



The City of Poughkeepsie New York

Planning Board Meeting Minutes

Tuesday, July 28, 2026

6:00 PM

Common Council Chambers

I. ROLL CALL

6 Present (Chair Saylor, Member Andujar-McNeil, Member Veltre, Member Petsas, Member Smith, Member Holland), 2 Absent (Member Viviana Pena, Member Shane Egan)

II. APPROVAL OF MEETING MINUTES

1. Approval of May 27, 2026 Meeting Minutes

A motion to Approve was made by Member Veltre and seconded by Member Smith.

Minutes of July 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Pena, Member Egan
Result:	Passed

2. Approval of June 23, 2026 Meeting Minutes

A motion to Approve was made by Member Holland and seconded by Member Smith.

Minutes of July 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Andujar-McNeil, Member Petsas, Member Holland, Member Veltre, Member Smith
No/Nay:	None

Abstain:	None
Absent:	Member Pena, Member Egan
Result:	Passed

III. ADJOURNED APPLICATION REVIEW / PUBLIC HEARINGS

1. 185 Smith Street
16 Pershing Avenue
287 & 307 South Avenue
271 Church Street
Milton Street
208 North Hamilton Street
210 North Hamilton Street

IV. SEQRA REVIEW

1. 9 DUTCHESS AVENUE: SITE PLAN/SPECIAL PERMIT

An application for site plan and special permit review for the construction of a five story building with 27 dwelling units and structured parking for 132 spaces on a parcel previously known as 9 Dutchess Avenue which is being combined with a larger parcel known as 1 Dutchess Avenue.

Owner/Applicant: 9 Dutchess LLC; Consultant: Mark Day/Day Stokosa Engineering PLLC; Current Grid #6062-59-777390; Zoning District: Waterfront (W); File #2026-007

Speakers: George Brandt, Michael Boice, Devora Schwartz

A motion to make a negative declaration of environmental significance was made by Member Pena and seconded by Member Holland.

Minutes of July 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Egan

Result:	Passed
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V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **27 SOUTH CLINTON STREET: SITE PLAN** Application for site plan review regarding the proposed construction of a two story apartment building containing four dwelling units on the vacant lot at 27 South Clinton Street. Owner/Applicant: Quincy Williams; Consultant: Ciro Interrante; Grid # 6161-22-237923; Zoning District: RNC; File # PB 2026-046

Speaker: Nickole Papastavrou

2. **165 SMITH STREET: SITE PLAN** Application for site plan review for the proposed expansion of an existing light industrial facility to construct a joined 23,520 square foot warehouse. Project to include the removal of parking spaces at the location and the creation of a new parking area to the east of the addition. Owner/Applicant: Phi Tan, LLC; Consultant: Day Stokosa Engineering, Mark Day; Grid # 6162-72-461234; Zoning District: I-M; File # PB 2026-04

Speakers: Bruce Phipps

VI. ADJOURNMENT

A motion to Adjourn to the August 26th 2026 meeting was made by Member Pena and seconded by Member Smith.

Minutes of July 28, 2026 - VOICE VOTE	
Yes/Aye:	Chair Saylor, Member Petsas, Member Pena, Member Holland, Member Veltre, Member Smith
No/Nay:	None
Abstain:	None
Absent:	Member Andujar-McNeil, Member Egan
Result:	Passed