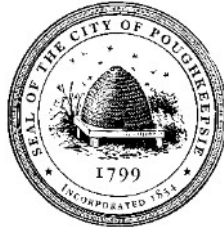


August Minutes Approved 9/24/24
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 4:0:1



City of Poughkeepsie
Planning Board Meeting Agenda
Common Council Chambers
Wednesday, August 28, 2024 6:00 PM

Present:

Rosaura Andújar- McNeil
Nick DeLuccia
Shane Egan
Brian Veltre
Bryce Holland
Viviana Peña - Late

Excused:

Anne Saylor
Marjorie Smith
Chris Petsas

Staff:

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

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of June 25, 2024 and July 23, 2024 minutes

Motion to approve the June minutes

Motion: Shane Egan
Second: Bryce Holland
Failed: 3:0:2

Motion to approve the July minutes

Motion: Nick DeLuccia
Second: Shane Egan
Carried: 4:0:1

III. ADJOURNED APPLICATION REVIEW/HEARINGS

APPLICANTS ADJOURNED REVIEW TO SEPTEMBER 24TH MEETING

- 1. 654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE: SITE PLAN, SPECIAL PERMIT AND SUBDIVISION**
- 2. 9 DUTCHESS AVENUE: SITE PLAN**
- 3. 481 MAIN STREET: SITE PLAN**
- 4. 419 MAPLE STREET: SITE PLAN**
- 5. (100-106) ALBANY STREET: SITE PLAN**

IV. REVIEW OF RESOLUTIONS AND EXTENSION REQUESTS

1. 27 HIGH STREET: EXTENSION REQUEST

An application for a mixed-use building consisting of 4 live/work lofts, 41 one bedroom units, 19 two bedroom units and office/conference space. Owner: 27 High Street Lofts, LLC.; Applicant: KARC Planning Consultants, Inc.; Grid #6162-62-192294; Zoning District: Medium High-Density Residence (R-4); File #2023-042

Presenting: Natalie Quinn, KARC Planning Consultants, Inc.

Motion made to grant extension

Motion: Nick DeLuccia

Second: Brian Veltre

Carried: 5:0:0

2. 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: Andreina Tapia

A motion was made to approve the resolution

Motion: Nick DeLuccia

Second: Bryce Holland

Carried: 5:0:0

V. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

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

APPLICANT ADJOURNED REVIEW TO SEPTEMBER

A motion was made to open the Public Hearing

Motion: Brian Veltre

Second: Shane Egan

Carried: 5:0:0

A motion was made to adjourn the review and Public Hearing to September 24, 2024

Motion: Brian Veltre

Second: Shane Egan

Carried: 5:0:0

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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 R. Berta, AIA Architecture & Planning

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: #6162-79-27208;2File #2024-019

Presenting: Issa Nesheiwat

3. 419 MAPLE STREET: SITE PLAN

Site Plan application for the proposed conversion of a two-family dwelling to a four-family dwelling of four one-bedroom units. A waiver is requested for 6 parking spaces. Owner/Applicant:419 Maple, LLC/Yehuda Herzog; Grid # 6162-79-349050; Zoned: District (R-4); File #2024-041

Presenting: Natalie Quinn, KARC Planning Consultants, Inc.

4. 558 MAIN STREET: SITE PLAN

Application to amend the landscaping plan of the existing mixed-use three- story building. Landscape plan amendment is to plant grass in lieu of approved mixed sport sand area, replace existing fence with a 6-foot wooden privacy fence, and legalize a concrete patio. Owner/Applicant: Stefan Bohdanowycz; Grid# 6161-24-400940;Zoned: Neighborhood Commercial District (C-1); File #2024-050

Presenting: Ray VanVoorhis, Liscum, McCormack, VanVoorhis Architects

5. 40 CIVIC CENTER PLAZA: SITE PLAN

Site Plan application for the proposed addition of an eleventh story to the existing ten story hotel, to contain a rooftop bar; Owner: Hudson Valley Lodging Associates; Applicant: Hemant Patel; Grid #6162-69-038151; Zoned: District (PIO-CC, CIVIC CORRIDOR); File #2024-051

Presenting: Jim Hutchinson, General Manager of the hotel

VII. ADJOURNMENT

Motion was made to adjourn the meeting until September 24th.

Motion: Bryce Holland

Second: Shane Egan

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.