



# The City of Poughkeepsie New York

## Common Council Public Hearing Minutes

---

Tuesday, April 21, 2026

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, April 21, 2026 and the time is 6:05pm.

This Public Hearing is for the purpose of receiving comments on a proposed local law to amend the City of Poughkeepsie Building and Utility Codes to include additional requirements for owners and managers of residential rental properties.

### II ROLL CALL

7 Present, 2 Absent (5th Ward Council Member Ondie James, 7th Ward Council Member Nedra Patterson Thompson) ***both arrived after roll call was taken***

### III PUBLIC PARTICIPATION:

Five (5) minutes per person

Jay Blumenfeld- Chai Developer  
Ken Levinson - Garfield Place  
Koby Tigershtrom- Tigerbond  
Brian Tietje- 259 Diddell Rd  
Shane Bartholomew- 70 Whittier Blvd  
Ariel Rodriguez- 19 Davies Pl

George Lulaj submitted written comments  
The Kamson Corporation submitted written comments



## **PUBLIC HEARING MEETING AGENDA**

Tuesday, April 21, 2026  
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, April 21, 2026 at 6:00 pm** respectively, in the Common Council Chambers, 3<sup>rd</sup> Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY for the purpose of receiving comments on:

A Local Law to Amend the City Of Poughkeepsie Building and Utility Codes to Include Additional Requirements for Owners and Managers of Residential Rental Properties

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

**CITY OF POUGHKEEPSIE, NEW YORK  
COMMON COUNCIL  
PUBLIC HEARINGS  
TUESDAY, APRIL 21, 2026**

**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, April 21, 2026 at 6:00 pm** respectively, in the Common Council Chambers, 3<sup>rd</sup> Floor, City Hall, 62 Civic Center Plaza, Poughkeepsie, NY for the purpose of receiving comments on:

1. A Local Law to Amend the City Of Poughkeepsie Building and Utility Codes to Include Additional Requirements for Owners and Managers of Residential Rental Properties

When: Tuesday, April 21, 2026, at 6:00 PM (EST)

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

Dated: April 8, 2026

Respectfully submitted,

Jamar M. Cummings  
City Chamberlain

**RESOLUTION  
(R-26-31)**

**RESOLUTION INTRODUCING  
A LOCAL LAW TO AMEND THE CITY OF POUGHKEEPSIE BUILDING AND  
UTILITY CODES TO INCLUDE ADDITIONAL REQUIREMENTS FOR OWNERS  
AND MANAGERS OF RESIDENTIAL RENTAL PROPERTIES**

**INTRODUCED BY CHAIRMAN WILSON; COUNCILMEMBERS SHOOK,  
PATTERSON THOMPSON, HENRY, BROWN, JAMES, GRANT AND ATONNA**

**BE IT RESOLVED** that an introductory Local Law entitled, “A LOCAL LAW TO AMEND THE CITY OF POUGHKEEPSIE BUILDING AND UTILITY CODES TO INCLUDE ADDITIONAL REQUIREMENTS FOR OWNERS AND MANAGERS OF RESIDENTIAL RENTAL PROPERTIES ” 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 21, 2026 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.

**SECONDED BY COUNCILMEMBER HENRY .**

**(LL-26-XX)**

**A LOCAL LAW TO AMEND THE CITY OF POUGHKEEPSIE BUILDING AND  
UTILITY CODES TO INCLUDE ADDITIONAL REQUIREMENTS FOR OWNERS AND  
MANAGERS OF RESIDENTIAL RENTAL PROPERTIES**

