicant
Geoff Bass, Engineer

Motion was made to authorize circulation
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

Motion was made to establish a \$500 architectural escrow
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

3. 100-106 ALBANY STREET: SITE PLAN

An application for site plan relative to the proposed construction of a new four-family dwelling on a vacant lot previously known as 100-106 Albany Street.
Owner/Applicant: Albany St LLC; Consultant: Ernst Martin Jr, PE, LS; Grid# 6062-59-848458; File #2024-029.

Presenting: Ernie Martin, Owner/Applicant

Motion was made to authorize circulation
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

Motion was made to establish a \$500 architectural escrow
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 6:0:0

A MOTION WAS MADE TO ADJOURN

Motion was made to adjourn the meeting
Motion: Marjorie Smith
Second: Nick DeLuccia
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.