



PLANNING BOARD MINUTES OF JULY 16, 2019 MEETING

Present

Robert S. Levine, Esq.
Daniel McCabe
Sakima McClinton
Robert Mallory
Anne Saylor

Excused

Patrick Moore
Marjorie Smith

Also present:

Natalie Quinn, Planning Director
Chris Kroner, Architectural Consultant

The meeting was called to order at 7:09pm.

A motion to approve the minutes of the June meeting was made by Daniel McCabe, seconded by Sakima McClinton and passed unanimously.

23 ACADEMY STREET / 77 CANNON STREET: MIXED USE DEVELOPMENT

Site Plan application incorporating the existing building at 23 Academy, demolition of the existing building at 77 Cannon Street, and construction of a 14,660 square foot addition, resulting in first floor offices and thirty (30) dwelling units on the upper five floors. Owner: POK 23 ACAD LLC (23) and Dutchess County Community Action Agency (77); Consultant: Matthew Cordone; Grid: #6162-77-116026 and #6162-77-122024 Zoned: Poughkeepsie Innovation District Urban Village Sub-district (PID-UV); File #2018-132

Matthew Cordone and Susan Moesker appeared on behalf of the applicant. Changes and updates:

- Ground floor changed to grey with heavy-textured, undulating pattern
- Brick on ground floor will match

Parking

- Residents will purchase parking permits for Academy Street lot
- Community Action Partnership will continue to purchase parking spaces from owner of adjacent private parking structure

MASS remaining comments/questions:

- Where will gas meters be located?
 - Hope to locate in the rear
- Exterior lighting strategies?
 - Existing street lamps on Cannon Street
 - Rear will have surface lighting, bollards off of the building

- Consideration of signage?
 - Not yet
 - No backlit signs

A motion was made by Daniel McCabe and seconded by Sakima McClinton to open the public hearing.

Public Comment:

- Monique Barrow liked the architecture
- Jason Fox of 20 Academy Street is concerned with the parking

A motion was made by Anne Saylor and seconded by Sakima McClinton to close the public hearing.

It is recommended that the Planning Board consider adopting the following resolution approving the project:

WHEREAS, the Planning Board has received an application for Site Plan Review incorporating the existing building at 23 Academy, demolition of the existing building at 77 Cannon Street, and construction of a 14,660 square foot addition, resulting in first floor offices and thirty (30) dwelling units on the upper five floors; and,

WHEREAS, this application for site plan is considered to be an unlisted action under SEQRA; and

WHEREAS, the action is more fully detailed on a site plan revised on 6/10/19 and architectural renderings provided 7/10/2019 , prepared by Matthew Cordone, Architect; and,

WHEREAS, the applicant submitted a short EAF (Environmental Assessment Form) which adequately describes the proposed action; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts, and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the site development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Anne Saylor

Second: Sakima McClinton

Carried: 5:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the project at 23 Academy Street and 77 Cannon Street as more fully detailed in the application and relative materials (with the following conditions, if any):

- All comments from the City Engineering Department as enumerated in the memorandum dated May 13, 2019 shall be addressed to the satisfaction of that department
- Updated S100.00 to be provided to identify sidewalk improvements on both Academy Street and Cannon Streets

- Architectural comments to be satisfactorily addressed

Motion: Anne Saylor
Second: Sakima McClinton
Carried: 5:0:0

289 MAIN STREET

Site Plan application for the proposed conversion of former beauty school to a mixed use building with commercial and residential uses; Grid #6162-77-078097; Zoned: Poughkeepsie Innovation District, Historic Core Sub-district (PID-HC); File #2019-033

Robert Levine recused himself from consideration of this application.

William Brocker and Eric Baxter were present to represent the application.

The Board indicated that it preferred the white façade.

A motion was made by Anne Saylor and seconded by Sakima McClinton to open the public hearing.

Public Comment:

- Monique Barrow, entrepreneur looking to open salon, in favor

A motion was made by Anne Saylor and seconded by Sakima McClinton to close the public hearing.

It is recommended that the Board consider adopting the following resolution for approval of the project:

WHEREAS, the Planning Board has received an application for Site Plan Review proposed conversion of former beauty school at 289 Main Street to a mixed use building with commercial space on the first and second floors, and six residential units, including construction of an additional story; and,

WHEREAS, this application for site plan is considered to be an unlisted action under SEQRA; and

WHEREAS, the action is more fully detailed on drawings revised 6/5/19 prepared by Berger Engineering; and,

WHEREAS, the applicant submitted a short EAF (Environmental Assessment Form) which adequately describes the proposed action; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts, and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the site development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Anne Saylor
Second: Sakima McClinton

Carried: 4:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the the proposed for the conversion of the former beauty school at 289 Main Street to a mixed use building with commercial space and six residential units, including construction of an additional story.

Motion: Anne Saylor

Second: Sakima McClinton

Carried: 4:0:0

10 FAIRVIEW AVENUE

Site Plan application for the proposed placement of a 3,000 gallon horizontal liquid nitrogen tank to accommodate increased production capacity at the existing manufacturing facility. Owner: Schatz Land Co, LLC; Applicant: James Fusco; Grid #6162-46-214505; Zoned: Gateway Office Manufacturing (G-OM) District; File #2019-034

Jamie Fusco appeared to represent the application.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed placement of a 3,000 gallon horizontal liquid nitrogen tank to accommodate increased production capacity at the existing manufacturing facility located at 10 Fairview Avenue; and,

WHEREAS, the project is classified as a Type 2 action under SERA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed on a plot plan dated 5/15/19, and detail drawings dates 4/29/19 and 5/8/19; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed installation as described herein.