**SPONSOR:**

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

**SECTION 1:** Administrative Code Chapter 6 is Amended as follows:

Section 6-15: Residential Rental Property Reporting

- (a) *Legislative purpose.* The Common Council of the City of Poughkeepsie hereby finds and determines that reliable information regarding the vacancy rate of residential units is essential to protecting the safety, security and well-being of the residents of the City of Poughkeepsie and that the reporting requirements set forth herein are the least restrictive means to further this compelling governmental interest.
- (b) *Applicability.* This section shall apply to rental properties that contain four (4) or more residential units of any size.
- (c) The property owner, or property manager, as applicable, who has been identified as the responsible party and/or contact pursuant to the requirements set forth in Section 6-14, shall, on or before the 20<sup>th</sup> day of February every year, file with the Building Department, on a form to be provided by the Building Department, a written statement sworn under the penalties of perjury, providing the following information which shall use as a baseline date the 1<sup>st</sup> day of February:
  - 1. The total number of residential units in the property
  - 2. The size of each residential unit
  - 3. The number of individuals residing in each residential unit
  - 4. The total number of residential units that are vacant but available for immediate rent and occupancy
  - 5. The size of each residential unit that is vacant but available for immediate rent and occupancy
  - 6. The total number of residential units that are vacant and are unavailable for immediate rent and occupancy
  - 7. The size of each residential unit that is vacant but is not available for immediate rent and occupancy
  - 8. The reason any residential unit is vacant but is not available for immediate rent and occupancy

- (d) Within thirty (30) days of the filing of any updated statement required to be filed under Section 16-14(c)(2), the property owner, or property manager, who has been identified as the responsible party and/or contact pursuant to the requirements set forth in Section 6-14, shall file an updated statement containing the information required under subdivision (c) of this section, which shall be accurate as of the 1<sup>st</sup> day of the month in which the updated statement is filed.
- (e) Where an inspection conducted by the building department or fire department for any reason, including, but not limited to, the tri-annual inspection conducted by the fire department pursuant to Section 8-23, reveals any discrepancy between the vacancy information as reported pursuant to subsection (c) or (d) above, the property owner, or property manager, who has been identified as the responsible party and/or contact pursuant to the requirements set forth in Section 6-14, shall, within fifteen (15) business days, file a statement, sworn under the penalties of perjury, providing an adequate explanation as to why the vacancy information on file remains accurate or shall file an updated statement containing the information required under subdivision (c) of this section, which shall be accurate as to 1<sup>st</sup> date of the month in which the inspection was conducted.
- (f) Failure to file the form required by subdivision (c) of this section shall result in a fine of no less than five hundred dollars and no more than two thousand dollars per unit for which information was required to be submitted. Each calendar month that the form remains unfiled after February 20<sup>th</sup> of each year shall constitute a separate violation of this section.
- (g) In addition to possible referral to the Dutchess County District Attorney's Office for possible perjury charges, the provision of false information in the form required by subdivision (c) of this section shall result in a fine of no less than five hundred dollars and no more than two thousand dollars for each unit for which false information was submitted.
- (h) The fines set forth in subdivisions (f) and (g) of this section shall constitute a special corporate fine for purposes of New York Penal Law § 80.10.

**IV ADJOURNMENT:**

**At 6:28pm a motion to adjourn the meeting was made by 3rd Ward Council Member Brown and seconded by 6th Ward Council Member Grant.**

**Dated: April 23, 2026**

**I hereby certify that this is a true and correct copy of the Minutes of the Common Council Public Hearing held on Tuesday, April 21, 2026.**

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



Kenneth Levinson &lt;kenlevinson@gmail.com&gt;

---

**Rent registrations**

1 message

---

**George Lulaj** <glulaj@yahoo.com>

Tue, Apr 21, 2026 at 3:39 PM

[glulaj@yahoo.com](mailto:glulaj@yahoo.com)

Lulaj Management  
640 Sylvan St.,  
Poughkeepsie, NY 12601

Office of the Mayor  
City of Poughkeepsie  
62 Civic Center Plaza  
Poughkeepsie, NY 12601

**\*\*Subject: Opposition to Rent Stabilization and Priorities for Property Owners\*\***

Dear Mayor,

I am writing as a property owner in the City of Poughkeepsie to express my opposition to rent stabilization policies and to raise concerns about how current priorities are affecting housing providers and residents.

