

September Minutes
Motion: Shane Egen
Second: Nick De Luccia
Carried: 5:0:1



City of Poughkeepsie Planning Board Meeting Minutes

Common Council Chambers

Tuesday, September 24, 2024 6:00 PM

Present:

Anne Saylor
Nick DeLuccia (left 7:50)
Marjorie Smith
Chris Petsas (left 9:25)
Shane Egan (left 9:25)
Rosaura Andújar-McNeil - 6:09
Viviana Peña – 6:40

Excused:

Brian Veltre
Bryce
Holland

Staff:

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

I. CALL TO ORDER

II. APPROVAL OF MEETING MINUTES

1. Approval of August 28, 2024 minutes

Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 4:0:1

2. Approval of June 25, 2024 minutes

Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0

III. ADJOURNED APPLICATIONS

1. 40 CIVIC CENTER PLAZA: SITE PLAN ADJOURNED TO OCTOBER 22, 2024

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

1. LOT#151783 SOUTH HAMILTON STREET: 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, Lead Developer
George Jane, Planner
Michael Boice, Landscaper
Dominic Arico, Engineer

Motion made to open the public hearing
Motion: Marjorie Smith
Second: Rosaura Andújar-McNeil
Carried: 7:0:0

Speakers: Mike Hartmut
Frank Algier
Shirley Adams
Roger Christianfeld
Other written comments on file

A motion was made to adjourn the public hearing
Motion: Marjorie Smith
Second: Rosaura Andújar-McNeil
Carried: 7:0:0

V. 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: Lauren O'Niell, Onekey

A motion was made to approve the resolution
Motion: Marjorie Smith
Second: Nick DeLuccia

Anne Saylor - Aye
Rosaura Andújar- McNeil - Nay
Nick DeLuccia - Aye
Marjorie Smith - Nay
Chris Petsas - Aye
Shane Egan- Aye
Viviana Peña - Aye

Carried: 5:0:2

2. 558 MAIN STREET: SITE PLAN

Application for the amendment of the landscaping, screening and open space of the approved site plan for 558 Main Street. Landscape plan amendment is to plant grass and include tenant recreational space 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, LMV – Consultant

A motion was made to approve the resolution

Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 7:0:0

VI. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 481 MAIN STREET: SITE PLAN

Application for site plan review relative to the conversion of the second and third floors of a mixed-use building into three two-bedroom living units; two units on the second floor and one unit on the third floor. Owner/Applicant: Mumtaz Corp., Syed Lateef; Consultant: Mazzarelli Architecture & Planning, PC; Grid #6162-79-283023; Zoning District: C-3 General Commercial District; File #PB2023-019.

Presenting: Steve Barabi, Mazzarelli Architects

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.

Applicant adjourned to October 22, 2024 meeting

3. 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; Grid:# 6162-79-27208;2File #2024-019

Presenting: Issah Nesheiwat

4. (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.

Adjourned to October 22, 2024 meeting

5. 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, LLC

6. 306-316 MAIN STREET: SITE PLAN

Application for site plan review for the construction of a six-story mixed-use building on two lots currently being utilized as a one-story office building and a two-story commercial building. The proposed development to include 120 apartment units, 17,087 SF of ground floor commercial space and resident amenity space. Owner/Applicant; 316 Main LLC Consultant; KARC Planning Consultants Grid#; 6162-77-091064 Zoning District: PID- HC File #PB2024-059.

Presenting: Natalie Quinn, KARC Planning Consultants, LLC

Motion was made to make Planning Board lead agency regarding SEQRA

Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 4:0:0

Motion was made to establish a \$3,000 architectural escrow

Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 4:0:0

VII. ADJOURNMENT

1. Adjourn to October 22, 2024

Motion made to adjourn the meeting

Motion: Marjorie Smith

Second: Anne Saylor

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.