



City of Poughkeepsie Planning Board

Common Council Chambers

Tuesday, October 18, 2022 6:00 PM

APPROVED Meeting Minutes

ATTENDANCE:

Board Members

Nick DeLuccia

Marjorie Smith

Anne Saylor

Sean O'Donnell.

Brian Veltre

Rosaura Andújar-McNeil arrived late 6:08 PM

Excused

Robert Levine, Esq.

Robert Mallory

Staff

Natalie Quinn, Development Director for the City of Poughkeepsie

Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:01 PM

II. APPROVAL OF MEETING MINUTES

1. Approval of September 20, 2022 Minutes

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried:5:0:0

III. EXTENSION APPROVALS

- 1. 58 PARKER AVENUE: OFFICE AND OPEN SPACE** Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77- 6162-62-148369 and 6162-54-125385; File #2021-045

Review was postponed to the end of the meeting.

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 with the original lot containing an existing multiple dwelling with 119 units, including reconfiguration of off-street parking and open space. 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

ADJOURNED UNTIL NOVEMBER 15, 2022

- 2. 117 NORTH HAMILTON STREET** Application for site plan review relative to the proposed wholesale storage, warehousing, manufacturing, creative, retail, contracting business. Two structures with 34 off-street parking spaces are 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

Brain Veltre recused.

Motion to open the public hearing

Motion: Marjorie Smith

Second: Sean O'Donnel

Carried: 4:0:0

No Speakers

A motion the adjourn until November 15, 2022

Motion: Marjorie Smith

Second: Sean O'Donnel

Carried: 4:0:0

Rosaura Andújar-McNeil arrived late 6:08 PM

V. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

- 1. 21 FOX STREET** Application for site plan amendment relative the proposed construction of a 12x28 foot (336 square foot) storage shed in the parking lot of the property. Owner/Applicant: Fox Street Condominiums, LLC; Grid #6061-52-911953; Consultant: LaBella Associates; Zoning District: Research & Development (R&D) ; File#2022-043

Speaker Steve Alex, LaBella Associates

Mr. Alex described the project. A pre-constructed 12x28 foot shed to be used as storage for equipment currently stored on a lot that is to be sold. It is to be placed in a section of the building parking lot that is almost always empty. The shed will not be in a permanent foundation, but blocked up and leveled. It is temporary until other real estate is found that can be used as a shop and house the equipment.

Natalie Quinn discussed the Fire Department's comments that were received before the meeting regarding fire hydrants and hazardous material signage.

The board had no further questions.

Anne Saylor read the motion for approval:

With regard to our file number 2022-043, the application at 21 Fox Street.

Insofar as the Planning Board has received an application from Fox Street Condominiums, LLC for the Site Plan Amendment relative to the proposed installation of a 12 by 28 foot, that would be 336 square foot, storage shed in the parking lot of 21 Fox Street, and that the application is classified as a Type two action for the purposes of SEQRA requiring no further environmental review.

The action is more fully detailed on a site plan prepared by the Chazen companies dated October 3rd, 2022 and supplemental documentation.

I would move that the board grant site plan approval relative to the proposed installation of the 12 by 28 foot storage shed in the parking lot.

With the conditions that the information documented on the report from the fire department dated October 18th, 2022, regarding the location of the hydrants as well as some placarding and SDS sheets of disclosures as indicated, be satisfied.

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 6:0:0

VI. EXTENSION APPROVALS (cont.)

- 1. 58 PARKER AVENUE: OFFICE AND OPEN SPACE** Application for Site Plan Review relative to the conversion of the existing former industrial complex at 58 Parker Avenue to workspace (offices) for Scenic Hudson, including development of a surface parking lot on the north side of Parker Avenue. Owner/Applicant: Northside Junction, LLC (Caroline Alsup/Scenic Hudson); Consultant: MASS Design Group; Zoning District: Walkway Gateway District Mixed Use Commercial Subdistrict (G-CM) Grid #6162-77- 6162-62-148369 and 6162-54-125385; File #2021-045

Presenter; Caroline Aslup, project director for 58 Parker Avenue at Scenic Hudson.

Ms. Aslup explained there was a delay from the National Park Service this summer and could not start work until that was received. The applicant now has full historic tax credit approval for the project. Construction is planned to start in the Spring to avoid the upcharge for working on frozen ground.

The board had no further questions.

With regard to our file number 2021-45, that being 58 Parker Avenue office conversion.

Based upon these presentations and circumstances, I would move to extend the approval date to October 19th, 2023.

Motion: Anne Saylor

Second: Rosaura Andújar-McNeil

Carried: 6:0:0

VII. PLANNING BOARD BUSINESS

1. Presentation by Development Director, Natalie Quinn, on the [Draft Zoning Board Regulations](#).

Natalie Quinn presented details about the zoning board proposed changes.

- Board five regarding changes that are being made and how those tie back to priorities that were put in place through the comprehensive plan.
- Suggested that the board take a look at the draft and then apply the proposed zoning code to an actual parcel in the city
- Confirmed that comments are being taken on the website and logged by the consultant.

There was further discussion regarding the changes to the Zoning Code.

6:38 PM Motion to adjourn the meeting to November 15, 2022.

Motion: Marjorie Smith

Second: Rosaura Andújar-McNeil

Carried: 6:0:0

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

At December 20, 2022 a motion was made to approve October 18, 2022 meeting minutes:

Motion: Marjorie Smith

Second: Nick DeLuccia

Carried: 7:0:0