



COMMON COUNCIL MEETING

Tuesday, March 4, 2025
Common Council Chambers
6:30 p.m.

6:00 p.m.
Informational Meeting

I. ROLL CALL

II. REVIEW OF MINUTES:

**Common Council Public Hearing- Nomination of 52 S. Hamilton as a Local Historic
Landmark
Common Council Meeting of February 18, 2025**

**III. READING OF ITEMS by the City Chamberlain of any items not listed on the printed
agenda.**

IV. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

- 1. FROM CHARLES CARTALEMI**, a notice of claim for property damage
sustained on February 9, 2025

**V. PUBLIC PARTICIPATION: Three (3) minutes per person up to 45 minutes of public
comment on any agenda and non-agenda item.**

VI. NEW & UNFINISHED BUSINESS & ANNOUNCEMENTS

VII. REPORTS OF COMMITTEES AND BOARDS: NONE

CONSENT AGENDA:

VIII. MOTIONS AND RESOLUTIONS:

1. **R-25-26** Resolution Amending the 2025 Budget to Reallocate Funding for Certain Positions in the Department of Public Works.
2. **R-25-27**, A Resolution of The City of Poughkeepsie Designating 52 South Hamilton Street, Currently Known as “Vassar Warner Home” as a Local Historic Landmark

IX. ORDINANCES AND LOCAL LAWS:

1. **LL-25-02**, A Local Law to Amend the City’s Zoning Code to Remove the Footnote at Section 19-3.3(2)(C) Of the Zoning Code and to Correct Various Definitions

ACTION AGENDA:

X. MOTIONS AND RESOLUTIONS:

XI. ORDINANCES AND LOCAL LAWS:

XII. MAYOR’S COMMENTS:

XIII. CHAIRMAN’S COMMENTS AND PRESENTATIONS:

XIV. ADJOURNMENT:



The City of Poughkeepsie New York

Common Council Public Hearing Meeting Minutes

Tuesday, February 18, 2025

6:00 PM

Common Council Chambers

I WELCOME:

Welcome to the scheduled Public Hearing of the City of Poughkeepsie Common Council. The date is Tuesday, February 18, 2025 and the time is 6:00pm.

This Public Hearing is for the purpose of receiving comments on the Proposed Nomination of 52 South Hamilton Street as a Local Historic Landmark.

II ROLL CALL:

7 Present, 2 Absent (6th Ward Council Member Christopher Grant, 8th Ward Councilmember Sakima McClinton)

III PUBLIC PARTICIPATION: Five Minutes Per Person

Five (5) minutes per person of public comment on the agenda item.

Brian Hooper- Academy Street
Holly Wahlberg- 35 Garfield
Daniel Atonna- College Ave

ADJOURNMENT:

IV At 6:12pm a motion to close the public hearing was made by 4th Ward Council Member Shook and seconded by 3rd Ward Council Member Brown.

Dated: February 19, 2025

I hereby certify that this is a true and correct copy of the Minutes of the Common Council Public Hearing held on Tuesday, February 18, 2025.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**



PUBLIC HEARING MEETING AGENDA

Tuesday, February 18, 2025

6:00 PM

Common Council Chambers

City of Poughkeepsie Common Council Public Hearing;

NOTICE IS HEREBY GIVEN that pursuant to the Charter and Codes of the City of Poughkeepsie, one Common Council Public Hearing will be held on **Tuesday, February 18, 2025 at 6:00pm**, in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY for the purpose of receiving comments on:

The Proposed Nomination of 52 South Hamilton Street, Currently Known as “Vassar Warner Home” as a Local Historic Landmark

- I.** Welcome
- II.** Roll Call
- III.** Public Participation
- IV.** Adjournment:

**CITY OF POUGHKEEPSIE, NEW YORK
COMMON COUNCIL
PUBLIC HEARINGS
TUESDAY, FEBRUARY 18, 2025**

NOTICE IS HEREBY GIVEN that pursuant to the Charter and Codes of the City of Poughkeepsie, one Common Council Public Hearing will be held on **Tuesday, February 18, 2025 at 6:00pm** respectively, in the Common Council Chambers, 3rd Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY for the purpose of receiving comments on:

1. The Proposed Nomination of 52 South Hamilton Street, Currently Known as “Vassar Warner Home” as a Local Historic Landmark

When: Tuesday, February 18, 2025, at 6:00 PM (EST)

Location: Common Council Chambers, 3rd FL, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY 12601

Dated: January 22, 2025

Respectfully submitted,

Jamar M. Cummings
City Chamberlain

**A RESOLUTION OF THE CITY OF POUGHKEEPSIE, SETTING A PUBLIC
HEARING REGARDING THE PROPOSED NOMINATION OF 52 SOUTH HAMILTON
STREET, CURRENTLY KNOWN AS “VASSAR WARNER HOME” AS A LOCAL
HISTORIC LANDMARK**

(R-25-12)

**INTRODUCED BY CHAIRMAN WILSON, COUNCILMEMBER SHOOK, PATTERSON
THOMPSON, HENRY, MENIST, BROWN, JAMES AND GRANT**

WHEREAS, 52 South Hamilton Street, known as “Vassar Warner Home,” City of Poughkeepsie is owned by Vassar-Warner Home; and

WHEREAS, Richard J. Schuster, in his capacity as Chairman for Save Vassar-Warner, has applied for and is desirous of securing a designation of 52 South Hamilton Street as a local historic landmark; and

WHEREAS, the City of Poughkeepsie Historic District and Landmarks Preservation Commission (hereinafter “HDLPC”) held a public hearing on December 12, 2024 and January 9, 2025 regarding the nomination of 52 South Hamilton Street as a local historic landmark; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on January 9, 2025; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC’s approved application was forwarded to the Common Council for consideration; and

WHEREAS, the Common Council is required to hold a public hearing prior to the designation of any historic landmark; and

NOW THEREFORE,

BE IT RESOLVED, that the City Chamberlain be, and she hereby is authorized and directed to publish a Notice of Public Hearing to be held **Tuesday, February 18, 2025 at 6:00 p.m.** concerning the designation of 52 South Hamilton Street as a local historic landmark.

SECONDED BY COUNCILMEMBER _____ .



CITY OF POUGHKEEPSIE, NEW YORK
BUILDING DEPARTMENT
(845) 451-4007
(845) 451-4006 (FAX)

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Street and Number: 52 S. Hamilton Street

NAME OF PROPERTY

Historic Name (if any): Old Ladies Home

Other Names (if any): Vassar-Warner Home

CLASSIFICATION

Ownership of Property	Category of Property
☒ Private	☒ Building(s)
Owner: <u>Vassar-Warner Home</u>	☐ District
Address: <u>same</u>	☐ Site
City: _____	☐ Structure
State/Zip: _____	☐ Object
☐ Public	
Owner: _____	
Address: _____	
City: _____	
State/Zip: _____	

FUNCTION OR USE

Historic Functions or Uses:
Independent and Assisted Living Facility for Women Seniors

Current Functions or Uses:
Independent and Assisted Living Facility for Seniors

NAME OF ARCHITECT (if known): 1898 Rear Addition by Corydon Wheeler

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Nomination Form

Page 2

Statement of Significance: Mark "X" in all of the applicable boxes below for the criteria qualifying the property for local register listing.

- ☒ Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ Property is associated with the lives of person significant in our past.
- ☒ Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ Property has yielded, or is likely to yield, information important in prehistory or history.
- ☒ Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets, and attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Applicant: Save Vassar-Warner
Organization: Richard J. Schuster, Chairman
Street: (Researched by: Holly Wahlberg, Historian)
City/State/Zip: _____
Telephone: 203-885-9285 richardjschuster@gmail.com
Date: October 1, 2024

HDLPC RECOMMENDATION

The HDLPC hereby certifies that this application ☐ does ☐ does not meet the criteria for designation as a local historic district, landmark or landmark site, and recommends approval of the application to the Common Council in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance.

Motion: Elisaf
Second: Kyle Neiswender
Votes: 6 0 0
Ayes Nays Abstentions

[Signature]
Signature of Chairman
Date: 1/9/2024

Vassar-Warner Home: 52 South Hamilton – Local Register Nomination (2024)

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Description:

Monumental Greek Revival-style structure; three stories plus raised basement; brick; classical pediment, entablature, and full-height Ionic columns; porches at each story; sandstone belt course; 6/6, 4/4 windows; double, glazed doors; similar turn of the century wing at rear by Corydon Wheeler. (description taken from the National Register of Historic Places listing for “South Hamilton Street Row,” 1982)

Significance Statement:

- Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state, or nation
- Represents an established and familiar visual feature of the neighborhood
- Is identified with historic personages
- Embodies the distinguishing characteristics of an architectural style

Once a Boys Boarding School:

Vassar-Warner was built in 1835 as the second site of Dutchess County Academy, a prestigious private school for boys founded in 1791. By 1834, the school had outgrown its simple four room schoolhouse on the corner of Cannon and Academy Streets. A hilltop parcel on the village outskirts along S. Hamilton Street was purchased as the site for a new Greek Revival style school building whose stately presence and towering columns became the embodiment of the school’s well-respected classical curriculum.

But by the close of the Civil War, several of Dutchess County Academy’s key faculty members had died, and competition from public schools was steadily increasing. In 1869, the Academy closed its doors and sold its grand school building at auction for \$14,000. The Academy’s Board of Trustees then donated the entire \$14,000 to the construction of a new public high school and city library on Washington Street.

The “Old Ladies Home”:

The building’s new owner was Jonathan Rowland Warner, an elderly gentleman with a substantial fur trading fortune. With little more than a year to live, Warner decided to bestow some of his fortune on his childhood hometown by converting the old Dutchess County Academy into an “Old Ladies Home.” His generosity included \$25,000 for remodeling the old school building and an additional \$10,000 for the establishment of an endowment fund.

Despite ill-health, or perhaps because of it, Warner threw himself into the project. He died three months before the Home opened in 1871, but his efforts were remembered by a speaker at the Home’s opening ceremony who described Warner as “feeble in health, and with disease flooding his heart strings, sick, weary, fainting, unable to sit or walk; yet with an energy disease could not subdue, he seemed to recuperate by the mere force of will, and gave his personal supervision to all details...”

But Warner was by no means working alone. A small band of 20 local women had already been planning to establish what they referred to as an “Old Ladies Retreat.” Their leader was 57 year old quaker, Miss Alice M. Fowler of 137 Academy Street. By 1870, the women had achieved state approval for their new

non-profit venture and had even accepted the donation of a plot of land. But despite this success, Fowler's band of women could not raise enough capital to construct a building or establish an endowment without the help of a male philanthropist. Unable to continue moving forward, Alice Fowler turned to Jonathan Rowland Warner, someone she probably had met when her family had lived in Utica where Rowland had spent much of his life as a well-known hatter, fur trader and banker before returning in poor health to his native Poughkeepsie.

Perhaps Alice Fowler met with Warner at her home at 137 Academy Street or went to visit him at Poughkeepsie's Northern Hotel where Warner was a boarder – as was Fowler's cousin, Joseph Smart. But wherever they met, Fowler's entreaties for Warner's help had phenomenal impact. Warner agreed to purchase the grand but defunct Dutchess Academy building on S. Hamilton Street and pay for its transformation from a school into an "Old Ladies Retreat."

His generosity was conditional, however, on three things: only *protestant* indigent women were to be admitted, the facility would be overseen by an all male board of trustees and the community would have to raise enough money to match Warner's endowment fund. Over the following year, Fowler led a successful community fund drive, and the "Old Ladies Home" opened in 1871 with Fowler as the first president of the Home's "Board of Lady Managers." While the all male Board of Trustees saw to investing the endowment and maintaining the Home's exterior, the Lady Managers raised funds, furnished rooms and saw to the needs of residents.