Property taxes continue to increase year over year. Meanwhile, rent stabilization prevents us from adjusting rents to match those rising tax bills, insurance premiums, utilities, and maintenance costs. We are being squeezed from both sides: higher expenses mandated by the city and county, but caps that keep us from operating sustainably. No business can survive when costs go up but revenue is artificially frozen.

At the same time, it appears the administration is more focused on rent stabilization than on addressing the visible decline of our neighborhoods. We have homeless encampments, open drug use in the streets, and individuals breaking into vacant apartments. These conditions drive away good tenants, reduce property values, and make it harder to keep buildings safe and occupied. The city's attention should be on public safety, cleaning up our streets, and enforcing existing laws before adding more restrictions on the people trying to maintain housing.

On top of that, we are now required to pay for and complete annual apartment registrations, with fines if paperwork isn't filed exactly as the city demands. This takes time and money away from day-to-day operations. What should take precedence: making sure apartments are safe, livable, and repairs are handled promptly, or pulling staff off maintenance to fill out forms and pay another fee? Today I may have two vacancies. Next week I could have six. The registration burden doesn't reflect the reality of how quickly occupancy changes, and the penalties are excessive.

Safe, well-maintained housing requires resources and time. Every dollar and hour spent on compliance is a dollar and hour not spent fixing a boiler, replacing a window, or responding to a tenant request. If the goal is truly to protect tenants, then the city should prioritize building conditions and public safety over paperwork and rent caps.

I urge you and the Common Council to reconsider rent stabilization, repeal the annual registration requirement, and redirect city resources toward cleaning up Poughkeepsie, addressing homelessness and drug activity, and supporting owners who are trying to provide decent housing despite rising costs.

Sincerely,

George Lulaj  
Lulaj Management

**Date:** April 21, 2026

**Subject:** Concerns Regarding City of Poughkeepsie Vacancy Registration Requirements

Dear Board Members,

We are writing to formally address the updated City of Poughkeepsie vacancy registration requirements, specifically Sections (d) through (h) of the municipal code. After a thorough review of the operational logistics required to maintain compliance, we believe the current framework presents significant "un-doability" factors that require immediate discussion.

The primary concerns are as follows:

- **The "Per Unit" Fine Structure:** Unlike standard building violations, these fines are assessed on a **per-unit basis**. For a multi-family portfolio, a single reporting oversight could result in a liability of thousands of dollars per month. The risk-to-reward ratio for managing these specific filings under the current 15-to-30-day windows is disproportionately high.
- **The 15-Day Inspection Response Window:** Section (e) requires a sworn statement or updated filing within 15 business days of a discrepancy found during a tri-annual or fire inspection. Given the frequency of inspections across a large portfolio and the time required to verify unit-by-unit status and process legal affidavits, this window does not allow for the necessary due diligence to avoid perjury risks.
- **Data Synchronization Hurdles:** The requirement that statements be accurate as of the **1st day of the month** in which they are filed creates a constant "moving target." In a high-volume leasing environment, where move-ins and move-outs occur daily, the lag between a physical vacancy and the administrative filing creates a high probability of "false information" penalties, even when acting in good faith.
- **The February 20th "Stacking" Clause:** Because Section (f) treats every month after February 20th as a separate violation, any administrative delay—whether due to software integration or staffing transitions—becomes an exponential financial drain rather than a fixable error.

**Conclusion:** In its current form, the ordinance demands a level of real-time, unit-level reporting that is architecturally difficult for a regional management operation to guarantee with 100% accuracy. The threat of referral to the District Attorney for discrepancies makes this a legal liability that exceeds standard operational risk.

We recommend a formal review to determine if we should appeal for a reporting extension or seek a simplified "bulk-filing" grace period to protect the property's assets.

Best regards,

**The Kamson Corporation**

270 Sylvan Ave.

Englewood Cliffs, NJ 07632

**Phone: (201) 871-1055**

[cconklyn@kamsoncorp.com](mailto:cconklyn@kamsoncorp.com)

