



CITY OF POUGHKEEPSIE PLANNING BOARD

APPROVED Meeting Minutes

Common Council Chambers

Tuesday, February 22, 2023 6:00 PM

ATTENDANCE

Anne Saylor
Rosaura Andújar-McNeil
Robert Mallory
Sean O'Donnell
Paul Ackerman
Brian Veltre

EXCUSED

Marge Smith
Nick DeLucca

STAFF

Natalie Quinn, Development Director
Lori Garcia, Board Administrative Assistant

I. CALL TO ORDER 6:06 pm

II. APPROVAL OF MEETING MINUTES

Approval of January 18, 2023 Minutes

Motion: Paul Ackerman

Second: Sean O'Donnell

III. PUBLIC HEARINGS

1. 75 N WATER STREET: MIDHUDSON DISCOVERY MUSEUM -

Sign review regarding freestanding monument sign with 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: Nancy Forrest, GNS Sign Group

Jeff Sasson, Executive Director Mid-Hudson Discovery Museum

Anne reviewed the recommendations by:

o Waterfront Advisory Committee

- Action furthers policies 19 and 20 in the LWRP
- In regards to LWRP policy 23
 - Limit the hold time
 - Match the monument brick to the building
 - Use native landscaping around the sign and in planting beds

o County Comments

- County did not recommend that the board approve the sign
 - Concerned about increased impacts on surrounding community
 - This type of sign can be distracting
 - The shown image looks to be a video (although applicant confirmed that was not the intent)

- Sign is both Freestanding and an electronic message board therefore both sections of the sign code applies regarding colors and word count

Nancy Forrest replied to these comments:

- Based on many studies done, these signs are not distracting. Presented a study by the DOT regarding digital billboards. She did not have reference to other specific studies.
- The display picture is the standard illustration from the manufacturer, not a representation of what will be displayed by the museum.
- She understands the application will need to go to the ZBA for variances for the sign colors, word count and display change times.
- The changes to the dimensions of the sign and landscaping were summarized.
- Referenced the study done for the Museum by the manufacturer regarding foot candles showing there are less than 2 foot candles at the property line.

Rosaura asked about the foot candles that would reach the piano factory across the street. Nancy stated that the sign is perpendicular to the piano factory and the LED lights would not reach there as the light emitted will straight forward from the sign and not arcing.

Jeff pointed out that the public expressed desire to have more lighting in the area and that there are large, bright, lights already at the piano factory across the street.

A motion was made to open the public hearing

Motion: Rosaura Andújar-McNeil

Second: Sean O'Donnell

Carried: 6:0:0

Judy Fallon, employee at 82 N Water Street

Nicole Rios, employee at 82 N Water Street

A motion was made to close the public hearing

Motion: Rosaura Andújar-McNeil

Second: Sean O'Donnell

Carried: 6:0:0

The applicant was instructed to present the application to the ZBA to seek variances and return to the planning board once that is received. The applicant was also reminded that, because of the county's recommendations, the applicant will need a majority vote plus one to receive an approval from the Planning Board.

IV. SITE PLANS

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

Presenting: Steve Tinkleman, Tinkleman Architecture

Robert Turner, Tinkleman Architecture

The improvements and changes were summarized:

- Courtyard and its activation.
- Directional path was added to the planting beds across the parking lot.
- Landscaping and planters were added to the front of the building.
- How the mechanical units on the roof are hidden.
- The glass by the entrance and courtyard that allow for transparency.
- Walkway systems from North Perry to the porte cochere improved.
- Storm water system connections explained.
- Updated utility report was presented.

Rosaura expressed concerns about the property management of this building. It was confirmed that Hudson River housing will not be doing the long term maintenance. Omni and their management partner will be handling that.

A motion was made for approval:

WHEREAS, the Planning Board has received applications for the property located at 135 Main Street from Omni New York, LLC, for Site Plan and two-lot Subdivision approval to permit the construction of a new multifamily building, Admiral Halsey II (the “Project”), consisting of 72 income restricted senior dwelling units on a new lot with the original lot containing the existing 13-story Admiral Halsey I multifamily building which consists of 119 income restricted senior dwelling units, and includes reconfigured off-street parking and usable open space which is shared between the two lots and designed to operate as a single-integrated development; and,

WHEREAS, the Project is located in the Urban Density Residence Zoning District (R-6), which district is intended to provide areas for very intense residential development; and,