Philanthropy and Expansion:

By 1897, the "Old Ladies Home" was fully occupied but with such a long waiting list that local philanthropist and cough drop manufacturer W. W. Smith approached the Board of Trustees with an offer to fund a rear addition of 27 new rooms. The addition, designed by Poughkeepsie architect Corydon Wheeler, was completed one year later in 1898, giving the building its present T-shaped configuration.

At a standing room only dedication ceremony for the new rear wing, Smith moved with simple modesty among those gathered – one reporter noting that a stranger observing the crowd would not even be able to recognize Smith as "the man of the hour." Residents of the Home shook his hand and simply said, "God bless you." By the time Smith died in 1913, he had contributed \$140,000 in cash and building improvements to the Home he referred to as the "Vestibule of Heaven."

A Special Sense of Place:

In 1974, the "Old Ladies Home" merged with another of Poughkeepsie's finest Victorian institutions, the "Home for Aged Men" founded by the Vassar family in 1881; and in 1986, these male seniors began sharing 52 S. Hamilton with female residents. With both sexes now under one institutional umbrella, a new name was needed for the facility. To recognize the original financial benefactors of both the men's home and the women's home (but unfortunately, not recognizing Alice Fowler), the building at 52 S. Hamilton was renamed, "Vassar-Warner Home."

Over the years, Poughkeepsie churches as well as individual donors provided furnishings for Vassar-Warner's parlors, bedrooms, dining room and infirmary. Residents themselves added to the facility's strong sense of character by bringing with them some of their own furnishings and unique treasures. This produced a distinctly non-institutional atmosphere, unusually rich in history and charm. In service

to the community for almost 8 generations, Vassar-Warner offered seniors the opposite of a cold “cookie cutter” medical/senior care environment. A warm, historic atmosphere of vintage charm became the Home’s signature feature along with an exterior of striking Greek-Revival style.

Summary:

The origins of Vassar-Warner illustrate the way in which 19th century women, with few opportunities outside marriage and child rearing, began building leadership skills through philanthropy – banding together to take care of each other, even when men controlled the financial resources necessary to build charitable institutions designed for the needs of women and children. When New York State women finally won the right to vote in 1917, jubilant suffragists made their way to the “Old Ladies Home” where they stood on the sidewalk and shouted, “In the Name of Our Grandmothers!” to the “old ladies” cheering and waving from the balcony above.

Vassar-Warner is also a distinguished Greek Revival architectural survivor from a period in the city’s history where little has survived. As a former private boarding school, this building also links us to the era when Poughkeepsie was renowned as the “city of schools” filled with educational institutions (almost all now demolished) that attracted numerous families and teachers throughout much of the 19th century. The building is associated with one of Poughkeepsie’s most important citizens, W. W. Smith who took a particularly keen interest in helping the “Old Ladies Home” expand and thrive. Once limited to helping protestant women only, Vassar-Warner’s evolution into a community anchor welcoming seniors of both sexes, all races and any religion or income level reflects 20th century progress toward social, racial and religious equality.

Bibliography:

“Death of Jonathan R. Warner” Syracuse Standard August 9, 1871; Poughkeepsie Telegraph August 12, 1871.

“Jonathan R. Warner’s Will” Daily Press August 19, 1871.

“Death of a Female Philanthropist” Evening Enterprise January 17, 1893; Eagle-News January 18, 1893.

“Alice M. Fowler, Prominent Friend” Eagle-News July 13, 1895.

Obituary: Alice M. Fowler Daily Eagle January 18, 1893.

“Miss Fowler Forms Association” Daily Eagle January 10, 1870.

“Old Ladies Home Opens” Telegraph November 8 and 11, 1871.

“Old Ladies Home Celebrates 65 Years” Star-Enterprise November 7, 1936.

“Comfortable Home Where Aged Ones Find Rest” News-Telegraph September 24, 1898.

“Breaking Ground – Addition to Old Ladies Home” Daily Eagle September 24, 1897.

“Silver Anniversary of Old Ladies Home” News-Telegraph November 7, 1896.

“Old Ladies Home” Courier July 22, 1894.

“Old Dutchess County Academy” Courier April 24, 1892; December 24, 1876, January 7, 1877; January 14, 1877, January 21, 1877,

“Old Ladies Home” Dutchess Farmer December 27, 1870.

“Old Ladies Home” Eagle January 12, 1870.

“Dutchess Academy Sold at Auction” Telegraph March 19, 1870.

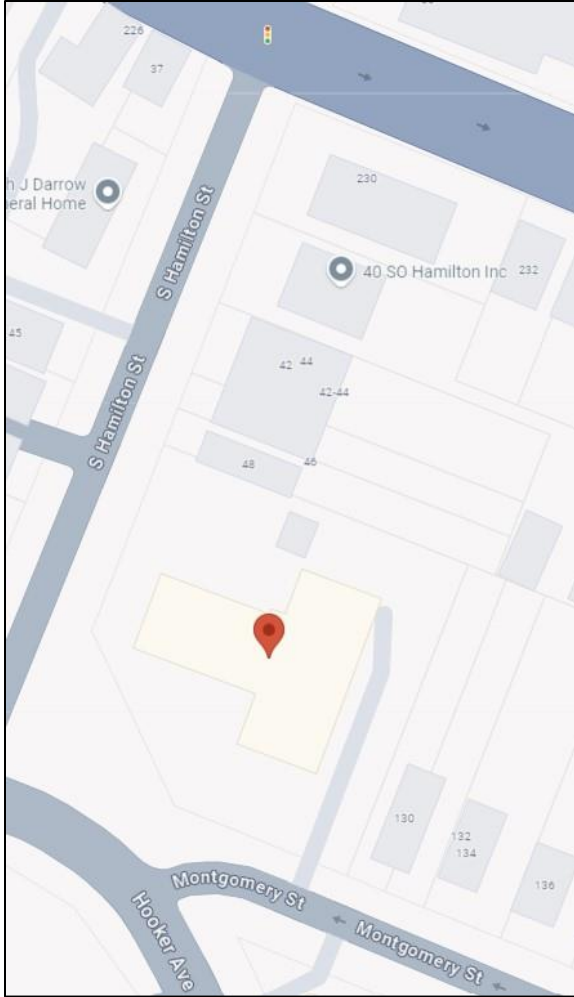
“Old Ladies Home Dedicated” Telegraph November 11, 1871.

“Old Ladies Home Anniversary” Daily Eagle October 29, 1879, October 30, 1879.

“Cemetery Plot Purchased” Daily Eagle November 2, 1883.

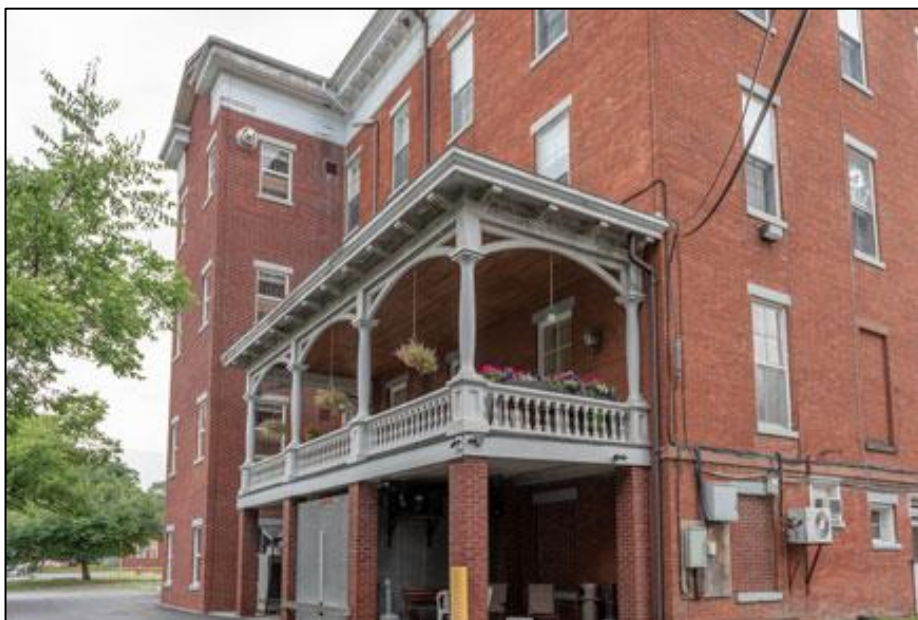
“Annual Report, Old Ladies Home” Daily Eagle December 31, 1884; Daily Eagle January 25, 1893.

"Facts about the Old Ladies Home" Daily Eagle January 16, 1886.
 "Flag Walk Installed and Fence Removed" Daily Eagle April 26, 1889; November 10, 1896.
 "To Be Enlarged" Daily Eagle April 1, 1892; April 7, 1892.
 "A Magnificent Gift from W. W. Smith" Daily Eagle May 22, 1894; June 18, 1897; July 3, 1897; March 30, 1898; September 14, 1898; September 21, 1898; November 17, 1898; December 7, 1898; November 26, 1898; Courier September 25, 1898; News- Telegraph March 19, 1898; News-Press September 21, 1898; Daily Eagle September 21, 1898; February 4, 1903 Daily Eagle; Evening Enterprise February 6 and 10, 1906; Courier August 13, 1911; Daily Eagle August 9, 1911.
 "Rooms Furnished" News-Telegraph October 1, 1898; November 12, 1898; Daily Eagle February 5, 1903.
 "Old Ladies Home Does Not Want Fountain in Trinity Square" New-Telegraph November 11, 1899; Daily Eagle November 22 and 29, 1899.
 "26th Anniversary of Old Ladies Home: Daily Eagle November 11, 1897.
 "Old Ladies Fair and Anniversary" Daily Eagle November 16, 1899; November 22, 1900; News -Telegraph November 16, 1901; Daily Eagle November 9 and 14, 1901; Daily Eagle November 13, 1902; Daily Eagle November 12, 1903; October 30, 1907 Evening Enterprise; Daily Eagle November 15, 1917.
 "Heat for the Old Ladies Home" Daily Eagle December 17 and 23, 1897.
 "A Pleasant Occasion: Entertaining the Old Ladies" Daily Eagle February 16, 1898.
 "Old Ladies Home Sidewalk" News-Telegraph February 26, 1898.
 "Old Ladies Home Infirmary" Daily Eagle October 18, 1898.
 "Lawn Party and Sail for Old Ladies" News-Telegraph June 9, 1900.
 "Funds Needed for Old Ladies Home" Courier February 3, 1901.
 "Smith Has Dinner at Old Ladies Home" Daily Eagle June 13, 1902.
 "Old Ladies Home an Attractive Spot" Daily Eagle September 6, 1904.
 "Treasurer's Report for Old Ladies Home" News-Press November 6, 1908.
 "Annual Report of Old Ladies Home" Daily Eagle November 8, 1913; November 11, 1916.
 "Suffrage Parade Stops at Old Ladies Home" News-Telegraph July 12, 1913.
 "Many Gifts for Old Ladies Home" Eagle-News November 16, 1920.
 "Hanging of Portrait of Vassar" Courier May 10, 1931.
 "Poughkeepsie Old Ladies Home" Courier December 7, 1941.
 "Old Ladies Home Brightened through Remodeling Projects" Poughkeepsie Journal August 21, 1960.
 "Old Ladies Home Keeps Name" Poughkeepsie Journal January 23, 1966.
 "The Old Ladies Home: 100 Years of Service" Poughkeepsie Journal October 10, 1971.
 "Renovations Show Commitment to City" Poughkeepsie Journal May 3, 1995.
 "Closure Announced" Poughkeepsie Journal September 6, 7, 8, 11, 20, 28, 2001; October 12, 13, 17, 2001.
 "Seniors' Facility to Stay Open" Poughkeepsie Journal October 18 and 20, 2001.



