



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
JANUARY 15, 2019**

Present

Daniel J. McCabe, Acting Chairman
Robert Mallory
Richard Mignault
Sakima McClinton
Patrick Moore
Anne Saylor
Marjorie Smith

Excused

Robert S. Levine, Esq.

Also present: Natalie Quinn, Senior Planner

The meeting was called to order at 7:00pm.

A motion was made to receive and approve the November minutes

Motion: Marjorie Smith

Second: Anne Saylor

Carried: 7:0:0

33 AND 35 ACADEMY STREET: MIXED USE DEVELOPMENT

Site Plan/Special Permit application for the conversion of the existing buildings, formerly a nightclub and an office building, into a mixed use complex containing a food court, a teaching kitchen, brewery, offices and 28 residential apartments. Owner/Applicant: 35 Acad Realty, LLC (Baxter); Consultant: Mackey Butts & Wise, LLP (Neil Wilson, Esq) Grid #6162-77-112003, 6161-21-104998, 6161-21-109995, 6161-21-118994; 6161-21-113993; Zoned C-2; File #2018-116

Appearing for the applicant were Eric Baxter, Rebecca Volk and Chris Kroner.

- The applicant provided the following updates:
 - Change in the apartment count
 - Clarification of “duplex.” Some of units will have two floors with stairs. Some are one-bedrooms.
- Anne Saylor observed that the elevations and renderings were slightly different. The applicant explained that the project would be more similar to the elevations.
- Patrick Moore asked the applicant to explain the window width. The applicant indicated that there are structural constraints with wood construction.

- Patrick Moore asked why the units were so relatively large compared to some of the other residential conversion/development the board has seen. The applicant explained that the size of the units was largely dictated by the width of the floor plate. The applicant also indicated that they wanted larger units.
- The applicant also indicated a willingness to dim lights and choose different tree species to address county comments.

The Board opened the public hearing on a motion by Marjorie Smith, seconded by Patrick Moore.

Laurie Sandow of South Grand Avenue spoke to the Planning Board about concerns relative to public notice of the public hearing, public opportunity to comment to the Planning Board on the application and the fact that Frank Skartados is still listed as the owner of the property at 33 Academy Street. She also raised concerns that no attention appears to be being given to affordable housing.

Dan McCabe indicated that there is a notice posted on the property, in addition to the mailed notices, to facilitate greater public awareness. All Planning Board meeting agendas are also posted on the city's website and noticed in the city's weekly newsletter that goes out to residents via email every Friday.

The public hearing was closed on a motion made by Marjorie Smith and seconded by Richard Mignault.

It is recommended that the Board adopt the following resolution regarding the proposed action:

WHEREAS, the Planning Board has received an application for Site Plan and Special Permit review for the proposed conversion of the existing buildings at 33 and 35 Academy Street, formerly a nightclub and an office building, into a mixed use complex containing a food court, a teaching kitchen, coffee shop, brewery, offices and 28 residential apartments.; and,

WHEREAS, the action is more fully detailed on drawings prepared by MASS Design LLC and LRC Group, revised December 18, 2018; and,

WHEREAS, this application for site plan is considered to be a Type II action under SEQRA, and as such, preparation of a "determination of significance" or a draft environmental impact statement. (E.I.S.) is not required; and

THEREFORE BE IT RESOLVED that the Board grant Site Plan and Special Permit approval regarding the proposed conversion 33 Academy Street and 35 Academy Street into a mixed use complex containing a food court, a teaching kitchen, brewery, coffee shop, offices and 28 residential apartments (with the following conditions):

- * Finalization of easements for access to loading area on the southside of 33 Academy via 35 Academy Street in a form acceptable to City of Poughkeepsie Corporation Counsel
- * The Lighting Plan shall be revised to satisfy the County recommendations
- * Tree species shall meet the recommendations of the Shade Tree Commission

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

305 CHURCH STREET: NONCONFORMING USE SITE ALTERATIONS

Site Plan application for alterations to a legally nonconforming use (four family dwelling in an R-2A Zoning District). Owner: YDF Investments, Inc.; Applicant: Don Fox; Consultant: The Beckwith Group (David Beckwith); Grid #6161-23-301914 Zoned R-2A; File #2018-120.

The Board was pleased to see that the astro-turf had been replaced with grass and a Japanese Maple tree.

WHEREAS, the Planning Board has received an application for Site Plan Review for proposed alterations to the property at 305 Church Street, containing a nonconforming use of a four unit multiple dwelling in an R-2A Zoning District, including expanded parking, drainage and landscape improvements; and,

WHEREAS, the action is more fully detailed on drawings revised January 8, 2019, prepared by The Beckwith Group; and,

WHEREAS, this application for site plan is considered to be an unlisted action under SEQRA, and received a negative declaration from the Planning Board on November 27, 2018; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval for the alterations to the property at 305 Church Street.

Motion: Marjorie Smith
Second: Richard Mignault
Carried: 7:0:0

21 LINCOLN AVENUE/COLUMBIA STREET: PARKING LOT: Site Plan and Special Permit review regarding the development of three adjoining parcels for use as an off-street parking facility for CareMount Medical. Applicant: CareMount Medical (Elmer Gudiel); Consultant: The Chazen Company (Caren LoBrutto); Grid #6061-36-876845, 889851 and 889852; Zoned H-M; File #2018-080.

Project Description

The applicant is proposing construction of a surface parking lot for approximately seventy-five vehicles. The project includes the demolition of an existing vacant two family dwelling and the merging of three lots of record (two properties fronting Lincoln Avenue and one fronting Columbia Street). Off-street parking as a principal use is permitted in the H-M district subject to Special Permit approval by the Planning Board, pursuant to the provisions of Section 19-3.35.(2)(b)(16) of the Zoning Ordinance. As a special permit use, a public hearing is mandatory.

This is considered an unlisted action under SEQR. The consultant is developing the EAF.

Appearing for the applicant, CareMount Medical, were Caren LoBrutto and Dave Young of Chazen

Engineering.

Comments from Applicant include:

Number of spaces rented off-site- 60

Hours of operation, 8am to 9pm

Applicant does not believe congestion is an issue

Facility would be gated

Dan McCabe wondered if on-street parking is a possibility

Marjorie Smith asked how far is the satellite parking lot from the building?

There will be a 6 foot high stockade fence around the perimeter of the parking lot

The Board would like to see a traffic study

Dan McCabe observed that since the proposed landscaping is on the internal side of the fence, the neighbors will just see the fence and not the landscaping

Patrick Moore asked why access is only from Lincoln Avenue and not Columbia

Applicant indicated they were open to investigating access to the new lot via the existing parking lot

The Board did not prefer Lincoln Avenue for ingress/egress

The Board adjourned the discussion on a motion by Marjorie Smith, seconded by Patrick Moore, without declaring itself lead agency, as no EAF has been submitted, or scheduling a public hearing, as the application is not yet complete.

A motion to adjourn the meeting was made by Marjorie Smith at 8:09pm, seconded by Anne Saylor. The motion carried unanimously.