



**City of Poughkeepsie  
Planning Board  
APROVED Meeting Minutes  
Common Council Chambers  
Tuesday, September 20, 2022 6:00 PM**

**I. CALL TO ORDER 6:03 PM**

**PRESENT**

Anne Saylor, Acting Chair  
Marjorie Smith  
Nick DeLuccia  
Sean O'Donnell  
Brian Veltre  
Robert Mallory - Arrived Late 6:05 PM  
Rosaura Andujar-McNeil - Arrived Late 6:07 PM

**EXCUSED**

Robert S. Levine, Esq

**City Staff present:**

Natalie Quinn, Director of Development  
Lori Garcia, Board Administrative Assistant

**II. APPROVAL OF MEETING MINUTES**

**1. Approval of August 16, 2022 Minutes**

**Motion:** Marjorie Smith  
**Second:** Sean O'Donnell  
**Carried:** 4:0:1

**III. EXTENSION APPROVALS**

**1. 316 MAIN STREET: RESIDENTIAL NEW CONSTRUCTION** Application for Site Plan review relative to the proposed demolition of an existing one-story building and construction of a six-story mixed use building with eighty (80) residential units and 21,705 Square Feet of commercial space. Applicant / Owner: 316 Main Street Owner LLC (Eric Baxter); Consultant: MASS Design Group; Zoned Poughkeepsie Innovation District – Historic Core (PID-HC) Subdistrict; Grid #6162-77-091064; File #2021-003

Brian Veltre recused himself for this item.

Presenting: Eric Baxter, applicant/owner.

October 18, 2022 Minutes approved

Motion: Marjorie Smith   Second: Nick DaLuccia   Carried: 5:0:0

Presented reasons for the delay getting started with the project. Applicant does anticipate that work can begin in March.

The Board made the motion with regard to file 316 Main Street file 2021-003, in view of the recommendations, that the board extend the approval for a period of one year from the expiration of the original approval that will allow the applicant until September 21, 2023 to file for and obtain a building permit.

**Motion:** Margorie Smith

**Second:** Sean O'Donnell

**Carried:** 5:0:0

#### **IV. PUBLIC HEARINGS FOR SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS**

##### **1. 135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION**

Applications for Site Plan Review and Subdivision for subdivision of the property at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot. Owner: Omni New York; Applicant: Tinkleman Architecture; Consultant: Ken Casamento/LRC Group; Grid #6062-76-911183; Zoning District: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

Presenting: Ken Casamento, LRC Group

Plans have not changed significantly. The soil maintenance protection plan was done for the site. The applicant will add some notes to the grading and drainage plan regarding that as the plan is resubmitted. The applicant changed some trees on the landscaping plan to include some with more longevity such as an Allegheny Service Berry variant and some pollinator species. Applicant did re-submit to SHPO. The Fire Department has given their approval for the truck turning needs and the applicant confirmed that water connect will be on the Main Street water main.

It was noted that a full SWPPP has not been prepared but that it will be completed once plans are confirmed. It will be done for the final site plan approval.

Ken Spilberg, senior vice president development, Omni New York, the owner, addressed concerns regarding the maintenance of the building after construction, past violations and their remediation. Natalie Quinn spoke to the fact that Admiral Halsey I has worked with the City of Poughkeepsie to ensure that all onsite and offsite contacts are available and correct.

Sean O'Donnell recommended adding some taller trees, especially along North Perry Street in areas where the fire department does not require lower plantings.

With regard to file numbers 2021-037 and 38 135 Main Street it was moved to open the public hearing.

**Motion:** Marjorie Smith

**Second:** Rosaura Andujar-McNeil

October 18, 2022 Minutes approved

Motion: Marjorie Smith Second: Nick DaLuccia Carried: 5:0:0

**Carried: 7:0:0**

Speakers:

Naomi Brooks of South Grand Avenue - Comments have been submitted in writing and are on record in the project file at City Hall.

Laurie Sandow of South Grand Avenue - Comments have been submitted in writing and are on record in the project file at City Hall.