Map: 52 S. Hamilton, Vassar Warner Home

Front West Facade



Rear East Facade

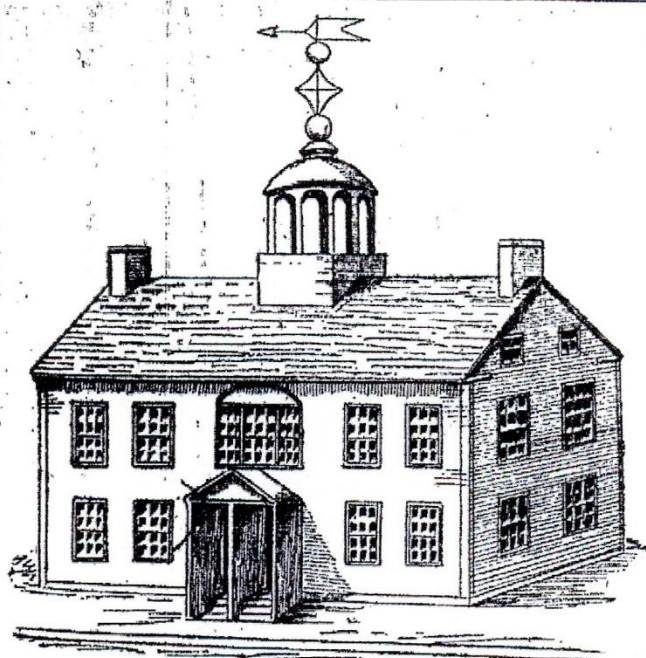


North Façade

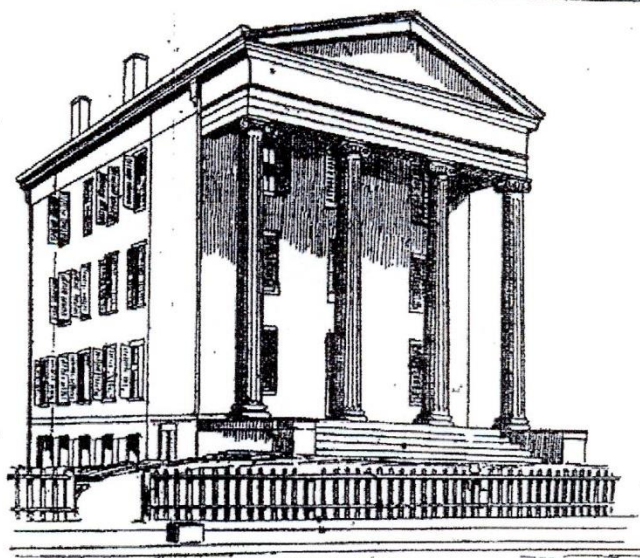


South Façade

1791 and 1835 views of Dutchess County Academy



**THE OLD ACADEMY, ERECTED ON THE CORNER OF
ACADEMY AND CANNON STREETS**



**THE NEW ACADEMY, (NOW OLD LADIES' HOME),
CORNER MONTCOMERY AND SOUTH
HAMILTON STREETS.**



Vassar-Warner Home by Nestor Madalengoitia 2003



The City of Poughkeepsie New York

Common Council Meeting Minutes

Tuesday, February 18, 2025

6:30 PM

Common Council Chambers

**Welcome to the regularly scheduled Meeting of the City of Poughkeepsie
Common Council the date is February 18, 2025, and the time is 7:25pm**

I. ROLL CALL

9 Present, 0 Absent ()

II. REVIEW OF MINUTES

A motion to Approve minutes was made by 7th Ward Council Member Patterson Thompson and seconded by 3rd Ward Council Member Brown.

Motion to Approve CCM Public Hearing and Meeting Minutes of February 4, 2025 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

1. Common Council Public Hearing Minutes - Prior Written Notice - February 04, 2025
2. Common Council Public Hearing Minutes -Zoning Changes - February 04, 2025
3. Common Council Meeting of February 4, 2025

III. READING OF ITEMS by the City Chamberlain of any resolutions not listed on the printed agenda

IV. PRESENTATIONS OF PETITIONS AND COMMUNICATIONS:

- 1. FROM DUTCHESS COUNTY TRANSPORTATION COUNCIL**, a presentation regarding speed limit study in the City of Poughkeepsie

A motion to Defer to Corporation counsel was made by 4th Ward Council Member Shook and seconded by 7th Ward Council Member Patterson Thompson.

Motion to Defer Petitions to Corporation Counsel	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

- 2. FROM VIRGINIA FAJARDO**, a notice of claim for property damage sustained on February 2, 2025
- 3. FROM MICHAEL SMOOT**, a notice of claim for property damaged sustained on January 10, 2025
- 4. FROM SUMMA ERUDITUS, INC.**, a 30-Day Advance Notice of NYS Liquor License Application

V. PUBLIC PARTICIPATION:

Three (3) minutes per person up to 45 minutes of public comment on any agenda and non-agenda item.

Official Minutes of the Common Council Meeting of February 18, 2025

Ken Stickle- Catherine Street
Isaiah Fenichel-Hooker Ave- Citizen Action
Mike Grande- Manitou Ave
Daniel Atonna- 116 College Ave
Laurie Sandow- S Grand Ave*

***Submitted written comments**

Laurie Sandow public comments, Common Council Meeting, February 18, 2025

Recently, a Councilmember told me that I wasn't selected to fill the 8th Ward vacancy because Councilmembers don't like the way I speak to them. How sad that this Council and this Administration doesn't see themselves in the mirror, nor ever test themselves against the same standards and limits they impose on the public as, for example, with the three-minute public comment time limit.

So let's set the record straight. The people that flip the bird to the public week after week, month after month, are the Councilmembers themselves with their lack of transparency and accountability, their love of loopholes and their refusal to abide by NY State Open Meetings Law, which opens with the Legislative Declaration that reads (quote):

"It is essential to the maintenance of a democratic society that the public business be performed in an open and public manner and that the citizens of this state be fully aware of and able to observe the performance of public officials and attend and listen to the deliberations and decisions that go into the making of public policy. The people must be able to remain informed if they are to retain control over those who are their public servants. It is the only climate under which the commonweal will prosper and enable the governmental process to operate for the benefit of those who created it."

And let's talk for a second about the stunt this Council just pulled tonight and also at the last meeting, going into attorney-client meetings, rather than Executive Session where they would have had to disclose the reason for their session, and the reason would have to have been strictly in keeping with Open Meetings Law. Instead, this Council kept the public that was here in this room tonight, as well as the public watching at home, waiting more than an hour while you held an attorney-client meeting that could have taken place at any time.

["Any time" turns out not to be the case, because it became evident at the end of the Council meeting that the "attorney-client" meeting was in service to more law-breaking where the public's business was conducted behind closed doors, producing a walk-on resolution "...regarding the County's desire to establish a homeless shelter at 26 Oakley Street...".]

This Council broke the law when they used a caucus meeting to cast votes behind closed doors, eventually gathering sufficient votes in favor of slotting Sakima McClinton into the

8th Ward vacancy. In the words of the Deputy Director and Counsel of the NY State Committee on Open Government: “A public body may only vote or take action collectively at a meeting held in compliance with the Open Meetings Law. As a political caucus is exempt from the requirements of the Open Meetings Law, a public body would not be permitted to take action relating to their public function during that OML-exempt caucus.” And yet, taking action relating to their public function during their Open Meetings Law-exempt caucus is exactly what this Council did. Which Councilmember will be courageous enough to publicly acknowledge their own lawbreaking?

When Yvonne Flowers blocks people and critical comments from her social media—a public forum of her own creation by virtue of the content of her own posts—she too is breaking the law. Which Councilmember, never mind this City’s Corporation Counsel Rebecca Valk, will be courageous enough to demand that the Mayor straighten up and fly right, and cease her lawbreaking?

Which Councilmember will oppose tonight’s 556 Main St. Consent Agenda resolution sponsored by Christopher Grant and Terricena Brown, a resolution that provides a sweetheart modification to a developer [*I apologize and regret that I mistakenly identified Zoning Board member James Patterson as the parcel owner*], whose 2020 purchase obligated the construction of a three-story mixed use building, and strictly prohibited use as a parking lot. Yet [the parcel owner which the Resolution does not name except as “the current owner, 556 Main LLC (having taken title from 558 Main Street LLC)”, begging the question: a new owner? or the original purchaser acting under the name of a new LLC?] has never built the building that was promised, and has instead been using the parcel as a parking lot ever since their purchase. Why is this Council modifying the terms of sale rather than clawing back the property for breach of contract?

One wonders: do Councilmembers actually listen to the public? Do Councilmembers read their Email? Inquiring minds want an answer. Because many city residents spoke at the last Council meeting about how the Planning Board, in November 2024, had closed public comments about O'Neill’s South Hamilton project. Yet not a single councilmember—not the ones who should have been listening to public comments two weeks ago, nor the very same members who swear they watch other City meetings online—not one of these

Councilmembers jumped out of their seat to question Corporation Counsel Valk after she instructed “that if you feel that you want to voice an opinion on this matter, that needs to be done in the planning board meeting on the open record.” How, exactly, could that happen with public comments already closed? I sent an Email asking that question, and not a single Councilmember, nor Valk, responded. Nor did a single Councilmember acknowledge or respond to the Letter of Interest I sent when the 8th Ward vacancy was still in question and the Council was silent on whether or not they would even post the vacancy. So I ask again: do Councilmembers actually listen to the public? do Councilmembers even read their Email?

This Council may not see itself in the mirror, but the public sees you very clearly. The public is not apathetic. Apathy is not why the public is not showing up at meetings. The public is voting with their feet. We’re disgusted with what we see happening in this City and in this room, as well as with the fact that councilmembers do not listen to the public, as well as opt to screw the public with one-hour “attorney-client” meetings in order to evade their obligations under Open Meetings Law.

VI. NEW & UNFINISHED BUSINESS & ANNOUNCEMENTS:

VII. REPORTS OF COMMITTEES AND BOARDS:

VIII. CONSENT AGENDA: MOTIONS AND RESOLUTIONS:

1. **R-25-21**, Resolution Introducing a Local Law and Setting Public Hearing to Add a New Section 15-17.1 “Outdoor Cooking, Food and Beverage Preparation Facilities”

RESOLUTION

(R-25-21)

**RESOLUTION INTRODUCING A LOCAL LAW TO ADD A NEW SECTION 15-17.1
“OUTDOOR COOKING, FOOD AND BEVERAGE PREPARATION FACILITIES”**

**INTRODUCED BY COUNCILMEMBERS SHOOK, PATTERSON THOMPSON,
BROWN AND JAMES :**

BE IT RESOLVED that a revised introductory Local Law entitled, “A LOCAL LAW TO ADD A NEW SECTION 15-17.1 “OUTDOOR COOKING, FOOD AND BEVERAGE PREPARATION FACILITIES” be and hereby is introduced before the Common Council of the City of Poughkeepsie in the County of Dutchess and State of New York; and

BE IT FURTHER RESOLVED that copies of the aforesaid proposed local law are laid upon the desk of each member of the Council; and

BE IT FURTHER RESOLVED that the Council shall hold a public hearing on said proposed local law to receive comment from the public on Tuesday, April 1, 2025 at 6:00 pm in the Common Council Chambers, Third Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, New York;

BE IT FURTHER RESOLVED that the Clerk publish or cause to be published a public notice in the official newspaper of the City of Poughkeepsie of said public hearing at least five (5) days prior thereto.

