



**CITY OF POUGHKEEPSIE
PLANNING BOARD
MINUTES OF NOVEMBER 19, 2019 MEETING**

Present

Robert S. Levine, Esq.
Rosaura Andujar-McNeil
Sakima McClinton
Patrick Moore
Anne Saylor
Marjorie Smith

Excused

Robert Mallory
Daniel McCabe

Absent

Also present:

Natalie Quinn, Planning Director

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

The minutes from the September meeting were unanimously approved on a motion by Marjorie Smith and seconded by Patrick Moore.

PUBLIC HEARINGS

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

Appearing on behalf of the application was Kelly Libolt.

- The applicant provided a summary and history of the project, beginning with original submission in 2009
- List of additional materials included in 2018 review: simulations, letters, etc.
- Clarification of clerical corrections of current submission, noting differences between 2018 review and current submission
- Paul Ackermann clarified that this is a new application and should be reviewed as such
- Subsequent changes in SEQR have been made
- Applicant has not identified construction access and egress
- Generally would like to have two construction access points, but will concede to the Board's opinion

The public hearing was opened on a motion by Anne Saylor that was seconded by Marjorie Smith.

- Roger Christenfeld of 103 South Hamilton Street spoke reletave to the legal issues addressed in the Appellate Court decision
- Alyson Peomerantz of 2 Dwight Street requests that an EIS be prepared as the project still contains problematic aspects:
 - Deforestation is still significant
 - Is there a requirement to make sure architecture and lighting is compatible with historic district?
- George Harmouth of 57 Hooker Avenue
 - What about excavation and removal of materials from site?
 - Soil is thin, 0-4 feet until bedrock
 - There are rock outcrops
 - There is a New Horizons group home adjacent for people with special needs
 - EAF: only sections B&C are filled out
 - Project needs a hard look
- Another resident expressed concerns over many omissions of factor from the appellate court decision

The appellate court decision to be circulated to the PB members.

The Public Hearing was adjourned on a motion by Marjorie Smith that was seconded by Sakima McClinton.

375 AND 379 MAIN STREET - BOUTIQUE HOTEL

Site Plan application for the proposed adaptive re-use of a furniture store and warehouse to a 79 unit boutique hotel in the buildings at 375 and 379 Main Street, which will involve combining those two lots into a single lot of record. Grid #6161-78-160058 and 6162-78-163057; Owner: Steven and Thomas Chickery; Applicant: Urban Green Foods, LLC (Eric Anderson); Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District - Historic Core (PID-HC); File #2019-060

Appearing on behalf of the application were Eric Anderson, Susan Moesker and Matthew Cordone. A summary of the project was provided.

- Robert Levine asked if the project was dependent upon approval of the Chance Project. The applicant indicated that it was not necessarily dependent upon that approval, but that financially the projects are related.
- Crannell Street alleyway is a potential outdoor space that the applicant would like to activate
- Empire State Trail is another important leverage piece
- Applicant intends to operate hotel himself
- Sakima McClinton asked where parking for the hotel would be
 - Concierge service will be provided
 - Might need 100 spaces at peak, 35-40 on average
- Rosaura Andujar-McNeil asked if there were finding from the Phase 1?

- Anodized iron and lead have been abated, but no Phase 1 has been completed (Does the Planning Board have the power to request a Phase 1?)
- Applicant wishes to restore the building to 1930's appearance and has already made application to SHPO for designation

The public hearing was opened on a motion by Marjorie Smith that was seconded by Anne Saylor.

Laurie Sandow made comments about:

- Reaching out to Common Council representative
- Current building violations against Eric Anderson
- Recent laws requiring that LLC primaries be disclosed
- Prohibition against segmentation

The public hearing was adjourned on a motion by Marjorie Smith that was seconded by Patrick Moore.

