



PLANNING BOARD MINUTES OF SEPTEMBER 17, 2019 MEETING

Present

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

Absent

Patrick Moore

Also present:

Natalie Quinn, Planning Director

The meeting was called to order at 7:04 pm.

A motion to approve the minutes of the August meeting was made by Marjorie Smith, seconded by Daniel McCabe, and carried.

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/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

- The applicant summarized the previous proposal and outlined changes
- Marjorie Smith expressed her opinion that the western aisle would still be a bottle neck
- 6 foot iron fence along perimeter is proposed
 - Existing fence is chain link
 - Security is an issued (applicant will provide record)
 - Snow will loaded into corner space, then removed from site
 - Shade trees to be shown where they will fit (revise plan and submit to Shade Tree Commission)
- Anne Saylor wondered if the demolition of structures should be a consideration of the Planning Board
- Capacity/need for parking
 - Large mass is 450 people
 - Was consideration given to using the parking deck down the street?
- Robert Levine and Anne Saylor expressed their concerns with landscaping

The Board declared itself as Lead Agency for the environmental review of this application and directed that the plans be re-circulated.

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 6:0:0

The Planning Board declined to set a public hearing.

The Planning Board referred the application to the Zoning Board of Appeals for consideration of required variances, recommending that the ZBA carefully consider the variances with regard to landscaping and visual impacts.

Motion: Marjorie Smith

Second: Sakima McClinton

Carried: 6:0:0

100 SOUTH HAMILTON STREET – RESIDENTIAL CONDOMINIUMS

Site plan application for the proposed construction of twenty-four (24), two-bedroom townhouse-style condominium units on a vacant parcel of land located at 100 South Hamilton Street. Owner/Applicant: Steven Reifler; Consultant: KARC Planning Consultants (Kelly Libolt); Grid #:6161-30-151783; Zoned: Medium High-Density Residential (R-4); File #2019-052

Robert Levine was recused for this application.

Appearing on behalf of the applicant were Kelly Libolt and Richard Cantor.

Application is for a re-approval of a previously approved site plan. The consultant summarized the history of the project:

- 2009-2011: approval followed by litigation
- 2013: three public hearings
- Oct 2013: Negative declaration for SEQR
- 2014: Site Plan approved

Previously classified as a Type 1 action, but under the revised regulations it could be classified as an Unlisted Action. The applicant requests that the Board maintain the Type 1 classification and proceed with a coordinated review. Staff clarified that the Board could still continue with review of a long form EAF at the request of the applicant, but that the Board would properly classify the project as an Unlisted Action.

Discussion of de nova consideration versus a res judicada

The current plan is nearly identical to the 2014 plan, which had clerical errors. Clarifications were made in the current submission.

Daniel McCabe asked how the Board should approach the review. Has the neighborhood or environment changed, or have any changes been observed in and around South Hamilton and Dwight Streets? How is the EAF to be reviewed?

Anne Saylor noted that the nearest new development is the approved site development plan on Carroll Street from 2018.

Sakima McClinton indicated that she does not feel obligated to approve the project and wants to give her opinion as a new member.

The Planning Board requested that an executive session with Corporation Counsel be scheduled to be held on October 15 prior to the regular meeting of the Board.

The Planning Board declared itself Lead Agency for the environmental review of this application and directed that the plans be circulated for a coordinated review.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 5:0:0

The Planning Board set a public hearing for November 19, 2019.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 5:0:0

378 MANSION STREET – TELECOMMUNICATIONS ANTENNA

Site plan amendment for the proposed installation of a roof-mounted wireless antenna base station equipment on/near the existing building located at 378 Mansion Street. Owner: Poughkeepsie Housing Authority; Applicant: Verizon Wireless; Consultant: Young Sommer, LLC (Scott Olson, Esq.); Grid #:6162-81-536066; Zoned: Medium High-Density Residential (R-4); File #2019-053

The project is classified as a Type II under SEQRA pursuant to the following section of NY-CRR 617.5. Further environmental review is not required.