Public Hearing was adjourned to the November 15, 2022 Planning Board Meeting

**Motion:** Marjorie Smith

**Second:** Rosaura Andujar-McNeil

**Carried: 7:0:0**

- There was some change to the Part III of the SEQR regarding the solid management
- Sean O'Donnell and the board discussed the landscaping in reference to the impact on plants, land and also the community character. It was decided that this was more of a site plan than SEQR issue.
- Rosaura Andujar-McNeil was concerned about the management of the property. It is not part of SEQR but let it be noted that the board would be interested in the long term management of this project, both of the existing building and the new building.
  - Alec Gladd, Cuddy & Feder, applicant's attorney, commented that the long term maintenance is getting into the internal business operations of the use, which is a little bit outside the purview of the planning board. But the applicant does want to address concerns of the board and will discuss the matter further when they return before the board.

Statement of Negative Declaration for SEQR:

WHEREAS, the Planning Board has received applications for site plan review and subdivision for subdivision of the parcel at 135 Main Street into two lots of record and construction of a new building containing 72 dwelling units on the new lot, with the original lot containing an existing 119 unit multiple dwelling, including reconfiguration of off street parking in open space.

WHEREAS, the application was accompanied by additional materials, including a subdivision plat sub one with a revision date of March 22nd, 2022 and a site plan SP-1 with a revision date of July 25th, 2022 prepared by Rodney Morrison, LPE, LRC Group and Supplemental Materials; and,

WHEREAS, public hearings were held on the application on March 15, May 17th and September 20th, and the option application is considered to be an unlisted option action under SEQR; and,

WHEREAS, on September 21st, 2021, the Planning Board declared itself lead agency for SEQR and on August 9th, 2022, the Zoning Board consented to the Planning Board being

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Motion: Marjorie Smith Second: Nick DaLuccia Carried: 5:0:0

the lead agency for SEQR; and,

WHEREAS, the action is more fully detailed in the full environmental assessment form, with a revision date of March 21st, 2022 prepared by Ken Spielberg and the application and plans outlined above; and,

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in six 17.7 c1 1 through 12 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 Board hereby adopts a Negative Declaration, but conditioned that the following be provided:

- Submission of a revised letter from the State Historic Preservation Office (SHPO); and,
- Approval of Storm Water Pollution Prevention Plan (SWPPP) by the City Engineer

**Motion:** Marjorie Smith

**Second:** Brian Veltre

**Carried:** 7:0:0

**2. 117 NORTH HAMILTON STREET** Application for site plan review relative to proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Two structures with 34 off-street parking spaces planned. Owner: 117 N Hamilton, LLC/North Hamilton Parcel LLC; Applicant: Baxter Development Corp.; Consultant: Rohde, Soyka & Andrews, Consulting Engineers, PC; Grid #6162-63-271278/266293; Zoning District: Light Industrial (I-1) District; File #2022-020

Brian Veltre Recused himself for this item.

Presenting: Eric Baxter, Development Team

Confirmed that variances were approved at the ZBA. The main changes have been the reduction of parking spaces to accommodate Fire Department requirements and Zoning ordinances, the reveal paneling to match the color of the retaining wall, the color of back building, all engineering comments and most fire comments have been addressed. The fire comments received this week will be added as conditions.

The board asked about the 100 Year Floodplain Permit. Mr. Baxter mentioned that the building was raised above the floodplain and that the permit will be completed. Also the Board requested that the applicant have their engineer respond in more detail regarding the storm water management. Sean O'Donnell made requests that the applicant be attentive to choosing plantings that are native, with a longer life span and pollinators.

Open Public Hearing

**Motion:** Marjorie Smith

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Motion: Marjorie Smith Second: Nick DaLuccia Carried: 5:0:0

**Second:** Nick DeLuccia

**Carried:** 7:0:0

Speaker:

Laurie Sandow of South Grand Avenue – Spoke in opposition off the application, feels the property has been poorly managed in the past. She requests that the board enforce hours of use.

The board asked Mr Baxter to confirm the hours of operation proposed in his application as six days per week, 8 to 10 hours per day from 7 a.m. to 5 p.m. which he confirmed as being correct.

Natalie Quinn requested review of details of the application before final decisions were made whether to adjourn or close the public hearing.

The comments from MASS Design were reviewed in detail, such as material choice, lighting plan, landscape plan, fencing, permeable pavement, signage, building utilities.