129 CANNON STREET - DISTILLERY

Site Plan application for the proposed construction of a distillery with a tasting room and retail sales component on the property at 129 Cannon Street Grid #6161-22-217994; Owner: Cannon Street Collaborative, Inc; Applicant: Daniel Rohde; Consultant: Wilfred Rohde, PE; Zoned: Central Commercial (C-2) District; File #2019-68

Appearing on behalf of the application were Daniel Rhode, Bill Rhode and John Hern. The application provided a project overview and clarified that the driveway proposed will be crushed stone.

Rosaura Andujar-McNeil asked if there were any discharges or byproducts from the distillation process.

- There are no effluents. Discharge (Cider) will be sold to farmers.

Patrick Moore asked for updates on the walking and planters.

- Whiskey barrel planters will be out front (and shown on plan)
- Walkway will be done with pavers
- Lights will be noted on plan

The public hearing was opened on a motion by Marjorie Smith that was seconded by Pat Moore.

Laurie Sandow asked:

- How will wastewater and yeast be handled?
- Will there be local jobs/local hires?
- Cider does not produce the same effluent as brewing
- Staff will be minimal, with one or two wait persons

The public hearing was closed on a motion by Marjorie Smith that was seconded by Patrick Moore.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the Proposed construction of a distillery with a tasting room and retail sales component on the property at 129 Cannon Street; and,

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

WHEREAS, the action is more fully detailed on Site Plan Sheets 1-7, dated October 7, 2019, prepared by Wilfred A. Rohde, PE; and,

WHEREAS, a request was made for a parking waiver for thirty-two (32) off-street parking spaces to be accommodated in Lot 1 at 124-130 Cannon Street, a municipal parking lot within 600 feet of the property; 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, in fact, little impact at all; therefore,

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

Motion: _____

Second: _____

Carried: _____

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval for the proposed construction of a distillery with a tasting room and retail sales component on the property at 129 Cannon Street, including a parking waiver for 32 spaces, with the following conditions, if any:

- * All Engineering Department comments shall be addressed to the satisfaction of that Department
- * Notes relative to planters, pavers and lights shall be added to the plan
- * Any additional outdoor lighting will require site plan amendment

Motion: Marjorie Smith

Second: Sakima McClinton

Carried: 6:0:0

141 N WATER STREET - 16 UNIT RESIDENTIAL BUILDING REQUEST FOR EXTENSION

Site Plan and Special Permit for the proposed construction of a 15 unit residential building. Applicant: Water Street Development Company, LLC (Nicholas J. DeLuccia); Consultants: M. A. Day Engineering, PC (Dennis Lynch, P.E.) and LMV Architects (Michael McCormack & Don Petruncola); Grid # 6062-59-771405 & 783401; Zoned W; File#2017-023

Appearing on behalf of the request for extension was Nicholas DeLuccia.

At the Planning Board meeting of November 27, 2018, the Board granted final site plan and

special permit approval to the above referenced project. The building permit for the construction has not been issued, and therefore the approval will become null and void on November 27, 2019 unless extended by the Board.

Section 19-6.1(3)(a) states “The approval of a site plan by the Planning Board shall be valid for a period of one year from the date thereof for purposes of obtaining a zoning and building permit. Failure to obtain such a permit within the time period shall cause the approval to become null and void. Upon application, for good cause shown, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year from the date the original approval expires.”

As a ministerial act (simple extension of a previous approval), this is a Type 2 Action not subject to further review under SEQR. Please note that the number of units has increased from 15 to 16, but this alteration does not affect the site plan.

Under the provisions of section 19-6.1(3)(a) as outlined above, the Board adopted the following resolution extending the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until November 27, 2020 to file for and obtain a building permit.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants the extension of the original Site Plan and Special Permit approval for 141 North Water Street, File #2017-023, to November 19, 2020.

