



The City of Poughkeepsie New York

Planning Board Meeting Minutes

Tuesday, January 27, 2026

6:00 PM

Common Council Chambers

I. ROLL CALL

Present: Chair Saylor, Member Pena, Member Veltre, Member Petsas (arrived 6:13), Member Egan (Left 7:32)
Excused: Andújar-McNeil, Member Holland
Absent: Member Smith

Staff:

Joanna Longcore, Assistant Corporation Counsel
Tyler Maegerle, City Planning
Lori Garcia, Board Administrative Assistant

II. APPROVAL OF MEETING MINUTES

1. Approval of December 17, 2025 Meeting Minutes

Vote postponed to February 24th meeting

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 488 MAIN STREET: SITE PLAN

IV. REVIEW OF RESOLUTIONS

1.141 NORTH WATER STREET: SITE PLAN

Application for the proposed construction of a fifty-six (56) unit residential building with accessory structured parking. Owner/Applicant; 141 North Water Street LLC;
Consultant: KARC Planning Consultants, Inc.; Grid #6062-59-771405; Zoning District: W; File #PB2025-065

Presenting: Natalie Quinn and Jozlyn Young, KARC Planning Consultants, Inc.

A motion to Approve was made by Member Egan and seconded by Member Pena.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith
Result:	Passed

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

1. 654 & 698 MAIN STREET, PARCELS 6161-33-526859 THROUGH 6161-33-567848 REYNOLDS AVENUE: SITE PLAN, SPECIAL PERMIT AND SUBDIVISION

Application from EFDS Realty Corp for the subdivision, site plan and special permit review to reconfigure fourteen lots into three lots of record. One lot, 654 Main Street, would retain the existing grocery store. Another lot, 698 Main Street, is to contain a mixed-use building with commercial space on the first floor and 7 dwelling units. The third lot is to front Reynolds Avenue and contain 18 dwelling units. The existing parking lot will be reconfigured to include fewer spaces overall and additional landscaping. The parking lot is proposed to be shared between the three properties, File #PB2024-006

Presenting: Brandon Petrella, Mauri Architects PC

A motion to Open the public hearing was made by Member Egan and seconded by Member Petsas.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith

Result:	Passed
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A motion to Close the public hearing was made by Member Egan and seconded by Member Pena.

Minutes of January 27, 2026 - VOICE VOTE

Yes/Aye: Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay: None
Abstain: None
Absent: Member Andújar-McNeil , Member Holland, Member Smith
Result: **Passed**

VI. SEQRA REVIEW

1. 185 SMITH STREET: SITE PLAN

Application for the proposed expansion of an existing automobile repair shop and accessory parking lot. Owner: Ricky Autobody Inc. Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid # 6162-65-510286; Zoning District: R&D; File #PB2025-112

Presenting: Maher Fakouri, Applicant's Attorney
Pedro Pietro, Studio 90 Design
Devanand Jaikarran, Owner

A motion to declare Lead Agency in regards to SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith, Member Chris Petsas
Result:	Passed

2. 16 PERSHING AVENUE: SITE PLAN

Application for a proposed addition to an existing automobile repair shop including a new one story attached parking garage. Owner: AJ Autobody LLC; Applicant: Devanand Jaikarran; Consultant: Studio 90 Design & Planning; Grid #PB2025-113; Zoning District: MU5; File #PB2025-113

Presenting: Maher Fakouri, Applicant's Attorney
Pedro Pietro, Studio 90 Design
Devanand Jaikarran, Owner

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith
Result:	Passed

3. MILTON STREET LOT # 6162-73-623227: REZONING

Referral from the Common Council for SEQRA review of an application for the rezoning of lot # 6162-73-623227 from Residential Neighborhood A to Residential Neighborhood D, and the construction of two multifamily buildings including 63 units between them. Application for site plan review for new construction of two multi family developments. Owner/Applicant: Maselo Realty, LLC; Consultant: LaBella Associates; Grid #PB2025-113; Zoning District: RNA; File #2025-140

Presenting: Caron Labruzzo, LaBella Associates
Jared Rizzi, Engineer with LaBella Associates
Ken Stenger, Attorney for applicant

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Veltre.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre

No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith
Result:	Passed

4.287 & 307 SOUTH AVENUE: SITE PLAN

Application for the proposed construction of a five-story residential development to contain 82 dwelling units and accessory structured parking. Owner/Applicant: PK South Ace LLC; Consultant: KARC Planning Consultants; Grid # 6061-60-974481 & 6061-60-982453; Zoning District: CD; File #PB2025-132

Presenting: Natalie Quinn and Jozlyn Young, KARC Planning Consultants, Inc.

A motion to declare Lead Agency regarding SEQRA was made by Member Egan and seconded by Member Pena.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith
Result:	Passed

A motion to set a \$3,0000 architectural review escrow was made by Member Petsas and seconded by Member Pena.

CCM Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Egan, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil, Member Holland, Member Smith
Result:	Passed

VII. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. 49 & 85 CIVIC CENTER PLAZA: SITE PLAN

Application for site plan review for the expansion and reconfiguration of the existing accessory parking lots at 49 and 85 Civic Center Plaza. Owner/Applicant: Journal Plaza LLC/ Page Park Associates LLC; Consultant: KARC Planning, Kelly Libolt & LRC Group; Grid # 6162-69-065177 & 6162-69-090193; Zoning District: PID-B; File # PB2025-126

Presenting: Natalie Quinn and John Morrow, KARC Planning Consultants, Inc.

A motion to reaffirm the Negative Declaration regarding SEQRA was made by Chair Saylor and seconded by Member Veltre.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
No/Nay:	None
Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith, Member Shane Egan
Result:	Passed

2. 584 MAIN STREET:SITE PLAN AMENDMENT/FAÇADE REVIEW

Application for review of amended as-built elevations at 584 Main Street. Owner/Applicant: 584 Main Street, LLC; Consultant: Kevin Yereance, Architect; Grid # 6161-24-439917; Zoning District: ; File #2025-133

Presenting: Wulf Lukerath, Applicant

VIII. ADJOURNMENT

1. Meeting Adjourned to Tuesday, February 24, 2026

A motion to Adjourn was made by Member Veltre and seconded by Member Petsas.

Minutes of January 27, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Veltre
No/Nay:	None

Abstain:	None
Absent:	Member Andújar-McNeil , Member Holland, Member Smith, Member Egan
Result:	Passed

Meeting Minutes Approved Minutes Approved 2/24/26

Motion: Chris Petsas

Second: Viviana Pena

Carried: 4:0:2

[MIN_SIGNATURES]