

Approved January 28, 2025
Motion: Bryce Holland
Second: Shane Egan
Carried: 5:0:1



**CITY OF POUGHKEEPSIE PLANNING BOARD
MEETING MINUTES
COMMON COUNCIL CHAMBERS
WEDNESDAY, DECEMBER 18, 2024 6:00 PM**

I. ROLL CALL

Present:

Anne Saylor
Nick DeLuccia
Marjorie Smith
Chris Petsas
Shane Egan
Brian Veltre
Bryce Holland
Viviana Peña (6:15)

Excused:

Rosaura Andújar-McNeil

Staff:

Tyler Maegerle, City Planner
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. APPROVAL OF NOVEMBER 26, 2024 MEETING MINUTES

Motion: Marjorie Smith
Second: Nick DeLuccia
Carried: 7:0:0

III. ADJOURNED APPLICATION REVIEW/ PUBLIC HEARINGS

- 1. 110 SOUTH GRAND AVENUE: SITE PLAN**
- 2. LOT#151783 SOUTH HAMILTON STREET: SITE PLAN**
- 3. 47-51 CANNON STREET: SITE PLAN**
- 4. "7" MORGAN AVENUE**
- 5. 100-106 ALBANY STREET**
- 6. 306-316 MAIN STREET: SEQRA**

IV. REVIEW OF RESOLUTIONS

1. 531 MAIN STREET: AMENDED RESOLUTION

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. 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

Motion was made to approve the amended approval

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 7:0:0

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

1. 31-39 MARKET STREET: SEQRA

Application for site plan for the conversion of the existing office buildings at 31 and 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
Shawn Curran, The LRC Group

A motion was made to open the public hearing

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 7:0:0

No Speakers

A motion was made to close the public hearing

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 7:0:0

A motion was made to issue a negative declaration

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 7:0:0

VI. SEQRA REVIEW

1. 306-316 MAIN STREET: SEQRA

APPLICANT ADJOURNED TO JANUARY MEETING

~~Application for site plan review for construction of a six story mixed-use building with commercial space on the ground floor and 120 dwelling units on the upper floors, including the demolition of two existing buildings and combining of two lots of record into a single lot of record. Owner/Applicant: 316 Main LLC Consultant: KARC Planning Consultants-Grid#: 6162-77-091064 Zoning District: PID-HC File #PB2024-059.~~

2. 121 PARKER AVENUE: SEQRA

Full Environmental Assessment Form for SEQRA review relative 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.

Presenting: Scott Olson, Young Sommer
Steve Grassl, Verizon Wireless

VII. ADJOURNMENT

A motion was made to adjourn the meeting to January 28, 2025

Motion: Marjorie Smith

Second: Chris Petsas

Carried: 7:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.