

October Minutes Approved 11/26/24
Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 5:0:1



City of Poughkeepsie
Planning Board Meeting Minutes

Common Council Chambers

Tuesday, October 22, 2024 6:00 PM

DRAFT

Present:

Anne Saylor
Nick DeLuccia
Chris Petsas
Brian Veltre
Bryce Holland
Shane Egan (left 9:03)
Rosaura Andújar-McNeil - 6:20
Viviana Peña – 6:54

Excused:

Marjorie Smith

Staff:

Richard Distel, City 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 September 24, 2024 Meeting Minutes

Motion: Shane Egan
Second: Nick De Luccia
Carried: 5:0:1

III. ADJOURNED APPLICATIONS

1. 481 MAIN STREET: SITE PLAN

Adjourned to the November 26, 2024 meeting

2. 110 SOUTH GRAND AVENUE: SITE PLAN

Adjourned to the November 26, 2024 meeting

3. (100-106) ALBANY STREET: SITE PLAN

Application adjourned. Date to be determined

IV. REVIEW OF RESOLUTIONS

1. 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 (PID-CC, CIVIC CORRIDOR); File #2024-051

Presenting: Jim Hutchinson

Motion was made to approve the resolution

Motion: Shane Egan

Second: Nick DeLuccia

Carried: 6:0:0

V. SEQRA AGENCY DETERMINATION

1. 121 PARKER AVENUE: DECLARATION OF LEAD AGENCY

Full Environmental Assessment Form for SEQR Review and Determination relative to the to the proposed installation of a communications facility, including a monopole tower, ground-mounted equipment platform and associated improvements, on the property at 121 Parker Avenue, currently a surface parking lot, to create a mixed-use parcel. Use and Area Variances are pending before the Zoning Board of Appeals. Owner: Parker Avenue Realty, LLC; Applicant: Verizon Wireless of the East L.P.; Consultant: Scott Olson, Young Sommer LLC; Zoning District: G-CM; Grid #6162-55-257465; File #PB2024-066

The Planning Board declared Lead Agency pursuant to SEQRA

Motion: Rosaura Andújar-McNeil

Second: Nick DeLuccia

Carried: 7:0:0

2. 31-39 MARKET STREET: SITE PLAN

Application for site plan for the conversion of the existing office buildings at 31and 39 Market Street to a mixed-use building with restaurants, box office/lobby space and office space of the first floors, and a total of 49 dwelling units of the upper floors, including construction of two additional stories on the building at 39 Market Street and the combining of the two lots into a single lot of record. Owner/Applicant: 31 Market LLC; Consultant: Natalie Quinn, KARC Planning Consultants; Grid # 6162-77-030072 and 031066; Zoning District: PID-HC; File #2024-061

Presenting: Natalie Quinn, KARC Planning Consultants

The Planning Board declared Lead Agency pursuant to SEQRA

Motion: Rosaura Andújar-McNeil

Second: Chris Petsas

Carried: 7:0:0

3. 41-57 CANNON STREET: SITE PLAN

Application for site plan the construction of a 6-story mixed use building at 47-51 Cannon Street, with first floor restaurant/artisanal beverage production and 140 dwelling units on the upper stories. The proposal includes the demolition of two existing buildings and combining two lots of record into a single lot of record. Owner: 47 Cannon Street, LLC; Applicant: James Sullivan; Consultant: LRC Engineering & Surveying; Grid # 6162- 77-086045 and 092041; Zoning District: PID-UV; File #2024-060

Presenting: Jim Sullivan, Applicant
Shawn Carr, LRC Group

The Planning Board declared Lead Agency pursuant to SEQRA
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 7:0:0

The Planning Board established an escrow in the amount of \$3,500
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 7:0:0

VI. 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
Dominick Arico, George James, Michael Boyce, Ailhan Polot

A motion was made to open the public hearing
Motion: Rosaura Andújar-McNeil
Second: Nick DeLuccia
Carried: 7:0:0

Speakers: Shirley Adams, Roger Christenfeld, Mike Hartmuth, Ann Hartmuth, Sam Finnerman, Tina Tockarshewsky, Tina McKenna, Michael Ackerbauer, Diane Pedollan, Laurie Sandow

A motion was made to adjourn the public hearing to November 26th
Motion: Rosaura Andújar-McNeil
Second: Shane Egan
Carried: 7:0:0

2. 531 MAIN STREET: SITE PLAN/SPECIAL PERMIT

Application for revised site plan/special permit approval for the conversion of a mini-mart with self-service gas pumps and a one-bay automobile service facility to a convenience store with (existing) self-service gas pumps and a single-bay automobile service shop. Owner: AIF Estates, Inc.; Applicant: Kheiraddine Mazouzi; Consultant: Aryeh Siegel and Alphonso Clark; Grid # 6161-23-350986; Zoning District: Neighborhood Commercial (C-1); File #2023-047

Presenting: Kheiraddine Mazouzi, Applicant
Alfonso Clark, Consultant

A motion was made to open the public hearing
Motion: Rosaura Andújar-McNeil
Second: Bryce Holland
Carried: 7:0:0

Speakers: Laurie Sandow

A motion was made to close the public hearing
Motion: Rosaura Andújar-McNeil
Second: Viviana Peña
Carried: 7:0:0

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 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; File #2024-019

Presenting: Issa Nesheiwat

Motion was made to approve the resolution
Motion: Rosaura Andújar-McNeil
Second: Viviana Peña
Carried: 7:0:0

2. "7" MORGAN AVENUE: SITE PLAN

Application for Site Plan Review relative to the proposed construction of two (2) buildings containing a total of nine dwelling units and accessory off- street parking on the vacant parcel at "7" Morgan Avenue. The project previously received area variances from the Zoning Board of Appeals. Owner: Patterson Calhoun, LLC; Applicant: James Patterson; Consultant: Ciro Interrante; Zoning District: Medium High Density (R-4) District; Grid #6162-72-458149; File #2024-025

Presenting: James Patterson

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; Consultant: KARC Planning Consultants; Grid # 6162-79-349050; Zoned: District (R-4); File #2024-041

Presenting: Natalie Quinn, KARC Planning Consultants

Motion was made to approve the resolution

Motion: Rosaura Andújar-McNeil

Second: Viviana Peña

Carried: 6:0:0

4. 306-316 MAIN STREET: SITE PLAN

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

VIII. ADJOURNMENT

Meeting Adjourned to November 26, 2024

Motion: Rosaura Andújar-McNeil

Second: Viviana Peña

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.