(LL 25-XX)

**A LOCAL LAW TO ADD A NEW SECTION 15-17.1 “OUTDOOR COOKING, FOOD
AND BEVERAGE PREPARATION FACILITIES”**

SPONSOR:

WHEREAS, the City of Poughkeepsie seeks to regulate the use of public sidewalks for outdoor cooking in a manner that ensures public safety, maintains accessibility, and supports local businesses;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Poughkeepsie as follows:

~~STRIKETHROUGH INDICATES DELETION~~
BOLD and UNDERLINE INDICATES ADDED LANGUAGE

SECTION 1: A new section 15-17.1 is added to the City Code to read as follows:

Section 15-17.1 Outdoor Cooking, Food and Beverage Preparation Facilities.

- (a) **Outdoor cooking, food and beverage preparation, and related activities on a street, sidewalk, or other public area shall be permitted only in accordance with a permit issued by the City of Poughkeepsie. The City shall establish rules and regulations for the permitting process, including but not limited to:**
- i. Establishing an annual permit application and renewal process for restaurants seeking to conduct outdoor cooking in designated areas of public property;**
 - ii. Requiring compliance with all applicable building codes, fire safety regulations, and health department standards;**
 - iii. Ensuring that outdoor cooking does not impede access to sidewalks, streets, or other public facilities;**
 - iv. Imposing reasonable annual fees for the use of public space for outdoor cooking; and**
 - v. Designating specific areas where outdoor cooking may be conducted and any restrictions necessary to protect public health and safety.**
- (b) **Exceptions shall include:**
- i. cooking in approved areas within public parks for personal consumption;**
 - ii. cooking during events approved by the City;**
- (c) **Penalties for offenses. An offense against the provisions of this section shall be punishable by a fine of not less than \$250 or more than \$1000.**

- (d) **Enforcement shall be by appearance ticket returnable in Poughkeepsie City Court. Said ticket may be issued by the Building Inspector, Code Enforcement Officer, Fire Inspector, Sanitation Inspector, or any officer of the City of Poughkeepsie Police Department in his or her own discretion or based upon a signed complaint.**

SECTION 2. This Local Law shall take effect immediately upon filing with the New York State Secretary of State.

BE IT FURTHER RESOLVED, that copies of the aforesaid proposed Local Law be laid upon the desk of each council member; and

BE IT FURTHER RESOLVED, that the Common Council shall hold a public hearing on said proposed Local Law and that the City Clerk shall publish or cause to be published a public notice in the official newspaper of the City of Poughkeepsie of said public hearing at least five (5) days prior thereto.

SECONDED BY COUNCILMEMBER _____ :

A motion to Approve was made by 4th Ward Council Member Shook and seconded by 6th Ward Council Member Grant.

R-25-21 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

2. **R-25-22**, Resolution Modifying Resolution R-20-39 Regarding Conditions Attached to The Sale of Formerly City Owned Property At 556 Main Street

A motion to Remove was made by 7th Ward Council Member Patterson Thompson and seconded by 1st Ward Council Member Henry.

R-25-22 - Motion to Remove From Agenda	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

RESOLUTION

(R-25-22)

MODIFYING RESOLUTION R-20-39 REGARDING CONDITIONS ATTACHED TO THE SALE OF FORMERLY CITY-OWNED PROPERTY AT 556 MAIN STREET SPONSORED BY: COUNCILMEMBERS GRANT AND BROWN

WHEREAS, by Resolution R-20-39, the City of Poughkeepsie authorized the sale of 556 Main Street (Tax Map No.: 6161-24-392943) to 558 Main Street LLC upon the condition that the property be developed as a three-story mixed-use building as set forth in the deed recorded with the Dutchess County Clerk at Document #02 2020 2474; and

WHEREAS, the current owner, 556 Main LLC (having taken title from 558 Main Street LLC) has requested a modification of the conditions set forth within resolution R-20-39, and the deed, to allow 556 Main Street to be used as a parking lot accessory to the existing structure at 558 Main Street; and

WHEREAS, conditions A and E of Resolution R-20-39 have been satisfied and conditions C, D and F will remain unchanged

NOW, THEREFORE, the Common Council hereby amends resolution R-20-39 as follows:

1. Modify condition B which previously read "Purchaser shall obtain a building permit for the construction of a three-story mixed-use building within six (6) months of the closing of title" to now read "Purchaser shall obtain a building permit to allow the Property at 556 Main Street to be used as a parking lot accessory to 558 Main Street within six months of the date of this resolution;" and
2. Delete from condition G the phrase "Prior to Closing;"

NOW, THEREFORE, BE IT FURTHER RESOLVED that the current owner has agreed to tree plantings and installation of an electronic gate to the parking lot and that such terms are a condition of this resolution;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Mayor is authorized to sign any and all documents to reflect this amendment to the deed with the Dutchess County Clerk.



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/2/2020
Time Recorded: 12:07 PM

RIZZO & KELLEY
272 MILL ST

POUGHKEEPSIE, NY 12601

Document #: 02 2020 2474

Received From: . REGENCY ABSTRACT

Grantor: POUGHKEEPSIE CITY
Grantee: 558 MAIN STREET LLC

Recorded In: Deed
Instrument Type:

Tax District: City of Poughkeepsie

Examined and Charged As Follows :

Recording Charge: \$320.00
Transfer Tax Amount: \$152.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 6667

Number of Pages: 5

*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: msh
Receipt #: 15977
Batch Record: 139

Bradford Kendall
County Clerk



0220202474

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 16th day of June, two thousand twenty
delivered 6/22/20
BETWEEN

CITY OF POUGHKEEPSIE, with offices at 62 Civic Center Plaza, Poughkeepsie, New York, 12601, ✓
party of the first part,
--and --

558 MAIN STREET LLC, with offices at 20 Maple Street, Irvington, New York, 10533, ✓
party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and NO/100 -----
(\$10.00) ----- dollars, lawful money of the United States, paid by the party of the second part, does hereby
remise, release and quitclaim unto the party of the second part, the heirs or successors and assigns of the party of the
second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the CITY OF POUGHKEEPSIE, County of Dutchess and State of New York, being
the same premises conveyed by Albert M. Cimorelli, Helene M. Cimorelli and Michelle A.
Cimorelli to 556 Main Street, Inc., by deed dated January 16, 2004 and recorded in the Dutchess
County Clerk's Office on April 27, 2004 as Document No. 2004-4719. Premises is further known
by address 556 Main Street, Poughkeepsie, NY, 12601.

SEE ALSO SCHEDULE "A" AND SCHEDULE "B" ATTACHED HERETO AND MADE A PART HEREOF.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and
roads abutting the above described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said
premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs
or successors and assigns of the party of the second part forever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first
part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust
fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the
payment of the cost of the improvement before using any part of the total of the same for any other purpose. The
word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year
first above written.

In Presence of:

CITY OF POUGHKEEPSIE

By: _____

Robert G. Rolison, Mayor

20RG-X2991

SCHEDULE "A"

Title #: 20RG-X2991

ALL that certain plot, piece or parcel of land situate, lying and being in the City of Poughkeepsie, County of Dutchess, and State of New York bounded and described as follows: ✓

BEGINNING at a point in the southerly line of Main Street, said point being the northwesterly corner of lands now or formerly 558-564 Main Street, LLC (Deed Doc. No. 02-2003-1636), said point of beginning also being the northwesterly corner of the 3 story brick building situate on the said lands now or formerly 558-564 Main Street, LLC (Deed Doc. No. 02-2003-1636); thence along the westerly lines of the said lands now or formerly 558-564 Main Street, LLC (Deed Doc. No. 02-2003-1636), and lands now or formerly 3 South White Street, LLC (Deed Doc. No. 02-2003-1637) partially along the westerly face of the said 3 story brick building, South 21° 52' 20" West 110.00 feet to a point; thence along the northerly line of the said lands now or formerly 3 South White Street, LLC (Deed Doc. No. 02-2003-1637), North 66° 45' 30 West 41.91 feet to a point; thence along the easterly line of lands now or formerly Powell (Liber 1903 cp 395) North 22° 54' 30" East 110.00 feet to a point in the said southerly line of Main Street; thence along the said southerly line of Main Street, South 66° 43' 00" East 39.92 feet to the point or place of **BEGINNING**.

SCHEDULE "B"

THIS CONVEYANCE is made subject to the following conditions subsequent:

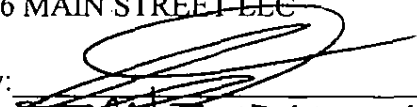
- A. That the Purchaser shall within thirty (30) days of the date of this resolution, take title to such property.
- B. Purchaser shall obtain a building permit for the construction of a three story mixed-use building within six (6) months of the closing of title;
- C. Purchaser shall obtain a valid Certificate of Occupancy for the property within one (1) year after the issuance of a building permit;
- D. The transfer of title and Purchaser's use of the Property shall be subject to all state, federal and local regulations including the City of Poughkeepsie and New York State Building Codes and the City of Poughkeepsie Zoning Ordinance and real property taxes coming due pursuant to law on and after the date of transfer of title;
- E. Purchaser's obligation to purchase such property shall be contingent upon Seller obtaining and insurable interest in the property pursuant to Article 15 of the Real Property Action and Proceedings Law or other applicable law;
- F. Purchaser agrees that he shall not use the agreed upon purchase price as a reason to grieve or otherwise contest the assessed value of the premises for purposes of real property taxation; and
- G. Prior to the closing of title, Purchaser shall apply for and obtain the approval from the Planning Board and/or the Zoning Board of Appeals of any site plan approval or zoning variances required by law; and

Upon breach of any of the above conditions, the City of Poughkeepsie may, at its sole election, upon ten (10) day notice in writing to the Party of the second Part, revest title into said City of Poughkeepsie.

This Indenture is being signed by the Party of the Second Part to acknowledge the aforesaid conditions and covenants and to consent to said conditions and covenants herein.

ACKNOWLEDGED AND AGREED
556 MAIN STREET LLC

By:


E. J. BOHDANOWICZ, MEMBER

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the 16th day of June, 2020, before me, the undersigned, personally appeared ROBERT G. ROLISON, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public
NANCY L.B. GRIFFIN
NOTARY PUBLIC, State of New York
Reg. No. 4855909
Qualified in Ulster County
Commission Expires March 31, 2022 ✓

Quitclaim Deed

	Section	6161
	Block	24
	Lot	392943
Title No.	City of	Poughkeepsie

CITY OF POUGHKEEPSIE

TO

558 MAIN STREET LLC

Record and Return to:
Rizzo & Kelley
27 Mill Street
Poughkeepsie, NY 12601

3. **R-25-23**, Resolution Calling Upon The New York State Legislature to Pass, And the Governor to Sign, S.4659/A.4877 “Rent Emergency Stabilization for Tenants” (“Rest”) Act

**RESOLUTION
(R-25-23)**

**Resolution calling upon the New York State Legislature
to pass, and the Governor to sign, S.4659/A.4877
“RENT EMERGENCY STABILIZATION FOR TENANTS” (“REST”) ACT**

**INTRODUCED BY CHAIRMAN WILSON, COUNCILMEMBERS PATTERSON
THOMPSON, MENIST, BROWN, JAMES AND GRANT :**

WHEREAS, Rent stabilization in localities other than New York City is governed by the Emergency Tenant Protection Act of 1974 (ETPA); and

WHEREAS, under the ETPA in its original form, municipalities in Nassau, Rockland, and Westchester counties may adopt rent stabilization if they declare a state of housing emergency, defined as having a rental housing vacancy rate of less than 5%. The Housing Stability and Tenant Protection Act of 2019 (HSTPA) amended the ETPA so that any municipality in the state may opt into rent stabilization if it meets the emergency declaration criteria; and

WHEREAS, pending before the legislature is the “Rent Emergency Stabilization for Tenants Act (REST) which broadens the metrics to be used by a municipality in considering whether to declare a housing emergency and recognizes that, in addition to vacancy rate, publicly available data on a locality's eviction rate, homeless shelter population, renters' housing cost burdens, and other relevant indicators can also demonstrate a locality's lack of housing availability, affordability, and stability; and

WHEREAS, REST also seeks to modernize the ETPA so that localities adopting rent stabilization may set a lower building size threshold (currently 6 or more units) for rent stabilization coverage and to include buildings constructed or substantially rehabilitated more than 15 years ago.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Poughkeepsie hereby respectfully urges the New York State Government to pass the Rent Emergency Stabilization For Tenants on Local Determinations of a Housing Emergency,” S.4569/A.4877.