Close Public Hearing

**Motion:** Marjorie Smith

**Second:** Rosaura Andujar-McNeil

**Carried:** 7:0:0

**3. 176 Rinaldi Boulevard: Site Plan** Application for site plan review relative to the proposed two-story accessory building with a building footprint of 1,000 square feet, gross floor area of 1,800 square feet and unattached canopy located in the parking area. Owner/Applicant: Poughkeepsie Waterfront Development, LLC; Consultant: Tinkelman Architecture, PLLC; Grid #6061-26-744884; Zoning District: Waterfront District; File #2022-035

Presenting:

Joe Bonura, one of the principals of Poughkeepsie Waterfront Development  
John Leichter, Tinkelman Architecture  
Steven Tinkelman, Tinkelman Architecture

Joe Bonura outlined what the Grandview is, it's current use, proposed accessory building and portico and justification for the addition of both. He addressed the Fire Department comments and fire alarms will be added, the building is too small to require sprinklers or a fire suppression system. The engineering comments included those referencing the brownfield nature of the property but the brown fields are located farther south of the property and are of no concern or impact. There is no impact on increased utility usage as the use is not being increased. The portico did cause an issue because it was too close to the City force sewer main. The end result was that the applicant changed the portico to be like the event area and made it a tent structure that could be removed if the City needed access to the sewer main.

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Motion: Marjorie Smith   Second: Nick DaLuccia   Carried: 5:0:0

Marjorie Smith was opposed to the location of the drop off and the appearance. The board discussed the portico at length. The applicant decided to remove the portico from the site plan to facilitate approval. The applicant also went into detail regarding the wedding cottage, the architectural design. The applicant and board continued with a detailed discussion about the architecture.

With regard to 176 Rinaldi Boulevard the site plan, file number 2022-035 a motion was made that the board open the public hearing.

**Motion:** Marjorie Smith

**Second:** Nick Deluccia

**Carried:** 7:0:0

Speakers:

Naomi Brooks of South Grand Avenue - Spoke in opposition to the project and recommended that it be presented to the Waterfront Committee before building permits be issued. Comments have been submitted in writing and are on record in the project file at City Hall.

Ethan Rignanese, 16 Hurlihe St., Poughkeepsie - Spoke in opposition to the project for various reasons including but not limited to environmental, parking and docking concerns.

Laurie Sandow of South Grand Avenue – Spoke in opposition to this project, feels it is more use, concerned with parking, opposed to the “walk on” of the applicant last meeting.

Natalie Quinn addressed some of the concerns from the public regarding walk on applications, the environment and Water Front Committee review.

Motion to close the public hearing

**Motion:** Marjorie Smith

**Second:** Nick Deluccia

**Carried:** 7:0:0

Applicant addressed some of the issues brought up by the public. There will be no increase in business thus no need for additional parking, the brownfield easement is south and does not interfere any way, and because of concern for blocking views and other reasons, the portico will be removed from the plan at this time.

With regard to our file for regarding 176 Rinaldi Boulevard.

WHEREAS, the Planning Board has received an application for the proposed two story accessory building with a building footprint of 1000 square feet, a gross area of 1800 square feet; and,

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Motion: Marjorie Smith   Second: Nick DaLuccia   Carried: 5:0:0

WHEREAS, the application is considered to be a Type two action under SEQR; and,

WHEREAS, the applicant submitted a short environmental assessment form which adequately describes the proposed action; and,

WHEREAS, the action is more fully detailed on plans by the TINKELMAN architect with a revision date of August 23rd, 2022, and supplemental documents that upon completion of the project prior to the issuance of the final certificate of occupancy and as built site plan set shall be approved to the Planning Department for Certification of compliance with the Planning Board approval; and,

I would move that the board grant site plan approval relative to file 2022-035 as outlined above with the provision that reference to a portico or port cohere or whatever that structure might be referenced as, is essentially eliminated from this site plan consideration and that all conditions are satisfied, and that shall include engineering and fire department comments, to the satisfaction of the respective department.

**Motion:** Marjorie Smith

**Second:** Brian Veltre

**Carried:** 5:2:0

Rosaura Andujar-McNeil commented on her concerns with how quickly the decision was made. Natalie Quinn, the applicant and the Board addressed some of her concerns.

Motion to adjourn to November 15, 2022

**Motion:** Marjorie Smith

**Second:** Ann Saylor

**Carried:** 7:0:0

For more details regarding the meeting, please visit the [Meeting Webcast](#) or the [Agendas and Minutes](#) page on the [City of Poughkeepsie](#) website.

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Motion: Marjorie Smith   Second: Nick DaLuccia   Carried: 5:0:0