Motion: Marjorie Smith
Second: Patrick Moore
Carried: 6:0:0

84-86 CARROLL STREET: RESIDENTIAL DEVELOPMENT REQUEST FOR EXTENSION

Site Plan for the proposed construction of a 16 unit multiple dwelling. Owner/Applicant: KBL Properties LLC (formerly 84-86 Carroll Street LLC); Consultant: Olson Partners, Architects (Mark Olson); Grid #6161-29-027160 and 6161-29-07169; Zoned R-3A; File #2017-043; Originally approved on 11/27/18

Appearing on behalf of the request for extension was LLC principal Kevin Lund, a new owner.

- Any demo work was done by the previous owner
- Current owner has not yet done any work

At the Planning Board meeting of November 27, 2018, the Board granted final site plan and approval to the above referenced project. The building permit for the construction has not been issued, and therefore the approval will become null and void on November 27, 2019 unless extended by the Board.

Section 19-6.1(3)(a) states “The approval of a site plan by the Planning Board shall be valid for a period of one year from the date thereof for purposes of obtaining a zoning and building permit. Failure to obtain such a permit within the time period shall cause the approval to become null and void. Upon application, for good cause shown, the Planning Board may extend the validity of the

approval, one time, for a period not to exceed one year from the date the original approval expires.”

As a ministerial act (simple extension of a previous approval), this is a Type 2 Action not subject to further review under SEQR.

Under the provisions of section 19-6.1(3)(a) as outlined above, the Board adopted the following resolution extending the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until November 27, 2020 to file for and obtain a building permit.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants the extension of the original Site Plan approval for 84-86 Carroll Street, File #2017-043, to November 19, 2020.

Motion: Marjorie Smith

Second: Patrick Moore

Carried: 6:0:0

165 SMITH STREET - EXPANSION OF EXISTING MANUFACTURING USE REQUEST FOR EXTENSION

Site Plan application for construction of an addition to the rear of the existing building.

Owner/Applicant: Phi-Tan LLC; Consultant: M.A. Day Engineering; Grid #6162-72-461234;

Zoned I-1; File #2018-125

Appearing on behalf of the application was Bruce Phipps, owner and president of MPI.

- Work will start some time in 2020

At the Planning Board meeting of November 27, 2018, the Board granted final site plan approval to the above referenced project. The building permit for the construction has not been issued, and therefore the approval will become null and void on November 27, 2019 unless extended by the Board.

Section 19-6.1(3)(a) states “The approval of a site plan by the Planning Board shall be valid for a period of one year from the date thereof for purposes of obtaining a zoning and building permit. Failure to obtain such a permit within the time period shall cause the approval to become null and void. Upon application, for good cause shown, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year from the date the original approval expires.”

As a ministerial act (simple extension of a previous approval), this is a Type 2 Action not subject to further review under SEQR.

Under the provisions of section 19-6.1(3)(a) as outlined above, the Board adopted the following resolution extending the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until November 27, 2020 to file for and obtain a building permit.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants the extension of the original Site Plan and Special Permit approval for 165 Smith Street Street, File #2018-125,

to November 19, 2020.

Motion: Marjorie Smith

Second: Patrick Moore

Carried: 5:0:0

165 SMITH STREET - TEMPORARY STORAGE STRUCTURE DURING CONSTRUCTION OF AN ADDITION TO THE EXISTING MANUFACTURING USE

Amended Site Plan application for installation of an 1800 square foot temporary storage structure during construction of the rear previously approved addition to the rear of the existing building. Owner: Phi-Tan LLC; Applicant: Phi-Tan LLC (Bruce Phipps); Consultant: M.A. Day Engineering; Grid #6162-72-461234; Zoned I-1; File #2018-125.1

Appearing on behalf of the application was Bruce Phipps, owner and president of MPI.

Staff has increased

Renting space at 112 Cottage Street

Temporary structure is only 1/10th of approved expansion

Temporary structure will serve as a receiving area; unloading and breaking down deliveries

No deliveries will be made after hours

Changed approval to “the earlier of two years or expiration of the current site plan approval extension.”

