

## LEGAL NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Town Board of the Town of Poughkeepsie does hereby set the **7<sup>th</sup> day of January 2026 at 7:00 p.m.** at the Town Hall, Town of Poughkeepsie, One Overocker Road, Poughkeepsie, NY, as the time, date and place of a public hearing at which all parties in interest and citizens may be heard in regard to the following:

“The Short-Term Rental Permit Revocation for an un-hosted Short-Term Rental at 6 Conifer Court”

AND PLEASE ALSO TAKE FURTHER NOTICE that said proposed revocation is available in full with Exhibit to preview on our website:

<https://ny-poughkeepsietown.civicplus.com/300/Public-Hearings>

Or in person @ the Town Clerk’s Office, Monday – Friday, 8AM – 4PM.

Felicia Salvatore, Town Clerk  
Town of Poughkeepsie  
December 18, 2025

**RESOLUTION 12:17 - # 11 of 2025**

WHEREAS, by RESOLUTION 3:5 - #4 OF 2025, John T. Ilboudo Enterprises, LLC was granted a special use permit (“SUP”) to establish an unhosted short-term rental at 6 Conifer Court for no more than four (4) bedrooms and conditioned on the SUP being renewed annually and reviewed for compliance pursuant to Town Code Chapter 168A, Short-Term Rentals; and

WHEREAS, the Zoning Department issued a Short-Term Rental Permit #Z20240438 for the rental; and

WHEREAS, a Short-Term Rental Permit renewal application and affidavit were received, the Town inspected the premises and found that although the renewal affidavit stated there were no changes, in fact, upon inspection, there were five (5) bedrooms not the original four (4) bedrooms approved; and

WHEREAS, by letter dated December 11, 2025 to John T. Ilboudo Enterprises, LLC from Zoning Administrator Kristina Granieri, advising that the Short-Term Rental Permit was revoked due to the inspection revealing five (5) bedrooms; and

WHEREAS, a response was received from Theresa Schoonmaker, the local contact for said short term rental, that same day, December 11, 2025, requesting an appeal hearing for said revocation, which appeal is authorized pursuant to Short-Term Rentals §168A-12, entitled “Appeals”, now therefore

BE IT RESOLVED, that the Town Board hereby sets a public hearing on the Short-Term Rental Permit revocation for an unhosted short-term rental for January 7, 2026, at 7:00 PM, or as soon thereafter as the matter may come to be heard, in the Town Hall, One Overocker Road, Poughkeepsie, New York; and

BE IT RESOLVED, that the Town Clerk is authorized and directed to post notice of the hearing and ensure the hearing notice requirements in Section 210-151(D) are completed.

Dated: December 17, 2025

Moved: Michael Cifone

Seconded: Rebecca Edwards

Motion passes/ fails: Ayes 7 Nays 0

ES/mem

t-12/12/2025

m-12/17/2025

	AYE	NAY	ABSTAIN
<u>PRESENT</u> /ABSENT Councilman Reuter	<u>✓</u>	_____	_____
<u>PRESENT</u> /ABSENT Councilwoman Laird	<u>✓</u>	_____	_____
<u>PRESENT</u> /ABSENT Councilwoman Burger	<u>✓</u>	_____	_____
<u>PRESENT</u> /ABSENT Councilman Cifone	<u>✓</u>	_____	_____
<u>PRESENT</u> /ABSENT Councilman Sharpe	<u>✓</u>	_____	_____
<u>PRESENT</u> /ABSENT Councilwoman Shershin	<u>y</u>	_____	_____
<u>PRESENT</u> /ABSENT Supervisor Edwards	_____	_____	_____