



City of Poughkeepsie Planning Board

Common Council Chambers

Tuesday, November 15, 2022 6:00 PM

APPROVED MEETING MINUTES

Attendance:

Robert Levine, Esq.

Robert Mallory

Nick DeLuccia left at 6:44

Marjorie Smith

Sean O'Donnell arrived at 6:06

Excused:

Rosaura Andújar-McNeil

Brian Veltre

Anne Saylor

Staff:

Natalie Quinn, Development Director for the City of Poughkeepsie

Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:05 PM

II. APPROVAL OF MEETING MINUTES

1. Approval of October 18, 2022 Minutes

Motion: Marjorie Smith

Second: Robert Mallory

Carried: 3:0:2

Motion does not pass due to two abstentions

III. 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

APPLICATION REVIEW POSTPONED TO DECEMBER 20, 2022 MEETING

Motion to Open the Public Hearing

Motion: Marjorie Smith

Second: Robert Mallory

Carried: 5:0:0

No Speakers

Motion to Adjourn the Public Hearing and Review to December 20, 2022

Motion: Marjorie Smith

Second: Robert Mallory

Carried: 5:0:0

IV. SITE PLANS/SPECIAL PERMITS/SUBDIVISIONS

1. **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

APPLICATION REVIEW POSTPONED TO DECEMBER 20, 2022 MEETING

2. **20-72 VASSAR FARM LANE** Application for site plan review relative to the proposed .77 acre permeable pavement parking lot with 40 parking spaces. Owner/Applicant Vassar College; Consultant LRC Engineering & Surveying, DPC; Grid #6161-02-900650; Zoning District Research and Development (R-D) Light Industrial (I-1) District; File #PB2022-049

Presenting:

Marianne Begemann, Dean of Strategic Planning and Academic Resources at Vassar College

Rob Morrison, LRC Group

Ms. Begemann summarized the project as the intent to create a more inviting entrance to the ecological preserve by adding a small 40 car permeable parking area 309 feet from Hooker Avenue and a pedestrian path. The area is already used for temporary parking. The parking in the back by the community gardens and sports field will remain for the gardens etc. The front lot is intended for people using the grounds for hiking, biking and other similar activities. It will also be used for the Farm Project pick-up.

The pedestrian path is intended to give pedestrians a safer route into the preserve. It is only about 5 feet wide. Bike traffic is expected to use the road for entry.

Landscaping was discussed. Because the lot is set so far back from the road, the cars won't really be seen from the road. There are some plantings shown on the plans but would request being able to limit those. The applicant feels that having them there draws attention away from the natural features and to the lot. There already are a few trees on the lot. The intent is to mow the field less frequently to allow it to grow up more naturally. It would be mowed only when needed for large events such as commencement. Because the property is not open at night, there is no proposed lighting.

Robert Levine suggested adding a slight berm to the Hooker Avenue side of the lot for some added protection from visibility but also would maintain the natural look of the field.

Marjorie Smith inquired about snow removal. Mr. Morrison stated that the permeable lots tend to retain less snow because they retain a constant higher temperature. Snow removal would be minimal.

The applicant has discussed the need for a permit from the NYS Department of Transportation because of the proximity to a state road and intersection. They will be involving the DOT and getting the required permits from them.

It was agreed that a public hearing would not be necessary.

Motion made to circulate the application to the appropriate agencies

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried: 5:0:0

V. SIGN PERMITS

1. MID-HUDSON DISCOVERY MUSEUM - 75 NORTH WATER STREET

Application for sign permit for a freestanding monument sign with a message board. Owner/Applicant Mid-Hudson Discovery Museum; Consultant GNS Sign Group; Grid #6062-66-738231; Zoning District Waterfront District (W); File #PB2022-040

Presenting: Jeff Sasson, Executive Director Mid-Hudson Discovery Museum
Nancy Forrest, GNS Group

Mr. Sasson summarized the recent history of the museum from a financial standpoint.

Robert Levine expressed great concern that the street is one of the narrowest streets in Poughkeepsie and feels that the museum cannot be overlooked when driving. The sign itself seems too large for the location. This concern was mentioned several times throughout the meeting by other members of the board.

The message screen is 6 feet wide. It allows the applicant to thank donors, announce children's birthdays, announce special events etc. Natalie Quinn reminded the applicant later that messages could only be announcing activities. The use to thank donors or to announce birthdays is prohibited by the code.

Marjorie Smith is concerned about a lighted message board being across the street from a residential piano factory building. Mr. Sasson confirmed that it would only be illuminated during office hours.

Sean O'Donnell also stated he felt the sign is larger than it needs to be. It does not seem to fit into the river front and historical nature of the area. Mr. Sasson has taken into account the historic nature of the area and has taken measures to preserve some of the historic features of the museum. Mr. Sasson stated that

another reason for the size of the sign base is to deter the use of the front of the museum to be used as a public parking area for delivery trucks etc.

Robert Levine requested that the applicant return and present the board with some other options. There is overall concern regarding the location of an illuminated sign of that size on such a narrow street and across from a residential building in a historic area. He feels it would be better to be presented with some other options before having a public hearing.

Motion was made to Adjourn Review to December 20, 2022

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried: 4:0:0

7:04 PM Motion to adjourn the meeting to December 20, 2022.

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried: 5:0:0

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 November 15, 2022 meeting minutes:

Motion: Marjorie Smith

Second: Sean O'Donnell

Carried: 4:0:3 (Rosaura Andújar-McNeil, Brian Veltre, Paul Ackerman)