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board voted to waive a Public Hearing, as the public hearing was waived for the original application for review of the addition.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the proposed installation of an 1800 square foot temporary storage structure during construction of the previously approved addition to the rear of the existing building 165 Smith Street; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval for the proposed installation of a temporary storage structure on the property at 165 Smith Street with the following conditions:

- * All conditions from any City Department shall be satisfied.
- * This approval shall terminate upon the earlier of two years or the expiration of the current site plan approval extension

Motion: Marjorie Smith

Second: Anne Saylor

Carried: 5:0:0

331 MAIN STREET: WORKFORCE HOUSING AND COMMUNITY CENTER

Site Plan application for the proposed adaptive re-use of the office building (and former department store) at 331 Main Street to an 80 unit workforce housing development with community. Grid #6161-78-127091; Owner: IIC Properties, Inc; Applicant: Urban Green Equities,

LLC (Eric Anderson) ; Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-0064

Appearing on behalf of the application were Eric Anderson, Susan Moesker and Matthew Cordone. A summary of the project was provided.

- Applicant is seeking to have building designed as a contributing structure to the historic district
- The project includes a climbing gym
- There is no intention of combining the tax lots
- Bakery will be on the ground floor
- Floor plan only shows commercial on ground floor: applicant states they intend to have some residential
- There will be a community room on every floor

Discussion relative to community center:

- Open to public with structured pricing for local school students
- Recording studio? Art space? Dance space?
- Could be youth-oriented, commercial operation, separate manager
- Appears the use is nebulous
- Applicant indicated that the space is meant to be flexible

40% of first floor will actually be residential, FHA & HCR, Tax-exempt bonds, level of income between 50-80%

Planning Board requests:

- Work session
- Deficiencies to be addressed
- Color elevations

The application was adjourned to December 19th on a motion by Marjorie Smith, seconded by Anne Saylor. The bakery is to be included in the application.

367 MAIN STREET (a/k/a 6 CRANNELL STREET) - FAÇADE REVIEW

Façade Review application for the Chance Theatre Complex at 367 Main Street (a/k/a 6 Crannell Street). Grid #6162-78-152059); Owner: 6 Crannell Street LLC (Frank Pallett); Applicant: Urban Foods, LLC (Eric Anderson); Consultant: Matthew Cordone, PLLC; Zoned Poughkeepsie Innovation District Historic Core (PID-HC); File #2019-071

Appearing on behalf of the application were Eric Anderson, Susan Moesker and Matthew Cordone.

- A sign permit application will need to be submitted
- Provide context for façade alterations

The application was adjourned to December 19th on a motion by Marjorie Smith, seconded by Sakima McClinton.

14 CIVIC CENTER PLAZA – MARQUEE SIGN AND EMD SIGN

Sign permit application for the conversion/enhancement of an existing marquee sign and conversion of an existing wall sign to a wall/electronic message display sign on the property at 14 Civic Center Plaza (The Majed J. Nesheiwat Civic Center); Grid #6162-69-020138; Owner: Civic Properties, Inc; Applicant: GNS Gropu (Gloede Neon Signs, Nancy Forrest); Zoned: Poughkeepsie Innovation District Civic Corridor (PID-CC); File #2019-065 and #2019-066

Appearing on behalf of the application were Tom from GNS, Evan Walsh, Michael McCormack and Majed Nesheiwat.

- ACM: metal over composite paneling
- Sign will rotate (8 seconds)
- Sign will be two sides
- Sign will operate with photo center
- Demo truck is a possibility
- Request for explanation of how this fits with the current character
 - ACM Material is intended to be neutral
- Marquee is discordant with architecture
- Rear wall
 - * Show projecting sign

The application was adjourned to December 19th on a motion by Marjorie Smith, seconded by Sakima McClinton.

A motion to adjourn the meeting was made at 10:05pm by Marjorie Smith, seconded by Sakima McClinton and carried unanimously.