



**CITY OF POUGHKEEPSIE  
PLANNING BOARD MINUTES  
MARCH 19, 2019**

Present

Robert S. Levine, Esq,  
Robert Mallory  
Richard Mignault  
Patrick Moore  
Anne Saylor

Excused

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: Patrick Moore

Second: Anne Saylor

Carried: 5:0:0

**148 CANNON STREET - RESIDENTIAL DEVELOPMENT**

Site Plan for the proposed conversion of a vacant former trade school to a multiple dwelling containing thirteen (13) dwelling units. Applicant: Kaylas Bhiri; Consultant: Whalen Architecture, PLLC (Stephen Whalen); Grid #6161-23-270945; Zoned R-3A; File #2018-089  
Appearing for the applicant were Eric Baxter, Rebecca Volk and Chris Kroner.

Natalie Quinn reviewed the project's history. Robert Levine explained Phase 1 and Phase 2.

The Board re-opened the Public Hearing.

Motion: Richard Mignault

Second: Patrick Moore

Carried: 5:0:0

There were no speakers.

The Board closed the public hearing.

Motion: Richard Mignault

Second: Patrick Moore

Carried: 5:0:0

### **12 VAN KLEECK DRIVE: ADDITION TO EXISTING MANUFACTURING USE**

Site Plan application for the construction of a 5,360 square foot addition to the rear of the existing manufacturing facility. Owner: Koshii Maxellum America, Inc. (Don Swanerb; Consultant: Donald Swartz, Swartz Architecture, DPC; Grid #6162-72-495243; Zoned I-1; File #2019-005

The applicant proposes a 5,360 square foot addition to the rear of the existing manufacturing facility for the purposes of housing a piece of equipment that the current building cannot accommodate.

The proposal is an Unlisted Action under SEQR and a Short Environmental Assessment form has been filed.

Don Swartz, architect for the project, and Don Swanerbury, applicant, appeared.

- The addition will be built on an outside storage area. It is a pre-engineered metal structure.
- Business has been in this location 20-25 years.
- Manufacture internal panels for railroad cars.
- Need new CNC machine to make synthetic railroad ties
- Currently have 35 employees
- Patrick Moore observed that elevations were not provided in the packet. Applicant will provide rendering.
- Hours of operation 7am-4:30pm, Monday-Thursday

The Board declared itself as Lead Agency for the environmental review of this application and direct that the plans be circulated.

Motion: Patrick Moore

Second: Anne Saylor

Carried: 5:0:0

The Planning Board waived the public hearing.

Motion: Patrick Moore

Second: Anne Saylor

Carried: 5:0:0

The motion carried unanimously.

### **387 MAIN STREET – MIXED USE**

Request for extension of Site plan and Special Permit Approval regarding changes in use to include 22 residential units and retail/professional space on first floor. Applicant: Greenberg and Cimmerring; Consultant: Gillespie & Stokosa Consulting Engineering, PLLC; Grid # 6162-78-173049; Zoned C-2 File#2017-068.

The Planning Board granted final site plan and special permit approval for the above referenced project at its meeting of March 20, 2018. The applicant is now requesting that the Planning Board,

pursuant to the provisions of Section 19-6.1(3)(a), which states “The approval of a site plan by the Planning Board shall be valid for a period of one year from the date thereof for purposes of obtaining a zoning and building permit. Failure to obtain such a permit within the time period shall cause the approval to become null and void. Upon application, for good cause shown, the Planning Board may extend the validity of the approval, one time, for a period not to exceed one year from the date the original approval expires.”

As a ministerial act (simple extension of a previous approval), this is a Type 2 Action not subject to further review or action under SEQR.

Under the provisions of section 19-6.1(3)(a), the Board extends the approval for a period of one year from the expiration of the original approval. This extension will allow the applicant until March 20, 2020, to file for and obtain a building permit.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby grants a one year extension of site plan and special permit approval for the conversion of the existing building at 387 Main Street to include 22 residential units, with retail/professional space on first floor. This approval will expire on March 20, 2020, and is not renewable.

Motion: Patrick Moore

Second: Anne Saylor

Carried: 5:0:0

There was discussion on the following:

- The new Poughkeepsie Innovation District
- Changes to SEQR
- Question for Corporation Counsel: will expansion be subject to the new code only for the expansion, or the entire project
- For training, on-line courses on available through PACE
- Review Code: does it require CE? Patrick Moore asked what counts as training and who mandates it?
- Affordance housing
- Robert Levin would like to have updates from building and police.

A motion to adjourn the meeting was made by Anne Saylor and seconded by Patrick Moore at 7:50pm. It carried unanimously.