



**CITY OF POUGHKEEPSIE
PLANNING BOARD
MINUTES OF JANUARY 22, 2020 MEETING**

Present

Robert S. Levine, Esq.
Rosaura Andujar-McNeil
Robert Mallory
Daniel McCabe
Anne Saylor

Excused

Absent

Sakima McClinton
Marjorie Smith

Also present:

Natalie Quinn, Planning Director

The meeting was called to order at 7:07 pm.

The minutes from the November 2019 meeting were unanimously approved on a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil.

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

Robert Levine was excused for this application.

The Board re-opened the public hearing.

Motion: Anne Saylor

Second: Robert Mallory

Carried: 4:0:0

Public Comment (see sign up sheet)

- Concerns were expressed about flooding, aesthetics of architecture, inaccuracies of deforestation, noise, light, excavation or blasting, what constitutes re-approval versus new approval.
- Concern also expressed that an EIS and traffic assessment be required.

- There are no traffic controls on South Hamilton between the intersection with Montgomery and its terminus. Mitigation should be considered through stop signs and lights.

The Board adjourned the public hearing to February 19, 2020.

Motion: Anne Saylor

Second: Robert Mallory

Carried: 4:0:0

The Board indicated they would look closely at water and flooding, but that the area behind the homes on Dwight and Hooker was historically a pond and subject to flooding.

There was discussion about material generated from the site and its removal, trucking, construction traffic, deforestation and impact on light, and the potential disruption of a Bald Eagle habitat.

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

Daniel McCabe was recused for this application.

- The applicant provided a summary of the project:
- Bakery will be located in the cellar. Lift with access to loading dock (existing) on first floor is provided.
- Focus on historic restoration of façade, including restoration of double story windows.
- Adding roof terrace. Lighting will be tea lights and low lighting. Applicant has noted this on the plan. There is a glass railing system proposed.
- No colors will be changed on the façade.

Robert Levine requested SHPO's comments in writing, as well as a color palette.

Rosaura Andujar-McNeil requested that the parking letter be more specific, with numbers of spaces

The Board offered that 30 parking spaces sounds like an adequate number of required spaces.

The Board re-opened the public hearing.

Motion: Anne Saylor

Second: Rosaura Andujar-McNeil

Carried: 4:0:0

Public Comment:

- Holly Wahlberg felt that the applicant has outstanding issues on other properties that should preclude the current application.

The Planning Board adjourned the public hearing to February 19, 2020.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 4:0:0

The Board required that an escrow account of \$3,000 be established by the applicant for architectural review services by MASS Design Group or another architectural consulting firm.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 4:0:0

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

The applicant provided a project overview. Tan brick is proposed for the Nuddy.

The Board requested eastern elevations, details on materials and colors and photographs of the existing façade.

Daniel McCabe asked how far off the ground the bases of the window sills are:

- 24-28 inches
- Windows extend to 7 feet (minus 2 foot sill)
- Double hound windows on upper stories and casement windows on the lower/ground floor (only 4 inch opening)
- HV system will be on roof: hidden by 4 foot parapet

The Planning Board waived a public hearing.

Motion: Anne Saylor
Second: Daniel McCabe
Carried: 5:0:0

The Board request the escrow account for 375 and 379 Main Street of \$3,000 to be established by the applicant for architectural review services by MASS Design Group or another architectural consulting firm also be utilized for this project, as the facades are intended to be seen as unified streetscape.

Motion: Anne Saylor
Second: Daniel McCabe
Carried: 5:0:0

47-49 CIVIC CENTER PLAZA - SITE PLAN REVIEW

Construction of a new 22,000 (+/-) square foot four (4) story office building and 760 (+/-) addition to existing commercial building. Owner/Applicant: Journal Plaza, LLC/Taconic Realty/Page Park Associates (Darin Page); Consultant: LRC Group (Kelly Libolt); Grid #6162-69-061166 and 065177; Zoning Districts: PID-Civic Corridor and Central Commercial (C-2) District. File#2020-001

Robert Levine was recused for this application.

Kelly Libolt provided a project overview on behalf of the applicant.

- 3 parcels
- Egress only proposed on Mill Street
- Porous pavers between new and existing buildings
- Haven't made changes to the height of the corner building due to existing tenants and leases
- Reasoning/inspiration for architecture
- Landscape hedge around addition/restaurant

Robert Mallory asked if All State would have dedicated parking.

Anne Saylor commented on the fact that there was only one way in and two exits

- Pillars on the Civic Center Plaza side obstructer view of and for pedestrians at exist
- Could the back gate on Mansion Street be opened for periods of time?
- More pedestrian infrastructure is needed

Board requests that Corporation Counsel's office be asked about tenant leases versus height requirements.

Chris Kroner offered his opinion t

- The hedge softens the edge
- Pedestrian approach is key: consider opening pedestrian access between 4 and 1 story buildings

Daniel McCabe expressed concerns about public seating near arterial highway.

Motions & Resolutions:

The Board declared its intent to be lead agency and circulate plans.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 4:0:0

The Board requested an escrow account of \$3,000 be established by the applicant for architectural review services by MASS Design Group or another architectural consulting firm.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 4:0:0

The Board set a public hearing for Wednesday, February 19, 2020.

Motion: Anne Saylor
Second: Robert Mallory
Carried: 4:0:0

1-3 GRAND STREET – EVENT SPACE - REQUEST FOR EXTENSION

Site Plan application to convert historic church into event space; Applicant: Urban Green Food, LLC (Eric Anderson); Grid # 6062-84-977099 & 979093; Zoned R-4A; File#2017-045

Applicant indicated that the goal is to be fully permitted before the end of February, and that the parking plan will be finalized.

Under the provisions of section 19-6.1(3)(a) as outlined above, it is recommended that the Board consider extending the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until February 21, 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 1-3 Grand Street, File #2017-045, to February 21, 2020.

Motion: Anne Saylor
Second: Daniel McCabe
Carried: 5:0:0

14 CIVIC CENTER PLAZA – MARQUEE SIGN AND FREESTANDING EMD SIGN

Sign permit application for the conversion/enhancement of an existing marquee sign and conversion of an existing freestanding sign to a freestanding/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 Group (Gloede Neon Signs, Nancy Forrest); Zoned: Poughkeepsie Innovation District Civic Corridor (PID-CC); File #2019-065 and #2019-066

Convention Center would like to have a hold time of 20 seconds on the messages (stated that 8 seconds is a standard for highway billboard signs)
Only on-premises advertising will be displayed

There was some willingness to approve unlimited colors.

The sign does not comply with the Zoning Ordinance as follows:

- Section 19-4.9(8)(c)(3)(b) requires a 12 hour message duration: 20 second message duration is requested;
- Section 19-4.9(9)(4)(c) limits the number of colors to 3: 8 colors are requested; and
- Section 19-4.9(9)(4)(d) limits the number of words to 5: 7 are requested.

The sign will be on-premises advertising only, with the exception of Amber Alerts.

Variances will be needed to approve the sign as proposed. The Planning Board agreed to forward a positive recommendation to the Zoning Board of Appeals.

Board requested that Corporation Counsel advise whether or not they are able to require/regulate only on-premises advertising.

The meeting was adjourned by unanimous vote on a motion made by Anne Saylor and seconded by Robert Mallory.