



**CITY OF POUGHKEEPSIE  
PLANNING BOARD  
MINUTES OF FEBRUARY 26, 2020 MEETING**

**Present**

Robert S. Levine, Esq.  
Rosaura Andujar-McNeil  
Robert Mallory  
Sakima McClinton  
Anne Saylor

**Excused**

Daniel McCabe  
Marjorie Smith

**Absent**

**Also present:**

Natalie Quinn, Planning Director

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

The minutes from the January 2020 meeting were unanimously approved on a motion by Robert Mallory, seconded by Sakima McClinton.

**PUBLIC HEARINGS**

**100 South Hamilton Street was postponed to March 18, 2020.**

**47-49 CIVIC CENTER PLAZA - NEW CONSTRUCTION & ADDITION**

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 S. Levine, Esq., was recused.

The applicant (Kelly Libolt) provided an update.

- Two zoning districts
- Site plan plus lot line adjustment
- Changes since last presentation:
  - Mansion Street gate will be mechanized and become egress
  - Civic Center Plaza ingress/egress will be stamped pavement with concrete to match sidewalk and addition of pedestrian crossing

- Mill Street changed to ingress only (will add measures to make “cut-through” inconvenient)
- Plaza area/open space opened up to sidewalk with sitting stones
- Placed bollards inside of hedge

Discussed inspiration for architecture

Chris Kroner presented letter from MASS Design, architectural consultant to the Board:

- Biggest concern is that the new office building obscures the Poughkeepsie Journal building
- Attic-space roofscape could be used to reference the Poughkeepsie Journal building
- Discussed single story building addition on corner building: a variance would be required

The Planning Board opened the public hearing.

Motion: Robert Mallory

Second: Sakima McClinton

Carried: 4:0:0

Public Comment: Jones & Jones, Holly Wahlberg, Laurie Sandow, Sarah Salem

The Planning Board adjourned the public hearing to March 18, 2020.

Motion: Robert Mallory

Second: Sakima McClinton

Carried: 4:0:0

Applicant summarized public comment:

- Façade, material/color
- Roof & architecture
- Visual assesement to gauge blocking of clock tower

Natalie Quinn referred to the letter from the Engineering Department and the public comments submitted in writing.

Natalie Quinn requested that the Planning Board comment on the siting of the building and the single story corner building.

- Sakima McClinton preferred a three story building and would rather have public space/open space between the building the sidewalk
- Robert Mallory requested that the applicant explore recommendations in letter dated 2/26/20 by Mr. Finck.

### **375 AND 379 MAIN STREET - ADAPTIVE REUSE / 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

Matthew Cordone and Erick Anderson presented a project update:

- Parking could be provided at 372 Main Street
- Robert Levine recommended payment of fee in lieu of parking to utilize public lot
- Chris Kroner discussed restoration
  - Corner is most special and prized aspect of the building
  - Applauded research into history of color

The Planning Board re-opened the public hearing.

Motion: Robert S. Levine, Esq

Second: Robert Mallory

Carried: 5:0:0

Public Comment:

\* Bob Gray

\* Laurie Sandow

The Planning Board closed the public hearing.

Motion: Robert Mallory

Second: Sakima McClinton

Carried: 5:0:0

Rosaura Andujar-McNeil asked about the view from the arterial:

- Currently a blank masonry wall. SHPO has “ok’d” maintaining rear wall and changing of lettering to new name while keeping historic design
- Applicant no improvements to the north wall due to anticipation that City will develop the lot

Project will require IDA benefits.

Robert Levin requested information on financing structure (privately funded).

The Board made a motion to adjourn the matter to the March 18<sup>th</sup> meeting.

Motion: Anne Saylor

Second: Robert Mallory

Carried: 5:0:0

### **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

Matthew Cordone and Erick Anderson presented a project update, summarizing changes to the façade since last review:

- Option 1, more traditional, preservation/renovation
- Option 2, more modern

Chris Kroner commented:

- Appreciated Option 1 and how it mimics the natural language of Main Street
- Is it painted brick or standing brick?
- Doesn't think the scale of Option 2 modulates as well as option 1

Rosaura Andujar-McNeil, Anne and Robert Mallory prefer Option 1

Sakima McClinton prefers Option 2, but would be happy with Option 1

Option 2: ornamental metal designs would be used to shield HVAC; proposing to project movies above entrance on Crannell Street

Option 1: parapet shields mechanicals

Board recommends one more round with MASS to finalize Option 1

The Board made a motion to adjourn the matter to the March 18<sup>th</sup> meeting.

Motion: Anne Saylor

Second: Sakima McClinton

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

The applicant presented the new design for the marquee sign.

- Front lit channel letters and waves would be lit
- Overhang length is the same
- Turned off after last event/show

WHEREAS, the Planning Board has received applications for sign permits relative to the installations of a freestanding electronic message board sign and a marquee sign on the property at 14 Civic Center Plaza; and,

WHEREAS, these application for sign permits are considered to be an unlisted action under SEQRA; and

WHEREAS, the action is more fully detailed on drawings submitted on February 26, 2020, prepared by GNS Group, Ltd; 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 sign permit as more fully detailed in the application and the above referenced project.

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

NOW THEREFORE BE IT FURTHER RESOLVED, the Board approves File #2019-065 for a marquee sign.

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

WHEREAS, the freestanding electronic message board sign received variances from the Zoning Board of Appeals on February 11, 2020, as follows:

- Section 19-4.9(8)(c)(3)(b) to allow 20 second message duration;
- Section 19-4.9(9)(4)(c) to allow 8 colors; and
- Section 19-4.9(9)(4)(d) to allow 7 word per message;

NOW THEREFORE BE IT FURTHER RESOLVED, the Board approves File #2019-066 for a freestanding electronic message board sign.

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

#### **MILTON STREET REZONING: APPLICATION FOR PRD DESIGNATION**

Application for rezoning the nine acre vacant parcel on Milton Street from R-2 to PRD to allow a multi-residential development consisting of two buildings each containing thirty-two (32) units, for a total of 64 units, with a swimming pool and accessory surface parking. Grid #6162-73-623227; Owner/Applicant: Maselo Realty LLC; Consultant: Chazen Associates; Current Zoning: Medium Low Density (R-2) District. Proposed Zoning: Planned Residential District (PRD)

#### **Project Description**

Natalie Quinn presented an overview of the PRD procedure

Caren LoBrutto and her associate from Chazen provided an overview of the proposal:

Two multi-family structures, pool and pool house  
Requesting PRD rezoning due to site constraints  
PRD allows flexible design and multi-family  
36 single family dwellings could be built under R-2, not including flood plain

Applicant would like to apply to the ZBA for interpretation relative to access to an arterial. What is in the intent of the code?

Would likely handle stormwater on site

Emails from Yvonne Flowers, Councilperson for this ward, will be added to the application materials

Robert Mallory encourages preservation of trees and landscaping

Market rate housing is currently proposed.

The Board requested:

- Response to DPW/Engineering comments
- Traffic
- Preservation of natural resources
- Concept of drainage
- Closest public transit
  
- Caren LoBrutto: EAF contains traffic review
- Anne Saylor asked if the applicant knows the owner of Mountain View apartments (directly adjacent)
- 36 single family dwellings would have a much smaller footprint
- Clarification on open space:
  - Wooded area could be considered usable open space.

The Board made a motion to adjourn the matter to the March 18<sup>th</sup> meeting.

Motion: Sakima McClinton

Second: Robert Mallory

Carried: 5:0:0

The meeting was adjourned at 10:12pm on a motion by Anne Saylor, seconded by Sakima McClinton, which passed unanimously.