BE IT FURTHER RESOLVED THAT, the Common Council of the City of Poughkeepsie directs that certified copies of this resolution be forwarded to Governor Kathy Hochul, the State Senate Majority Leader, the State Assembly Speaker, Chair of the State Senate Finance Committee and Chair of the State Assembly Ways & Means Committee, and all Legislative bodies in the 61 other Counties in the State of New York.

A motion to Approve was made by 4th Ward Council Member Shook and seconded by 6th Ward Council Member Grant.

R-25-23 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

4. **R-25-24**, Resolution Calling Upon The New York State Legislature to Pass, And the Governor to Sign, S.1980/A.3690, S.2059/A.3115, S.2782/A.3193 And S.2162/A.2576

**RESOLUTION
(R-25-24)**

RESOLUTION CALLING UPON THE NEW YORK STATE LEGISLATURE TO PASS, AND THE GOVERNOR TO SIGN, S.1980/A.3690, S.2059/A.3115, S.2782/A.3193 AND S.2162/A.2576

INTRODUCED BY CHAIRMAN WILSON, COUNCILMEMBERS PATTERSON THOMPSON, MENIST, BROWN, JAMES AND GRANT :

WHEREAS, New Yorkers are facing a worsening affordability crisis. Over two and a half million New Yorkers are living in poverty. As a result working-class and low-income families are fleeing the state in search of a more affordable place to live. In 2022, [the people who left our state at the highest rates were families making between \\$32,000 and \\$65,000 a year](#) - a disproportionate number who were Black and Latino families.

WHEREAS, New York State is the most economically unequal state in the country. New York State has the highest concentration of extreme wealth in the country and the greatest income inequality. The average income of the bottom 99% here is \$49,617, while the average income of the top 1% is \$2.20 million. Over 28,000 tax filers hold wealth over \$30 million, over 15,000 tax filers hold wealth over \$100 million, and 78

billionaire households hold over \$673 billion together. The ultra-rich in New York State collectively hold \$6.7 trillion in wealth.

WHEREAS, the vast majority of New Yorkers support increasing taxes on large, profitable corporations and the top five percent of earners in the state. 67% of all New Yorkers support proposals to raise taxes on the ultra-rich, including 81% of Democrats, 59% of independents and 46% of Republicans. 74% of all New Yorkers would rather raise taxes on the wealthiest individuals than see cuts to public programs and services.

WHEREAS, housing is the greatest single expense for working-class New Yorkers. Over 100,000 New Yorkers are homeless every night in [New York City](#), and 250,000 New Yorkers were homeless [statewide](#) in 2019.

WHEREAS, education is acknowledged as the great equalizer in New York State it still remains that 60% of students are economically disadvantaged and living in poverty and 1 in 10 children are facing housing insecurity creating more need that can be addressed in the school setting, requiring increased funding in our most high need districts. A funding gap of almost \$10,000 per every student persists between the wealthiest and lowest income school districts.

WHEREAS, the childcare workforce is in the 98% percentile of the lowest paid workers in New York State and is a workforce predominantly Black women and women of color. 20% of children under the age of 5 in New York State are living in poverty. Children who attend childcare and early education are more likely to be successful in school, academics, graduate high school and college. Creating a well-funded childcare system with a well-paid workforce has the highest return on investment than any other economic development effort.

WHEREAS making the ultra-rich and giant corporations pay their fair share will generate new public dollars to invest into our communities and the programs and services that help New Yorkers reach their full potential.

NOW, THEREFORE, BE IT RESOLVED that the **Common Council of the City of Poughkeepsie** hereby respectfully urges the New York State Government to pass a budget in 2025 that raises taxes on the wealthiest New Yorkers and funds investments in affordable housing, healthcare, childcare, public education, addressing the climate crisis and more by passing:

- Raising corporate taxes on the most profitable corporations in NY ([S.1980-Hoylman/ A.3690-Kelles, Shrestha](#))
- Making our income taxes more progressive ([S.2059-Jackson/A.3115-Meeks](#))
- Taxing billionaires' wealth ([S.1570-Ramos/A.3252-Kelles](#))

Creating an heirs tax ([S.2782-Brisport/A.3193-Solages](#))

Implementing a capital gains tax on investment income ([S.2162-Rivera/A.2576-Kim](#))

BE IT FURTHER RESOLVED THAT, the **Common Council of the City of**

Poughkeepsie directs that certified copies of this resolution be forwarded to Governor Kathy Hochul, the State Senate Majority Leader, the State Assembly Speaker, Chair of the State Senate Finance Committee and Chair of the State Assembly Ways & Means Committee, and all Legislative bodies in the 61 other Counties in the State of New York.

A motion to Approve was made by 4th Ward Council Member Shook and seconded by 6th Ward Council Member Grant.

R-25-24 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

IX. CONSENT AGENDA: ORDINANCES AND LOCAL LAWS:

X. ACTION AGENDA: MOTIONS AND RESOLUTIONS:

1. **R-25-25**, Resolution Approving Letter of Intent between City of Poughkeepsie and Dutchess County regarding 26 Oakley Street

**RESOLUTION
(R-25-25)**

INTRODUCED BY COUNCILMEMBERS SHOOK, HENRY, BROWN, JAMES AND GRANT

A motion to Approve was made by 4th Ward Council Member Shook and seconded by 3rd Ward Council Member Brown.

WHEREAS, the City of Poughkeepsie (“the City”) and Dutchess County (the “County”) have been in discussions for many years regarding the County’s desire to establish a homeless shelter at 26 Oakley Street; and

WHEREAS, the County transmitted its final offer to the City during the holiday weekend as set forth in a proposed Letter of Intent; and

WHEREAS, after discussion and consultations with the Common Council's attorneys, the Common Council is willing to enter into the Letter of Intent with certain modifications; and

WHEREAS, the proposed letter of intent, with edits made by the Council during discussions with their attorney, is annexed hereto at Exhibit A and will be transmitted to the County as a counteroffer.

NOW, THEREFORE,

BE IT RESOLVED, that the Common Council hereby proposes a counteroffer to the County in the form annexed hereto as Exhibit A; and

BE IT FURTHER RESOLVED, that should the County accept the Common Council's counteroffer, only then does the Common Council authorize the Mayor to sign the Letter of Intent which sets forth general understanding of the parties as to key terms but also requires the parties to continue to negotiate on a formal settlement agreement as set forth in Exhibit A.

EXHIBIT A

SUE SERINO
COUNTY EXECUTIVE



22 Market Street
Poughkeepsie, NY 12601
Phone: 845-486-2000

DUTCHESS COUNTY GOVERNMENT

February_, 2025

Yvonne Flowers, Mayor City of Poughkeepsie
62 Civic Center Plaza, 3rd Floor Poughkeepsie, New York 12601

Re: 26 Oakley Street Letter of Intent
County of Dutchess and City of Poughkeepsie

Dear Mayor Flowers:

This Letter of Intent sets forth a preliminary understanding between The County of Dutchess (hereinafter the "County") and the City of Poughkeepsie (hereinafter the "City"), signed by and between the chief executives of the County and City and with regard to the County's use of real property owned by the County and located at 26 Oakley Street, City of Poughkeepsie, County of Dutchess.

The undersigned expressly agree that this Letter of Intent is subject to a formal and final agreement between the County and City which complies with the Dutchess County Charter and the City of Poughkeepsie Charter, including but not limited to approval by the City of Poughkeepsie Common Council. The undersigned intend that a formal agreement will be executed in the next thirty (30) days.

Subject to the aforesaid, the undersigned agree to negotiate a formal and final agreement, which will address the following:

Effective upon full execution of a final agreement between the County and City and for a period of no less than twenty-five (25) years thereafter, the County may use 26 Oakley Street, City of Poughkeepsie, County of Dutchess, for any County purpose, except that if the County operates a shelter for the homeless from the 26 Oakley Street location, it shall be a shelter for families and/or up to twenty (20) single women. With respect to the housing of twenty (20) single females, nothing shall prohibit the County from housing additional single females if necessary during "Code Blue Season", to the maximum singles occupancy in the singles portion of the shelter.

Upon the expiration of the aforesaid twenty-five (25) year period, for an additional ~~ten~~ (10)fifteen (15) years, the County may use 26 Oakley Street, City of Poughkeepsie, County of Dutchess, for any County purpose, except that if the County operates a shelter for the homeless from the 26 Oakley Street location, it shall be a shelter for families and ~~for~~ females, with no cap on the number of females in the female portion of the shelter.

In a final agreement, and in the interest of avoiding litigation, the City and County will agree to a breach procedure which includes the County's opportunity to cure said alleged breach.

In a final agreement, the City shall provide the County with a General Release and Waiver whereby it releases the County's officials, officers, employees, and agents from any and all claim and causes of action, suits, damages, proceedings, grievances and demands that they have or may have against the County and its officials, officers, employees and agents, asserted or not asserted, directly or indirectly, known or unknown, arising out of or in any way related to the facts and circumstances associated with the County's use of 26 Oakley Street, City of Poughkeepsie, County of Dutchess.

In a final agreement, the County shall release the City and any of its officers from any claim arising from their opposition to the development of a shelter at 26 Oakley Street, City of Poughkeepsie, County of Dutchess.

Effective upon full execution of the final agreement between the County and City and for a period of at least twenty-five (25) years thereafter, the County intends to agree not to construct, develop or directly operate any new emergency shelter within the municipal boundaries of the City of Poughkeepsie. Nothing in this Letter of Intent or in the final agreement shall prohibit the County from abiding its obligations pursuant to 18 NYCRR Part 304 ("Code Blue") including but not limited to the provision of warming shelters within the City of Poughkeepsie. Additionally, nothing in this Letter of Intent or in the final agreement shall prohibit the County from constructing, developing, operating either directly or indirectly, any new transitional housing wherein program participants have signed a lease or occupancy agreement, the purpose of which is to facilitate the movement of homeless individual and families into permanent housing. Nothing in this Letter of Intent or in the final agreement shall prohibit the continued operation of any shelter existing within the City of Poughkeepsie (including but not limited to the "PODS").

This letter of intent and a final agreement shall be executory only to the extent of the monies available to the County for the performance of the terms hereof and that, in the event that the Dutchess County Legislature fails to appropriate the necessary funds to affect payment in any calendar year beyond the initial year herein, a resulting final agreement shall automatically cease and terminate on the last day of the year in which funds have been appropriated for said Agreement and no liability on account thereof shall be incurred by the County beyond the funds available for the performance of this Agreement. It is further understood and agreed that neither a final agreement nor any representation by any public employee or officer creates any legal or moral obligation to request, appropriate or make available monies for the purpose of this Agreement.