Motion: Anne Saylor

Second: Sakima McClinton

Carried: 5:0:0

45 SOUTH CLOVER STREET (ROSSI'S DELI)

Site Plan application for the proposed remodeling of the existing delicatessen, including a small addition to connect the principal building with the existing garage, submitted pursuant to the provisions of Section 19-5.1(3) of the Zoning Ordinance. Owner: Giovanni and Angela Rossi; Applicant: George Siegrist, Jr.; Consultant: Ciro Interrante, Architect; Grid #6062-83-850099; File #2019-035

George Siegrist, Jr., appeared to represent the application.

- The Engineering Department comments were discussed. Applicant will address these to the satisfaction of that department.
- The vent will be through the roof, not the side wall.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed remodeling of the existing delicatessen, including a small addition to connect the principal building with the existing garage located at 45 South Clover Street; and,

WHEREAS, the project is classified as a Type 2 action under SERA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed on a site plan dated 5/22/19, by Ciro Interrante, Architect;

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed remodeling as described herein, with the following conditions (if any):

- All comments from the City Engineering Department, as enumerated in the memorandum dated July 11, 2019, shall be addressed to the satisfaction of that department.
- Vent shall be through roof, not side wall.

Motion: Anne Saylor

Second: Sakima McClinton

Carried: 5:0:0

375 HOOKER AVENUE

Site Plan application for the proposed construction of a 1540 square foot addition to an existing medical office building, including a new parking area; Owner/Applicant: 375 Hooker Avenue LLC (Sumita Mazumdar); Consultant: Jack Watson, Architect; Grid #6161-67-801325; Zoned: Neighborhood Commercial (C-1) District; File #2019-030

Jack Watson appeared on behalf of the applicant.

The following modifications were discussed:

- New parking will be eliminated
- ADA parking requirements shall be met
- Additional landscaping shall be provided

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed construction of a 1540 square foot addition to an existing medical office building; and,

WHEREAS, this application for site plan is considered to be an unlisted action under SEQRA; and

WHEREAS, the action will be more fully detailed on revised drawings prepared by John Watson, Architect to be provided to the Planning Department; and,

WHEREAS, the applicant submitted a short EAF (Environmental Assessment Form) which adequately describes the proposed action; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts, and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the site development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Anne Saylor
Second: Sakima McClinton
Carried: 5:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed construction of a 1540 square foot addition to an existing medical office building, including a new parking area at 375 Hooker Avenue (with the following conditions, if any):

- Submit an updated site plan leaving the configuration of building as proposed, eliminating proposed new (employee) parking, making that green space, providing additional landscaping and ensuring ADA spaces are compliant.

Motion: Anne Saylor
Second: Sakima McClinton
Carried: 5:0:0

78-82 GARDEN STREET: ACCESSORY PARKING LOT

Site Plan application for the proposed construction of an accessory off-street parking lot in the rear yard of two parcels, 78 Garden Street and 82 Garden Street, as required by the City through a deed restriction; Owner/Applicant: GSP One LLC; Consultant: M.A. Day Engineering PC (Dennis Lynch); Grid #6162-69-113211 and #6162-69-112219; Zoned: Central Medium Density Residence (R-3A) District; File #2019-004

Brian Watts from M.A. Day Engineering appeared on behalf of the applicant.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed remodeling of the existing delicatessen, including a small addition to connect the principal building with the existing garage located at 45 South Clover Street; and,

WHEREAS, the project is classified as a Type 2 action under SERA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed on a site plan dated 5/28/19, by M.A. Day Engineering;

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the the proposed construction of an accessory off-street parking lot in the rear yard of two parcels, 78 Garden Street and 82 Garden Street, as required by the City through a deed restriction, subject to the following conditions:

- All comments from the City Engineering Department, as enumerated in the memorandum dated July 11, 2019, shall be addressed to the satisfaction of that department
- Note dumpsters on site plan
- Trim trees on site on Garden Street

Motion: Anne Saylor
Second: Sakima McClinton
Carried: 5:0:0

36 N CLOVER STREET – RESIDENTIAL

Site Plan regarding proposed 46 residential units in new and existing buildings; Applicant: Pelton Partners, LLC (Contract Vendee); Grid # 6062-75-837228; Zoned R-4; File#2017-044

Robert Levine recused himself for this application.

The applicant describe the changes.

There was discussion relative to the setting of the public hearing.

- The Board requested that engineering drawings and photometrics be submitted only after HDLPC approval.
- Circulate MASS's last letter to Planning Board for consideration as to whether or not MASS should be re-engaged.

The Planning Board moved to circulate the plans for review, including circulation to the city's environmental/engineering consultant, CPL, for review and determination on the submitted SEQR Comparison of Impacts document.

Motion: Anne Saylor
Second: S. McClinton
Carried: 4:0:0

There was discussion relative to the setting of the public hearing. Some members felt there have already been extensive public hearings and public participation, and there will likely be more when the revisions are reviewed by the HDLPC. There was also a sense that the revisions are improvements that lessen the impact of the project.

The Planning Board waived the public hearing.

Motion: Anne Saylor
Second: Sakima McClinton
Carried: 4:0:0

A motion was made by Anne Saylor at 9:01pm to adjourn the meeting, seconded by Robert Mallory and unanimously approved.