



## POUGHKEEPSIE WATERFRONT ADVISORY COMMITTEE

City of Poughkeepsie Planning Division  
62 Civic Center Plaza, 2<sup>nd</sup> Floor  
Poughkeepsie, NY 12602  
(845) 451-4055

### MINUTES OF THE MARCH 4th, 2026 MEETING

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**Members Present:** Mike Young (Chair), Janet Ellsworth, Michelle Muir, Jim Nelson and Mark Villanti

**Also Present:** Richard Distel, Planner

Meeting called to order: 5:30 PM

#### I. APPROVAL OF MEETING MINUTES

On a motion by Janet Ellsworth, seconded by Jim Nelson, the Committee voted to receive in print and approve the September 2nd, 2025, meeting minutes. The motion passed unanimously 5:0

Amended to reflect misspelled name.

#### II. Review of 287 & 307 South Ave

Caren LoBrutto and Jarrod Rizzi, Labella, gave a presentation regarding the South Ave project. There was discussion regarding the rezoning and the site plan. The board asked about landscaping in terms of the placement in the floodplain.

#### III. Review of Milton Street

Natalie Quinn, KARC, gave an overview of the project and the committee asked questions regarding sight lines to the west specifically Policy 25 which addresses scenic quality of the coastal area, and specifically mentions that Route 9 provides "high quality views of the expanses of wooded bluffs in the Town of Lloyd, and of the Catskill Mountain Ridge." The WAC leaves it to the Planning Board to decide whether Route 9 at this particular location significantly "contributes to overall scenic quality" and whether this site plan "impairs or degrades" that scenic quality. A consistency review was asked to be drafted for the Planning Board.

#### IV. Mid-Hudson Discovery Museum

Kyle Bardwell, Labella, gave a presentation on the project. Mike Young had questions regarding the public access, license agreement and water discharge points.

#### V. Adjourn

A motion was made by Mike Young and seconded by Mark Villanti to adjourn the meeting at 6:45 P.M.