WHEREAS, the Applications were first presented to the City of Poughkeepsie Planning Board September 21, 2021; and

WHEREAS, the applications were accompanied by the Site Plan prepared by Rodney E. Morrison, LPE, LRC Group, last revised February 3, 2023, and Subdivision Plat prepared by Rodney E. Morrison, LPE, LRC Group, last revised February 3, 2023 and supplemental materials as fully set forth in the attached “Application Materials and Review History”; and,

WHEREAS, the Applications are an Unlisted Action under the State Environmental Quality Review Act (“SEQRA”); and,

WHEREAS, the Planning Board declared its intent to serve as SEQRA Lead Agency and conduct a coordinated review on September 21, 2021; and,

WHEREAS, the Planning Board circulated the Full Environmental Assessment Form and application and plans to all interested and involved agencies; and,

WHEREAS, the Zoning Board of Appeals, at its August 9, 2022 meeting, consented to the Planning Board serving as lead agency for the purposes of SEQRA; and,

WHEREAS, at the September 20, 2022 meeting the Planning Board as Lead Agency of the coordinated SEQRA review adopted a Negative Declaration in accordance with Article 8 of the Environmental Conservation Law and 6 NYCRR 617 and City Code §§ 19-6.4 and 19-4.17; and,

WHEREAS, the Applicant submitted to the New York State Historic Preservation Office (SHPO) and receive a letter stating “No Adverse Effect” dated November 17, 2020 and, after resubmitting changes, again on October 12, 2022; and,

WHEREAS, at the December 22, 2022 meeting of the Zoning Board of Appeals the requested variances were unanimously approved after duly noticed public hearings were held on February 9, 2022, March 8, 2022, May 10, 2022, August 9, 2022, and November 8, 2022; and,

WHEREAS, the Planning Board opened a public hearing on this application on March 15, 2022, and, as the City returned to in-person meetings, re-noticed and re-opened the hearing for the first time on May 17, 2022 and asked the applicant to re-notice the hearing for the second time for the Planning Board’s September 20, 2022 meeting due to the length of time between the May and September hearing, which was continued on November 15, 2022, December 20, 2022 and January 18, 2023 when the hearing was closed; and

WHEREAS, the Applicant has developed a robust record in support of the project as set forth in the attached “Application Materials and Review History” incorporated herein by reference, taking into consideration comments of the Planning Board, the Zoning Board of Appeals and the public.

NOW THEREFORE BE IT FURTHER RESOLVED that the City of Poughkeepsie Planning Board hereby grants the following approvals:

1. Final Subdivision approval to 135 Main Street for the creation two lots of record as shown on the subdivision plat dated 6/17/2021, with last revision date of 2/3/2023; and
2. Site Plan approval as shown on the plan dated 11/29/2022, with last revision date of 2/3/2023, for the construction of a new building, Admiral Halsey II, containing 72 dwelling units and 33 off street parking spaces on the new lot as detailed in the above referenced application, and
3. These approvals are subject to the following conditions:
 - Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established.

- Upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval
- Comments 1-6 noted on a letter from the engineering department dated 2/7/2023 shall be addressed to the satisfaction of that department.

Motion to Approve and receive in print.

Motion: Robert Mallory

Second: Sean O'Donnell

Carried: 6 0 0
 Aye Nay Abstention

2. **SOUTH AVENUE LOT #937583: MULTIFAMILY RESIDENTIAL BUILDING**

Application for Site Plan Review for property at South Avenue lot of record #6061-52-937583 for construction of 87-unit, 5-story mid-rise multifamily residential development with 60 underground and 84 surface-level parking spaces. South Avenue Real Estate Associates LLC Owner/Applicant: Michael Abuladez, CEO, Argo Development; Consultant: Christopher Lapine, P.E., LEED AP, LaBella Associates; Grid #6061-52-937583; Zoning District: R-D Research and Development District; File #2022-055

Presenting: Christopher Levine, LaBella Associates

Michael Arbogast, Applicant

Michael McCormack, McCormack and VanVoorhis Architects

Kathy Tether, McCormack and VanVoorhis Architects

The project was summarized and some of the changes pointed out that were made since last meeting:

