

June Minutes Approved 9/24/24
Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0



City of Poughkeepsie Planning Board
Approved Meeting Minutes
Common Council Chambers
Tuesday, June 25, 2024 6:00 PM

Present

Anne Saylor
Marjorie Smith
Chris Petsas
Brian Veltre

Excused

Rosaura Andújar- McNeil
Nick DeLuccia

Staff

Tyler Maegerle, Junior City Planner
Joanna Longcore, Assistant Corporation Counsel
Lori Garcia, Administrative Assistant
Chris Kroner, MASS Design, 6:30

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

Approval of May 29, 2024 Meeting Minutes
Motion: Marjorie Smith
Second: Brian Veltre
Carried: 4:0:0

III. REVIEW OF RESOLUTIONS

1. 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 storm water 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: Michael Zolnik, Vassar Brothers Hospital
Chris Lapine, Labella Associate

Motion made to approve the resolution:
Motion: Marjorie Smith
Second: Brian Veltre
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2. 14 GRAND STREET: SITE PLAN

Site Plan application for the proposed 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.; Owner/Applicant: Justin Brown and Caroline Alsup; Grid #6062-84-957077 and

#6162-69-112219; Zoned: Central Urban Density Residence District (R-4A); File #2024-014

Motion made to approve the resolution:

Motion: Marjorie Smith

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IV. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS

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

Nabil Mijalli, Architect

Dominic Arico, PE

A motion was made to open the public hearing

Motion: Marjorie Smith

Second: Brian Veltre

Carried: 4:0:0

Speaking:

Penny Dell

Shirley Adams

Tina McKenna

Mike Hartmuth

Amanda Thornton

A motion was made to adjourn the public hearing

Motion: Marjorie Smith

Second: Brian Veltre

Carried: 4:0:0

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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

Motion made to approve the resolution:

Motion: Marjorie Smith

Second: Chris Petsas

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.

Application Adjourned to July 23, 2024

3. 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

Application Adjourned to July 23, 2024

4. 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 (PIO). Section 19-3.37)(7)(a) states that the permitted uses listed in the PIO 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: Adreina Tapia
Robert, Realtor

VI. ADJOURNMENT

Adjourned meeting to July 23, 2024

Motion: Marjorie Smith
Second: Brian Veltre
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.