



PLANNING BOARD MINUTES OF AUGUST 20, 2019 MEETING

Present

Patrick Moore
Daniel McCabe
Marjorie Smith
Robert Mallory
Anne Saylor

Excused

Robert S. Levine, Esq.
Sakima McClinton

Also present:

Natalie Quinn, Planning Director

The meeting was called to order at 7:02 pm.

A motion to approve the minutes of the July meeting was made by Anne Saylor, seconded by Patrick Moore and passed with four (4) in favor and one (1) abstention (Marjorie Smith).

125 N HAMILTON STREET

Site plan amendment regarding proposed installation of two new grain silos and protective bollards. Applicant: North Hamilton LLC (Eric Baxter); Consultant: Berger Engineering; Grid # 6162-63-269310 and 6162-63-270315; Zoned Central Medium Density Residence (R-3A) District; File #2016-050.

- Applicant provided brief overview of project, describing the need and benefit of silo installation.
- Board and applicant discussed and addressed potential impacts of installing the grain silos, including but not limited to noise, truck deliveries, vermin control, height and visibility of silos.

A motion was made by Marjorie Smith and seconded by Anne Saylor to waive the public hearing.

The Planning Board adopted the following resolution approving the project:

WHEREAS, the Planning Board has received an application for a site plan amendment relative to the proposed installation of two grain silos to accommodate increased storage at the existing brewing facility located at 125 North Hamilton Street; and,

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

WHEREAS, the action is more fully detailed on a site plan dated 5/7/19, and detail drawings by Meridian; and,

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

*All comments from Dutchess County Planning and internal City of Poughkeepsie departments shall be addressed to the satisfaction of city staff.

Motion: Marjorie Smith

Second: Patrick Moore

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

The Planning Board adopted the following resolution for approval of the project:

Be it hereby resolved that the Planning Board shall receive in print the attached RESOLUTION OF CONDITIONAL AMENDED SITE PLAN APPROVAL titled “In the Matter of the Application of 36 NORTH CLOVER STREET – PELTON MANOR CARMEL.”

Motion: Marjorie Smith

Second: Anne Saylor

Carried: 5:0:0

THEREFORE BE IT FURTHER RESOLVED that the Board grant amended site plan approval for the property at 36 North Clover Street as outlined in the resolution titled “In the Matter of the Application of 36 NORTH CLOVER STREET – PELTON MANOR CARMEL.”

Motion: Marjorie Smith

Second: Anne Saylor

Carried: 5:0:0

26 SOUTH HAMILTON STREET - OFF-STREET PARKING EXPANSION

Site plan application for the proposed expansion of an accessory surface parking lot, combining several lots of record (36 South Hamilton Street, 26 South Hamilton Street, 114 Cannon Street, 116 Cannon Street and 231 Church Street) into a single lot of record. Owner: Church of St. Mary; Applicant: Father Ron Perez; Consultant: Lawrence J. Paggi PE, PC; Grid #: 6161-22-172982, 6161-22-163967, 6161-22-182986; 6161-22-184981, and 6161-22-176966; Zoned Poughkeepsie Innovation District Urban Village (PID-UV) Subdistrict, Office Residential (O-R) District and Central Commercial (C-2) District; File #2019-011

- Applicant is proposing decorative vinyl fence which is subject to Planning Board approval in PID
- Site circulation and curb cuts on Cannon Street were discussed extensively
 - Three (3) curb cuts are existing, although two were for single family residential units
- Proposed net increase is from 64 to 104 parking spaces. Gaining 40 spaces
- Planning Board requested best practice research and justification for high proportion of proposed compact spaces.

- Applicant suggested reviewing development at 500 Westchester Avenue.
- Dan McCabe, acting Chair, requested that applicant discuss revisions with property owner that would address Board's concerns with (a) the right proportion of compact to regular size parking spaces and (b) confusing and irregular on-site circulation pattern

A motion was made by Marjorie Smith and seconded by Anne Saylor to adjourn consideration of the application until the next meeting at which the applicant is prepared to present revised drawings to address considerations listed above.

A motion was made by Marjorie Smith at 8:01pm to adjourn the meeting, seconded by Patrick Moore and unanimously approved.