This letter of intent represents the entire agreement between the parties. Any modification,

recission or waiver must be in writing and must be executed with the same formalities afforded this basic letter of intent.

Nothing in this letter of intent or in a resulting final agreement shall be read to affect, impair, invalidate or in any way diminish the terms of the Dutchess County Charter, Dutchess County Administrative Code, or City of Poughkeepsie Charter, or any valid State or Federal Law, nor shall it be read to affect, impair, invalidate or in any way diminish the rights, duties, or obligations of any public officer of either the County or City, including but not limited to the Dutchess County Legislature. If any clause, sentence, paragraph or part of this letter of intent or final agreement shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof.

If the foregoing accurately reflects your understanding of our agreement, please signify by signing the appropriate space provided below:

SUE SERINO
COUNTY EXECUTIVE



22 Market Street
Poughkeepsie, NY 12601
Phone: 845-486-2000

DUTCHESS COUNTY GOVERNMENT

Approved as to Form:

APPROVED: COUNTY OF DUTCHESS

County Attorney

Susan J. Serino, County Executive

APPROVED: CITY OF POUGHKEEPSIE

Yvonne Flowers, Mayor

R-25-25 - VOICE VOTE	
Yes/Aye:	1st Ward Council Member Henry, 2nd Ward Councilmember Menist, 3rd Ward Council Member Brown, 5th Ward Council Member James, 6th Ward Council Member Grant, 7th Ward Council Member Patterson Thompson, 4th Ward Council Member Shook, Council Member At-Large Wilson, 8th Ward Councilmember McClinton
No/Nay:	None
Abstain:	None
Absent:	
Result:	Passed

XI. ACTION AGENDA: ORDINANCES AND LOCAL LAWS:

XII. MAYOR'S COMMENTS:

Thank you, Chair

One, I do want to thank the council members. I know it was a long conversation over a time period, especially those who were on a negotiating team for 26 Oakley Street. And I also want to put in that, also, our council member, Nedra Thompson, was also there on a couple of those meetings. And the fact is, is that I really feel that we came to a conclusion that we did because of all the people that were involved.

We went through this negotiating before. And at that time, basically it was said to us that we need to find out some kind of compromise. And it came down to it where we almost, you know, end up settling on 100 beds shelter. That's what we got eventually down to from the 200, then 150, then 100. And we had different parameters that we wanted to put in that we wanted to ensure that was in place if they moved forward.

Then everything went silent. It kind of moved away from us. So there was no more conversation about it, then we find out about this grant and that they're planning on moving forward to get funding from the state, which, you know, we have advocated for them not to do that if they can use it on another site.

But of course, no one wanted to listen to us. They moved forward with it. So, now that this funding is there for the shelter, now the question is, what do we do at this point? So we can continue to fight and could lose that fight and then end up, you know, back to square one again.

So I want to thank our County Executive, Sue Serino for at least, you know, finding other options for us that we talked about before when we were on the stakeholders group. We

discussed this about it being a family shelter, and that was shut down by the previous county executive. We asked for other options there, and that was shut down. So this particular point that our county executives came in and decided to try to work with us the best that they can and also work with the state. It is at a point now where they are under the gun with a timeline of a deadline that they have to present to the state to the fact that this is all contingent on the funding that they got.

So, it's either figure out what we do and if it's going to be a part of a family shelter or if it's going to be a single individual shelter, because they have to let the state know within a certain time frame. So, that's why it was very important that we all met this evening when we end up getting the information over the weekend.

So I appreciate everyone's effort into us. And again, I think the stakeholders group, I think the citizens, the residents and even people who didn't even live in the City of Poughkeepsie that came out to the meetings to express their concerns, that were very adamant and stay diligent and standing firm that the individual shelter was definitely not an option.

I thank the NAACP were coming forward, giving the letter, stating how they stand on this.

Also, PK forward with the words that, you know, the efforts that they have been doing and also with the petitions and going out and standing in front of the county building, expressing how they feel.

The county was looking at that, OK, we have a solidarity that's here that I think we need to start listening to. And I feel that we have come to this kind of compromise agreement because of the fact of all the efforts that were put together to get to this point. So it is proposed of the fact of a family shelter. And then there were only only 20 single women that would be at this particular shelter versus at least 100 individual people.

So, I do appreciate the efforts of everyone that was involved. Not one person was the one who was responsible for this. It was collectively a host of people. And that's what it looks like when we come together as a community to try to work on something that can work for all of us. You know, if it was up to me, there would be no shelter. But the thing is, is that, you know, we can't always get what we want. But we did - this is the first time that I know of that the administration, the council members and community members stood up and said, if it's not this, this is where we're going with it. And that means a lot. I have to say. Now, we are still in beginning stages of all this and what. But we're at least on one platform, one core of what we're planning on doing moving forward. But there are some things that we have to tweak in the language you want. But I do appreciate that we do have someone that we're working with on the county level that, at least, was able to listen to us and to the fact of being able to have this dialog to have some type of compromise of what we can do.

I personally, I live in that area. I live two blocks from where this is going to go. And I looked at it. If we're going to go in this direction, there are so many things that we can do with those funds. Especially the fact that we're going through with the Children's Cabinet and we're looking at resources that we're trying to provide for all children, but especially for families that are going through a need. And I think this is an opportunity for us to do something with this. But we also

have language in there, so that way, the county understands that moving forward, this is not going to be the dumping ground of the City of Poughkeepsie, that enough is enough. And then they need to start looking elsewhere throughout the county when it comes down to additional services moving forward in the future. So this was a lot of discussions, a lot of dialog. But again, I do really appreciate the conversation that we all had to figure it out. And we had a lot of disagreements and had to hash that all out to see what that was going to look like. But once we had those conversations, we realized, OK, what can we compromise on? So, I know there's people already in the public that were helping, assisting and having these conversations. They already knew that this is the direction that it was going to go. So I know the council members will discuss that now that we came to this point, now we need to have opened up and have more discussions with the public to let them know why this decision was moved this direction, but not keeping them out of the fact that they were there with us. And a lot of the ones who were having these discussions with different council members and one here and even what myself, we didn't let them know what direction we were going.

And majority of them was like, I can't, you know, so the question is, is to make sure that we have a contract and an agreement that that we can live with knowing that for the next 40 years, we basically would have a little bit more control about what happens on that property versus what we had before.

So, I think we're in a better position than we were before. It's not exactly what we wanted. But as we know with everything, sometimes there is compromise. And this time, it didn't get shoved in our throats. And we end up with something, totally something that we did not want, that we have been dealing with in the past. So, I do thank you, all of you, for the efforts that everyone has been put forward in this. It is definitely appreciated. And we will continue to work on it.

So, the other thing is, too, is that tomorrow there's a press conference at 10 o'clock here in the council chambers. Congressman Pat Ryan will be here in regards to the temporary closing of the Social Security building. I think many of you have heard about it. We also just found out that there's another closing of another site that's going to be in another county.

So, we just want to make sure that, to put a call out there to make sure that people, the Social Security Administration knows that this is a valuable service to the residents, not only for the City of Poughkeepsie, but for Dutchess County. And that this temporary closing, hopefully it's only temporary, but in the meanwhile, what kind of services they're going to provide for individuals that rely on that to make sure that they have access to those services. So, for those who are advocating out there on the residents behalf, this is something that you also can be advocating on because this is essential services for a lot of people who depend on it. So, any council members that can make it we'll be here at 10 am for the press conference.

The other thing is, too, I want to thank DPW for the work that they have been doing, especially through these storms. It has been really difficult and especially lately because of the fact that everyone is experiencing the low volume of salt. So, they were trying to work with the best that they have. I think they did a very good job considering what they had. We did get, I believe, another shipment today. I know we're supposed to.

So, we'll be keeping, you know, keeping on top of the ice that's out there, because between the temperature changing back and forth, it just seems like we definitely need to stay on top of that. So, we'll be doing that.

Also, I want to thank the Empire Baptist Convention of New York. They host their convention here at the Civic Center. They were close to, I think, about 1400 people in the city of Poughkeepsie. They were very pleased, especially the way the weather was handled here because they were traveling in that bad weather and came here, stayed in hotels.

They patronized our businesses, the local restaurants, because they had to go out to the restaurants to eat lunch. So, there were a couple of food trucks that were out there. And then they also went to the neighboring restaurants.

And thank you to our city chamberlain who gave a list of all the restaurants that were in the area that they can walk to and maybe even drive to. So, I was there at the convention for the afternoon.

They asked me to speak on behalf of the mayor and the feedback that I was getting about how pleased they were with the City of Poughkeepsie was very favorable. So, I have to say I want to thank everyone who contributed to that. And they're also thinking about maybe coming back to Poughkeepsie. So that helps bring other people who might consider wanting to do their conventions here. So I do appreciate that.

Thank you, Chair.

XIII. CHAIRMAN'S COMMENTS AND PRESENTATIONS:

Thank you, Mayor.

I just want to thank everyone that came out today to speak and all those who are home watching and listening. I also want to thank - I think I was going to thank our DPW. I was off in Albany and driving on the back roads during this past weekend. It's also to say our DPW is doing a great job.

The storms that have been going, that have been happening lately. I mean, of course, everyone knows I work in the school district.

So I have to get up early a lot of times. And by the time I have to work, most 90 percent of the roads are clear, the sidewalks are clear, and I see them even if they're not. I see them out on the streets actually with the different equipment trying to just clear up all the streets to make sure as fast as possible that our students, because we are a walking district and our families that are walking and driving, are out there. So, I definitely want to give a shout out to DPW. Give a shout out to the police department, too. I saw I've seen them on the scene a lot, a lot, a lot. And they've been doing a lot along with the fire department.

I also want to thank the New York State Association of Black, Puerto Rican, Hispanic, and Asian legislators. They had a bold conference this past weekend as well with all of our, not all, but the majority of our New York State leaders there. Tisha James was there, Chuck Schumer, the Speaker of the House, Majority Leader of the House, all those for the whole weekend jam packed, talking about a lot of the issues that we're talking to in the city.

And I also just want to address a couple of, one thing or two about Open Meeting's law. You know, it keeps being stated that we're in violation of Open Meeting's law. I've checked. I put it out there prior to the rules of Open Meeting's law. They're not based on any one individual or any group of individuals' interpretations. And just because it's the same thing that when you have caucus and discussions, maybe the word choice was not the correct word choice. But Ms. McClinton was not voted until it was in this form where every council member had a decision to make. Once again, we have somebody violating and obstructing public governance when they know that is a violation of Open Meeting's law. Open Meeting's law does not say miss or mister gets to yell from the dais obstructing government. So you cannot stand on one premise and say you're upholding the law, upholding rules, but willingly know you're breaking the rules.

And that's one of the things they talked about up in Albany for us to be bold, for us to be bold, for us to call out the truth. Open Meeting's law has specific language that anybody can read and look up. There's no section or clause in Open Meeting's law that says the public doesn't feel right what the public body is doing and they get to yell. They get to disrupt. Doesn't say that at all.

There's been other people that actually have went and discussed with lawyers the same exact rule.

And they have confirmed Mr. Wilson, you're correct. Chair Wilson, you're correct. I too have checked with lawyers because why would we want to be up here violating any laws? And they said you are correct. So just want the public to know just because it's said over and over again, that does not make it factual. The votes were in public. The decisions were made in public.