- Parking was decreased to 155 spaces which allowed for better access for fire apparatus, increased landscaping space and additional open space. It will require the application to go before the ZBA to ask for a variance
- There was landscaping added but Michael expressed the desire to plant more trees along the South Ave. frontage of the property and was hoping to come to some sort of compromise with the Fire Department regarding that area.
- A “pocket park” was added to the northwestern corner with trees and benches.
- It was acknowledged that the lighting fixtures on the building needed to be more in line with the architecture of the building.
- The architecture is described as “sleek and chic”. It has a lot of window mass letting in a lot of light into the units.
- The entrance on South Ave. was made to be a stronger presence:
 - The stairs were widened to include a sitting area on one side
 - There is landscaping on either side of the entrance
- The “City of Poughkeepsie” was tied into the architecture by using the pattern of lattice work at the top of the mid-Hudson bridge in the railings for the balconies
- The roof top has an area where people can go. There is screening provided for any mechanical equipment there. The aim is that the mechanicals will not be seen from the street.

Chris Kroner, architectural consultant from MASS Design, gave a summary of things discussed during review meeting and his thoughts on some of the changes to the architectural design:

- Still concerned with the lack of trees lining South Ave. Anne mentioned later that they were more than aesthetic, they can also add to safety causing drivers to drive a bit slower.
- The plans regarding the “pocket park” seem to be for passive activities. He was wondering if there was an intent to have any active participation items such as gardening.

Rosaura pointed out the discrepancy between the NRI and the DC mapper regarding the existence of wetlands. Chris explained that the wet areas were notice and that they are depressions on the site from past soil. The soils in these areas are sandy gravel. They percolate very well and are not conducive to standing water.

Anne requested a view of the proposed property from Rt 9.

A better understanding of the lighting for the balconies and night rendering was also requested.

Details of the South Ave. facing side of the building and the balconies were discussed with the board. It was recommended to remove the plantings on the balconies. It portrays a false sense of landscaping. .

The Board decided that the project should have a public hearing but it is too soon to do that. The applicant must appear before the ZBA for parking variances and a coordinated review for the purposes of SEQRA will be done.

3. 117 NORTH HAMILTON STREET

REVIEW POSTPONED TO MARCH AT APPLICANT’S REQUEST

4. 45 READE PLACE: SITE PLAN AMENDMENT

Application for site plan amendment relative to the wayfinding signage on the Vassar Brothers Hospital campus 45 Reade Place and 1 Columbia Street; Owner: Vassar Brothers Hospital; Applicant: Michael Zolnik; Consultant: Tracey Diehl, Expedite the Diehl; Grid #6061-43-843721 and #6061-35-84-11783; Hospital-Medical (H-M) District; File# 2022-053

Speaker: Mike Zelnick, Vassar Brothers Medical Center and NuVance Health

Michael pointed out some of the changes to the new plan set:

- Added a table of contents with page numbers to the title page.
- Labeled the signs that had already been approved on that page instead of on the title page.
- Adjusted the location of the “Ambulance Only” sign at the emergency department entrance.
- At the entrance of the drive to the Emergency department, “ambulance only passed this point” and a Do Not Enter symbol were added to the sign.
- Color coded building identifiers were added.
- The Reade entrance sign was added back into the book. The sign is existing but the face will be changed.

- There are two existing signs at the end of Columbia St. that were also added back in and will only have the face changed.
- One new freestanding sign was added by the old hospital entrance.

There was a motion to approve:

WHEREAS, the Planning Board has received an application for site plan amendment relative to the wayfinding signage on the Vassar Brothers Hospital Campus at 45 Reade Place and 1 Columbia Street; and,

WHEREAS, the applicant submitted a short EAF (Environmental Assessment Form) completed by Tracey Diehl on January 26, 2023, which adequately describes the proposed action; and

WHEREAS, this application for site plan is considered to be a Type II action under SEQRA; and,

WHEREAS, the action is more fully detailed on drawings revised February 15, 2023 prepared by Stratus Unlimited; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed amendment to wayfinding signage on the Vassar Brothers Hospital Campus at 45 Reade Place and 1 Columbia Street, with the following condition:

- Comments of Dutchess County Planning shall be addressed to the satisfaction of the city planning staff.

Motion: Anne Saylor
Second: Sean O'Donnell
Carried: 6:0:0

V. ADJOURN THE PLANNING BOARD TO MARCH 21, 2023

Motion: Paul Ackerman
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.

Minutes Approved March 21, 2023
Motion: Marge Smith
Second: Nick DeLuccia
Carried: 5:0:2 (Marge and Nick were excused in February)