It is recommended that the Planning Board provide the applicant feedback as follows:

- * Potential landscaping surrounding base station

The Planning Board waived a public hearing.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

The Board adopted the following resolution:

WHEREAS, the Planning Board has received an application regarding the proposed installation of a roof-mounted wireless antenna, with some equipment located on the ground, on the property at 378 Mansion Street; and,

WHEREAS, the proposed action is considered to be an Type II Action under SEQRA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed in the plans dated August 14, 2019 prepared by Tectonic Engineering and Surveying Consultants P.C.; and

NOW THEREFORE BE IT RESOLVED that the Board grant site plan amendment regarding the proposed installation of a roof-mounted wireless antenna, with some equipment located on the ground, on the property at 378 Mansion Street, subject to the following conditions, if any:

- All comments/recommendations of the Building, Engineering, Fire, Police and Public Works Departments of the City of Poughkeepsie shall be satisfactorily addressed/incorporated into the plan

Motion: Marjorie Smith

Second: Sakima McClinton

Carried: 5:0:0

(Robert Levine was not present for the vote)

32 CANNON STREET – CULTURAL FACILITY / AUDITORIUM / THEATRE

Change of use application to establish a cultural facility, event space, music venue, and catering hall within an existing building located at 32 Cannon Street. Owner/Applicant: 32 Cannon St LLC (Jim Sullivan); Grid #:6162-77-058033; Zoned: Poughkeepsie Innovation District – Urban Village (PID-UV); File #2019-062

The project is classified as Type 2 action under SEQR and no further action is required.

The applicant, Jim Sullivan, provided a summary of the proposal, the history of the building and the purchase. The major points were:

- It is a change of use
- The portico will be removed
- There will be roof-top access.

The applicant mentioned other roof-top spaces which have been approved in the city.

The Board will require that Corporation Counsel approve any private parking agreements.

The Planning Board waived a public hearing.

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 6:0:0

The Board adopted the following resolution:

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed conversion of the existing building at 32 Cannon Street to an a cultural facility, event space, music venue, and catering hall; and,

WHEREAS, the use is one which is permitted in the Poughkeepsie Innovation District Urban Village Subdistrict (PID-UV); and

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

WHEREAS, the action is more fully detailed on the application form and plans dated 8/5/19 prepared by Jim Sullivan; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed conversion with the following conditions:

- All comments/recommendations of the Building, Engineering, Fire, Police and Public Works Departments of the City of Poughkeepsie shall be satisfactorily addressed/incorporated into the plan; and,
- All comments/recommendations of the Dutchess County Planning Department shall be satisfactorily addressed/incorporated into the plan; and,
- The proposed parking agreement shall be reviewed and approved by Corporation Counsel

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

55 WASHINGTON STREET – FREESTANDING / EMD SIGN

Sign permit application for the conversion of an existing freestanding/changeable copy sign to a freestanding/electronic message display sign located at 55 Washington Street. Owner: GTY NY LEASING INC.; Station-Glo of New England Inc. (Lizzie Holloway); Sign Company: Everbrite; Grid #:6162-69-044224; Zoned: Central Commercial (C-2); File #2019-058

The project is classified as an Unlisted Action under SEQRA.

The Planning Board provided the applicant feedback as follows:

- Per requirements of the city's sign code, the proposed sign must be programmed to a brightness of 250 nits (maximum) between sunset and sunrise.
- Light sensing device that will automatically adjust the brightness of the display as the natural ambient light conditions change to comply with the limits set
- Electronic message shall be displayed for not less than 12 hours without change
- Sign shall contain a default mechanism that will cause the sign to revert immediately to a black screen if the sign malfunctions

The banners that are on the site will be removed.

The Board declared itself as Lead Agency for the environmental review of this application and adopt a Negative Declaration.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

The Board granted approval of the freestanding / electronic message display sign located at 55 Washington Street with the following conditions:

- Only 3 of the 4 proposed panels are included, to maintain the current size of the sign
- The sign shall be dimmed at sunset to a maximum of 250 nits and remain at 250 nits until sunrise

Motion: Marjorie Smith
Second: Sakima McClinton

Carried: 6:0:0

Natalie Quinn provided the Board with an update to the proposed addition of uses to the R-4A District regulations.

On a motion by Marjorie Smith, seconded by Sakima McClinton and unanimously approved, the Planning Board adjourned at 8:51pm.