Even tonight, this was not the first time we walked on a resolution. There was no public discussion prior before. So to say that it had to be done again today is not factual. And that's what we have to do. All citizens, all constituents, please do your own research, do your own fact checking for all public government, all issues. Do not rely on the voices of those that might say what they say is facts. Because a lot of times it's just their opinion of facts. And that's what we have to make sure, especially in the current climate that we're dealing with in our government nationally.

Because we're going to hear a lot of things from a lot of things, agencies, just like they said ICE was here. ICE hasn't even been here yet. But if you let people in the community say ICE picked up different people on ICE.... please be bold. Do your research. Do what is necessary to have the facts. Because there's not one person that I work with on this dais that has taken this job and say they want to violate the law. Everyone up here is doing the best with the knowledge that's presented to them.

Our corporation council is legal counsel. That means they pass the bar. That means they have Esquire. So, I have a lawyer to my left and a lawyer to my right.

Councilman Menist has experience in city government. City Administrator Donat has experience in city government. The mayor has experience in city government.

We were not up here to violate any laws. We are up here to help the public and help our community and move our city, our entire city, forward. And that's what they elected us to do. Some people might not like it.

Some people might not like the way we do it. But one thing I can tell you is we're not breaking the law. Because if that was the case, there would be injunctions, there would be things sent to us saying you're a violation of the law. That has yet to happen. And if you go on the Open Meetings Law website, you can see where people have written to them violations that they felt and they write them back saying yay or nay or give them an opinion of that. I have not yet seen that about Poughkeepsie. So, we can say what we want. People can feel how they want. But I know for a fact this past 2024 Common Council Administration, from what I've been told, from what I've seen, from what I witnessed, has passed legislations to help improve this city, which we talked about, rent stabilization... I don't have to keep going down the list. But it's been done. And continuously to be done. It's a work in progress and we continue to work at it our best.

So thank you all that were out there that elected us to do the job that we're doing.

And have a good night.

XIV. ADJOURNMENT:

At 8:45 pm a motion to adjourn the meeting was made by 7th Ward Council Member Patterson Thompson and seconded by 2nd Ward Councilmember Menist.

Dated: February 21, 2025

I hereby certify that this true and correct copy of the Minutes of the Common Council Meeting held on Tuesday, February 18, 2025.

**Respectfully submitted,
Donna M. DeLuca
Deputy City Chamberlain**

PLEASE PRINT OR TYPE FORM CLEARLY

NOTE: Claim must be filed with and served to the City Chamberlain in triplicate (3 copies) within
90 days after the claim arises. Use additional sheets if necessary.

NOTICE OF CLAIM
AGAINST
THE CITY OF POUGHKEEPSIE, NEW YORK

TODAY'S DATE: 2/19/25

NAME AND ADDRESS OF EACH CLAIMANT:

Charles Cartalemi
3149 Albany Post Road Ste. 200A Buchanan, NY 10511

TELEPHONE NUMBER: 914-737-6200

NAME AND ADDRESS OF ATTORNEY (IF ANY):

Kelley Enderley
222 Church Street
Poughkeepsie, NY 12601 845-485-7530

DESCRIBE WHAT HAPPENED AND AMOUNT CLAIMED (PLEASE STATE DATE,
TIME, LOCATION, AND MANNER IN WHICH CLAIM AROSE):

On 2/19/25 approx. 7:52 am. a City of Poughkeepsie plow
truck plowing snow on Cottage St. pushed the snow and plow
into the private gate belonging to Dutchess County Industrial Complex.
Gate is no longer operational and will cost \$8,042.00 to repair.

ITEMS DAMAGED OR INJURIES SUSTAINED:

Metal sliding gate. (video available)

<https://youtu.be/5EvSRNMETIs>

<https://youtu.be/Xq1p3PKd94o>

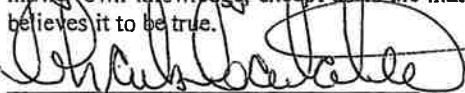


Signature of Claimant

Signature of Claimant

STATE OF NEW YORK, COUNTY OF Westchester s.s.:

Charles Cartalemi being duly sworn, say(s) that he/she is/are the claimant(s) named in
the foregoing claim, that he/she has/have read the same and know(s) the contents thereof, that the same is true to
his/her own knowledge, except as to the matters alleged upon information and belief and as to those items, he/she
believes it to be true.

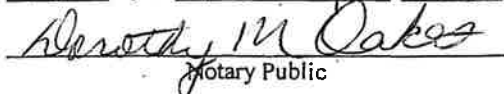


Signature of Claimant

Signature of Claimant

Sworn to before me this

19th day of February, 2025


Notary Public

DOROTHY M. OAKES
Notary Public, State of New York
No. 010A4918664
Qualified in Dutchess County
Commission Expires Feb. 22, 2026

NOTE: After submitting this form to the City Chamberlain, please direct any inquires to
the Corporation Counsel at (845) 451-4065, Monday to Friday, 8:30 a.m. - 4:00 p.m.



Incident Report



Print Date/Time: 02/18/2025 12:27

Login ID: nmarino-cp

City of Poughkeepsie Police

ORI Number: NY0130200

Incident: 2025-00003628

Incident Date/Time: 2/15/2025 10:52:47 AM
Location: 211 COTTAGE ST
Poughkeepsie NY 12601
Phone Number: (845)489-5914
Report Required: Yes
Prior Hazards: No
LE Case Number:

Incident Type: Property Damage
Venue: C/POUGHKEEPSIE
Source: Telephone
Priority: 7
Status: Not Active
Nature of Call: PAST OCCURRED DAMAGE TO
FENCE - HAS VIDEO

Unit/Personnel

Unit	Personnel
CP234	6844-Kyriacou 6746-Aquaafredda

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
1	Caller	COXEN, DAVID		(845)489-5914			

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
------	------	------	------	-------	-------	---------	-------

Disposition(s)

Disposition	Count	Date/Time
AssistanceRendered	1	02/15/2025 11:26

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
------	------	------	------	-------	-------------	---------	----------

CAD Narrative

02/15/2025 : 11:24:52 aaquafredda-cp Narrative: Property Manager Of Dutchess County Industrial Complex, 210-211 Cottage St, a Mr. Dave Coxen (845- 489-4914) advised that a City of Poughkeepsie plow truck plowed snow into the complex's security gate, causing damage on 02/09/25 approx. 07:52 hrs. Mr. Coxen showed CCTV footage of the incident. Video does show COP Plow Truck pushing snow some of which does make contact with gate. Mr. Coxen explained that the gate was damaged and no longer works properly. Officers did not see any visible damage to the gate. Mr. Coxen was provided the Blotter number and advised to follow up with City Hall to file a claim with the city.

02/15/2025 : 10:57:14 cblough-cp Narrative: ENTER ACCROSS FROM PERSHING AT THE PERSHING/MANSION INTERSECTION

02/15/2025 : 10:55:40 cblough-cp Narrative: PAST OCCURRED DAMAGE TO FENCE

Date: February 13, 2025
To: DIC c/o Dave Coxen
From: Tim Nuhn
Re: Fence quote for 211 Cottage St.

Sir,

We thank you for considering Adams Fences for your project. Here is the quote you requested for the installation of new gate, to include:

***Removal and disposal of damaged gate.
Install (1) @ 6' high Ty-Metal "Fortress" HD Cantilever Slide
Gate***

- Clear opening = 22'
- Overall Length = 35'
- Mill finish Aluminum Frame
- Internal top track trolleys
- Bottom guide wheels
- 2" x 9 gauge fabric within
- Existing 4" SS40wt gate posts in concrete footings
- Associated hardware

Job Complete: \$8,042.00

General Exclusions:

- Our labor price is guaranteed for 30 days. Due to the volatility of the steel, aluminum, wood & vinyl markets, Adams Fences can only guarantee the material portion of this quote for 5 days, unless noted differently above.
- Price is contingent upon a site inspection & field measurements.
- Our quote is also contingent upon a single mobilization of the entire line of fence.
- Our quote does not include frost, rock & concrete-drilling or frost, rock & concrete removal & excavation...
- If required, cost of private utility mark-out will be passed along to property owner.
- Site preparation, to include clearing of all obstructions from fence line, is the responsibility of property-owner.
- Identifying the property line if applicable is the responsibility of the homeowner
- Obtaining a building permit if required by your local code is the responsibility of the homeowner.

If you have any questions, please feel free to call the office or Email me at tnuhn@adamsfarms.com.

Thank You,
Tim Nuhn

25-3628

City of
Poughkeepsie
Police Department
Police Officer
Kyriacos Kyriacou
Badge #82

kkyriacou@cityofpoughkeepsie.com

R E S O L U T I O N
(R-25-26)

INTRODUCED BY CHAIRMAN WILSON:

WHEREAS, the Common Council by resolution R-24-89 adopted a budget for the fiscal year 2025 (the “2025 Budget”); and

WHEREAS, the Common Council wishes to amend the 2025 Budget to reallocate funding for certain positions in the Department of Public Works.

NOW, THEREFORE,

BE IT RESOLVED, that the 2025 Budget adopted by the Common Council as Resolution R-24-89 is amended as shown on Schedule A, annexed hereto and made a part hereof.

SECONDED BY _____.

Schedule A

EXPENSES

G/L	G/L Name	Description	Increase	Decrease
01-08-5110 7103	Salaries - CSEA	New Laborer Position Added	\$ 43,795	
01-08-5110 7803	Social Security Tax	New Laborer Position Added	\$ 2,716	
01-08-5110 7803M	Medicare Tax	New Laborer Position Added	\$ 635	
01-08-5110 7103	Salaries- CSEA	Working Supervisor Position Removed		\$ (76,256)
01-08-5110 7803	Social Security Tax	Working Supervisor Position Removed		\$ (4,728)
01-08-5110 7803.M	Medicare Tax	Working Supervisor Position Removed		\$ (1,106)
01-08-1490 7103	Salaries- CSEA	Promotion Admin Asst. Gr 10 to Office Manager Gr 12	\$ 12,693	\$ -
01-08-1490 7803	Social Security Tax	Promotion Admin Asst. Gr 10 to Office Manager Gr 13	\$ 787	\$ -
01-08-1490 7803.M	Medicare Tax	Promotion Admin Asst. Gr 10 to Office Manager Gr 14	\$ 184	\$ -
01-08-7110 7103	Salaries- CSEA	Laborer from Parks and Rec		\$ (54,927)
01-08-7110 7803	Social Security Tax	Laborer from Parks and Rec	\$ -	\$ (3,406)
01-08-7110 7803M	Medicare Tax	Laborer from Parks and Rec	\$ -	\$ (797)
01-08-1620 7103	Salaries- CSEA	Laborer to Building and Grounds	\$ 54,927	\$ -
01-08-1620 7803	Social Security Tax	Laborer to Building and Grounds	\$ 3,406	\$ -
01-08-1620 7803M	Medicare Tax	Laborer to Building and Grounds	\$ 797	\$ -
01-08-7110 7103	Salaries- CSEA	Unbudget Laborer Vacancy to be filled	\$ 43,796	\$ -
01-08-7110 7803	Social Security Tax	Unbudget Laborer Vacancy to be filled	\$ 2,715	\$ -
01-08-7110 7803M	Medicare Tax	Unbudget Laborer Vacancy to be filled	\$ 635	\$ -
		Removal of 25 % of HMEO's Salary that was charged to Sanitation, Charging 100% of Salary to General Fund		
18-08-8160 7103	Salaries- CSEA		\$ -	\$ (16,703)
		Removal of 25 % of HMEO's Salary that was charged to Sanitation, Charging 100% of Salary to General Fund		
18-08-8160 7803	Social Security Tax		\$ -	\$ (1,036)
		Removal of 25 % of HMEO's Salary that was charged to Sanitation, Charging 100% of Salary to General Fund		
18-08-8160 7803M	Medicare Tax		\$ -	\$ (243)
		Additoin of 25% of Salary previously Charged to Sanitation		
01-08-5110 7103	Salaries- CSEA		\$ 16,703	\$ -
		Additoin of 25% of Salary previously Charged to Sanitation		
01-08-5110 7803	Social Security Tax		\$ 1,036	\$ -
		Additoin of 25% of Salary previously Charged to Sanitation		
01-08-5110 7803M	Medicare Tax		\$ 243	\$ -
		Send Sanitation Savings to GF for 25% Previously Charged to Sanitation		
18-22-990 7901	IFT to General Fund		\$ 17,982	\$ -
01-20-1900 7498	General Fund Contingency	Remove from Contingency to Balance Fund	\$ -	\$ (25,866)
01-04-1320 7102	Salaries - Management	Adding Accountant Position to the budget	\$ 1	
		Correcting Budgeted Salary for Secretary to Corp Counsel		
01-07-1420 7102	Salaries - Management		\$ 6,048	
01-20-1900 7498	General Fund Contingency	Remove from Contingency to Balance Fund		\$ (6,049)
		Expense Totals	\$ 209,099	\$ (191,117)
		Difference in Expenses	\$ 17,982	

REVENUES

G/L	G/L Name	Description	Increase	Decrease
		GF Recieve Savings for 25% Previously Charged to Sanitation		
01-00 5018	IFT from Sanitation		\$ 17,982	
		Difference in Revenues	\$ 17,982	
		NET DIFFERENCE	\$ 0	

A RESOLUTION OF THE CITY OF POUGHKEEPSIE DESIGNATING 52 SOUTH HAMILTON STREET, CURRENTLY KNOWN AS “VASSAR WARNER HOME” AS A LOCAL HISTORIC LANDMARK

(R-25-27)

INTRODUCED BY CHAIRMAN WILSON, COUNCILMEMBER SHOOK, PATTERSON THOMPSON, HENRY, MENIST, BROWN, JAMES, GRANT AND MCCLINTON:

WHEREAS, 52 South Hamilton Street, known as “Vassar Warner Home,” City of Poughkeepsie is owned by Vassar-Warner Home; and

WHEREAS, Richard J. Schuster, in his capacity as Chairman for Save Vassar-Warner, has applied for and is desirous of securing a designation of 52 South Hamilton Street as a local historic landmark; and

WHEREAS, the HDLPC held a public hearing on December 12, 2024 and January 9, 2025 regarding the application as a local historic landmark; and

WHEREAS, the HDLPC voted in favor of the proposed nomination and approved the application on January 9, 2025; and

WHEREAS, pursuant to Section 19-4.5(4)(f) of the Code of Ordinances of the City of Poughkeepsie, the HDLPC’s approved application was forwarded to the Common Council for consideration; and

WHEREAS, the Common Council held a public hearing on February 18, 2025 regarding the nomination as a local historic landmark; and

WHEREAS, after duly considering the factors specified in Section 19-4.5(4) of the Code of Ordinances of the City of Poughkeepsie, the Common Council hereby finds that 52 South Hamilton Street, known as “Vassar Warner Home,” possesses special character, historic and aesthetic value as part of the cultural, economic and social history of the City of Poughkeepsie and embodies distinguishing characteristics of an architectural style. .

NOW THEREFORE,

BE IT RESOLVED, that the City of Poughkeepsie Common Council hereby designates 52 South Hamilton Street, known as “Vassar Warner Home,” City of Poughkeepsie, owned by Vassar-Warner Home, as a local historic landmark. The City Chamberlain is authorized and directed to forward notice of the designation of 52 South Hamilton Street, known as “Vassar Warner Home,” City of Poughkeepsie as a local historic landmark to the Dutchess County Clerk for recordation.

SECONDED BY COUNCILMEMBER _____ .



CITY OF POUGHKEEPSIE, NEW YORK
BUILDING DEPARTMENT
(845) 451-4007
(845) 451-4006 (FAX)

HISTORIC DISTRICT & LANDMARKS NOMINATION FORM

LOCATION (For District nominations, attach list of all properties)

Street and Number: 52 S. Hamilton Street

NAME OF PROPERTY

Historic Name (if any): Old Ladies Home

Other Names (if any): Vassar-Warner Home

CLASSIFICATION

Ownership of Property	Category of Property
☒ Private	☒ Building(s)
Owner: <u>Vassar-Warner Home</u>	☐ District
Address: <u>same</u>	☐ Site
City: _____	☐ Structure
State/Zip: _____	☐ Object
☐ Public	
Owner: _____	
Address: _____	
City: _____	
State/Zip: _____	

FUNCTION OR USE

Historic Functions or Uses:

Independent and Assisted Living Facility for Women Seniors

Current Functions or Uses:

Independent and Assisted Living Facility for Seniors

NAME OF ARCHITECT (if known): 1898 Rear Addition by Corydon Wheeler

ATTACHMENTS

NARRATIVE DESCRIPTION: Describe the historic and current conditions of the property on one or more continuation sheets, and attach the sheets to the application.

MAPS: Please attach a map of the subject property or properties.

PHOTOGRAPHS: Please attach photographs of the property or properties.

Nomination Form

Page 2

Statement of Significance: Mark "X" in all of the applicable boxes below for the criteria qualifying the property for local register listing.

- ☒ Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ Property is associated with the lives of person significant in our past.
- ☒ Property embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ Property has yielded, or is likely to yield, information important in prehistory or history.
- ☒ Property is listed, or is eligible for listing, on the State and/or National Registers of Historic Places.

Narrative Statement of Significance: Explain the significance of the property, in terms of the boxes checked above, on one or more continuation sheets, and attach the sheet(s) to the application.

Bibliography: Cite any books, articles or other sources used in preparing this form on one or more continuation sheets, and attach the sheet(s) to the application.

Form Prepared by:

Name/Title: Applicant: Save Vassar-Warner
Organization: Richard J. Schuster, Chairman
Street: (Researched by: Holly Wahlberg, Historian)
City/State/Zip: _____
Telephone: 203-885-9285 richardjschuster@gmail.com
Date: October 1, 2024

HDLPC RECOMMENDATION

The HDLPC hereby certifies that this application ☐ does ☐ does not meet the criteria for designation as a local historic district, landmark or landmark site, and recommends approval of the application to the Common Council in accordance with the provisions of Section 19-4.5(3) of the Zoning Ordinance.

Motion: Elisaf
Second: Kyle Neiswender
Votes: 6 0 0
Ayes Nays Abstentions

[Signature]
Signature of Chairman
Date: 1/9/2024

(LL-25-02)

**A LOCAL LAW TO AMEND THE CITY’S ZONING CODE TO REMOVE THE
FOOTNOTE AT SECTION 19-3.3(2)(C) OF THE ZONING CODE AND TO CORRECT
VARIOUS DEFINITIONS**

**SPONSOR: CHAIRMAN WILSON, COUNCILMEMBER SHOOK, PATTERSON
THOMPSON, HENRY, MENIST, BROWN, JAMES AND GRANT**

BE IT ENACTED, by the Common Council of the City of Poughkeepsie as follows:

STRIKETHROUGH INDICATES DELETION
BOLD and UNDERLINE INDICATES ADDED LANGUAGE

SECTION 1: Section 19-3.3(2)(c) “Lot Coverage” is amended to delete the footnote that states
“Includes all buildings/structures.”

SECTION 2: Section 19-10.2 is amended to delete the definition of “Accessory Dwelling Unit
(ADU)” and add a definition for “Accessory Apartment” as follows:

~~ACCESSORY DWELLING UNIT (ADU)~~

~~An accessory residential dwelling unit physically connected or attached to a principal single unit
or two-unit dwelling or connected or attached to an existing accessory structure such as a garage
or carriage house. The ADU must be connected by at least one common wall or be structurally
interdependent in some other way with the existing structure.~~

ACCESSORY APARTMENT:

**A small, independent living space on the same lot as a single family dwelling which is
clearly subordinate to that principal use.**

SECTION 3: Section 19-10.2 is amended to delete the definitions for “Apartment” and
“Backbuilding” as follows:

~~APARTMENT~~

~~A dwelling unit located on an upper floor of a shopfront building or a factory building and
having a minimum floor area of 300
square feet.~~

~~BACKBUILDING~~

~~A single-story structure connecting a principal building to an outbuilding.~~

SECTION 4: Section 19-10.2 is amended to correct the definitions for “Commission,” “Day Care Home/Family Day Care Home,” “Restaurant, Standard” and “Sidewalk Café.”
COMMISSION (HDLPC)

The Historic **District and Landmark** Preservation Commission created pursuant to this Chapter.

DAY CARE HOME/FAMILY DAY CARE HOME

~~A day-care home is a dwelling in which a permanent resident provides licensed care in a protective setting for up to six children or elderly or disabled adults for less than 24 hours per day. The number counted includes the family’s natural, adopted, or foster children who are under six years of age.~~ **A home-based program that provides regular care for children in compliance with the requirements of New York State Office of Children and Family Service.**

RESTAURANT, STANDARD (erroneously given retail establishment’s definition)

~~An establishment engaged in the sale to the general public of commodities or goods in small quantities to ultimate consumers. Any establishment separately defined in this chapter shall not be considered a retail establishment.~~ **An establishment whose principal business is the sale of food in a ready to consume state, normally ordered from a menu and delivered to a table for consumption on premises.**

SIDEWALK CAFÉ

An **accessory seating area for a** restaurant or café open to the sky, with readily removable tables, chairs or railings, and no overhead coverage other than umbrellas or retractable awnings, compliant with Section 19-15-14 of the Code of Ordinances.

SECTION 5: Section 19-10.2 is amended to move “Development” below “Demolition” to be alphabetically correct.

SECTION 6: This Local Law shall take effect upon filing with the New York Secretary of State.

BE IT FURTHER RESOLVED, that copies of the aforesaid proposed Local Law be laid upon the desk of each council member; and

BE IT FURTHER RESOLVED, that the Common Council shall hold a public hearing on said proposed Local Law and that the City Clerk shall publish or cause to be published a public notice in the official newspaper of the City of Poughkeepsie of said public hearing at least five (5) days prior thereto.

SECONDED BY COUNCILMEMBER _____ :

Dutchess County Department of Planning and Development		Fax Info Only	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

239 Planning/Zoning Referral - Exemption Communities

Municipality: **City of Poughkeepsie**

Referring Agency: **Municipal Board**

Tax Parcel Number(s):

Project Name: **Zoning Amendments**

Applicant: **City of Poughkeepsie Common Council**

Address of Property:

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☒ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested:

Entered By: **Knauss, Judith**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: ☒ Matter of Local Concern ☐ No Jurisdiction ☐ No Authority ☐ Withdrawn ☐ Incomplete - municipality must resubmit to County ☐ Exempt from 239 Review ☐ None		Comments Attached: ☐ Local Concern with Comments ☐ Conditional ☐ Denial ☐ Incomplete with Comments- municipality must resubmit to County ☐ Informal Comments Only (Action Exempt from 239 Review)	
Date Submitted: 2/10/2025	Notes:	☐ Major Project	
Date Received: 2/10/2025		Referral #: ZR25-030	
Date Requested:			
Date Required: 3/11/2025	☐ Also mailed hard copy	Reviewer:	
Date Transmitted: 2/24/2025			