

**CITY OF POUGHKEEPSIE
PLANNING BOARD
APPROVED MINUTES FOR MAY 17, 2022**

PRESENT

Robert S. Levine, Esq
Rosaura Andujar-McNeil
Nick Deluccia
Robert Mallory
Sean O'Donnell
Anne Saylor

EXCUSED

Marjorie Smith
Brian Veltre

City Staff present:

Natalie Quinn, Director of Development
Judith Knauss, Deputy Zoning Administrator
Chris Kroner, Architectural Consultant
Chris Mansfield, Architectural Consultant

The meeting was called to order at 6:15pm with the pledge of allegiance.

The minutes of the April meeting were approved on a motion by Rosaura Andujar-McNeil, seconded by Robert Mallory, with one abstention.

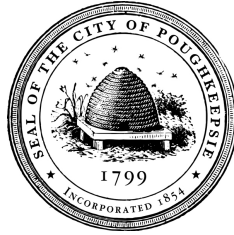
135 MAIN STREET: MULTIFAMILY RESIDENTIAL SUBDIVISION

Applications for Site Plan Review and Subdivision for subdivision of 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 119 unit multiple dwelling, 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; Zone: Urban Density Residence (R-6) District; File #2021-037 and 2021-038

On a motion by Anne Saylor, seconded by Sean O'Donnell, the Board opened the public hearing.

Public Comment:

Kevin Cook of Bridge Park Apartments on South Bridge Street spoke in opposition to the variances, particularly the parking variance. He indicated that Admiral Halsey has approached him in the past to inquire about renting/utilizing the off street parking at Bridge Park. He also expressed



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concern over the height of the new building, and that it would be over-bearing to his property, which contains two story buildings.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board unanimously voted to adjourn the Public Hearing to July 19, 2022.

185 SMITH STREET: EXPANSION OF NONCONFORMING USE

Application for site plan review relative to the proposed expansion of a nonconforming automobile repair business at 185 Smith Street. Owner: Ricky Auto Body, Inc; Applicant: Devan Jaikarran (Ricky Auto Body, Inc) Consultant: M. Gillespie & Associates Consulting Engineering, PLLC; Zone: Research and Development (R&D) District; Grid #6162-65-510286; File #2021-066

Appearing on behalf of the application was Michael Gillespie and Ricky Jaikarran who outlined and gave an update to project changes.

Hours of operation will be M-F 8-5, SAT 9-1 Doors may remain open during summer months.

There was general discussion about complaints relative to another automotive repair businesses in the area. There have not been any complaints about this business.

There was general discussion relative to the landscape plan, and that the landscaping will help to absorb sound and soften the appearance.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board opened the Board open the public hearing.

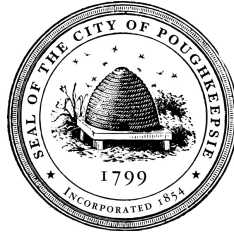
There was no public comment.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board closed the Board open the public hearing.

Following discussion, the Board approved the following resolution:

WHEREAS, the Planning Board has received an application from Devan Jaikarran for site plan review relative to the to the proposed expansion of a nonconforming automobile repair business located at 185 Smith Street, File #2021-066; and,

WHEREAS, this application for site plan is considered to be an Unlisted Action under SEQRA; and,



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WHEREAS, the applicant submitted a Short EAF adequately describing the proposed action; and

WHEREAS, the action is more fully detailed on a site plan prepared by M. Gillespie & Associates , revised April 26, 2022 and elevations prepared by M. Gillespie and Associates, dated February 22, 2022, and supplemental documents; and,

WHEREAS, the Board has compared the impacts that are likely to result from the action against those detailed in the Short Environmental Assessment Form, and has determined that there will be no significant adverse environmental impacts and therefore, a draft environmental impact statement will not be required;

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the File PB#2021-066 as detailed in the application and plans as referenced herein:

Motion: Anne Saylor

Second: Rosaura Andujar-MacNeil

Carried: 6:0:0

WHEREAS, the project received area variances from the Zoning Board of Appeals with regards the percentage of expansion and the number of parking space, on March 8, 2022; and,

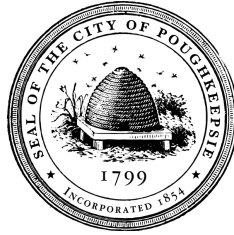
WHEREAS, Section 19-6.1 of the Zoning Ordinance provides that if the cost of improvements is anticipated to be in excess of \$30,000, a performance bond will be established to cover the cost of improvements, based on advice from the City Engineer: following the recommendations of the Engineering Department, a performance bond will be established; and,

WHEREAS, 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; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed expansion of the nonconforming autobody and auto repair facility at 185 Smith Street, File #2021-066 with the following conditions, if any:

- Proposed RSX1 LED lights shall use “external 360 full visor” and lights be directed so that foot-candles at adjoining property lines does not exceed 0.5. All LED light temperatures shall be set at 3500 kelvin or less.
- All comments of the Engineering Department and Fire Department be satisfied to the satisfaction of each department.

Motion: Anne Saylor



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Second: Rosaura Andujar-MacNeil
Carried: 6:0:0

15 NORTH CHERRY STREET

Application for site plan/special permit review relative to the proposed conversion of the existing building at 15 North Cherry Street from a warehouse to a multiple residence containing 42 dwelling units, including site improvements such as off-street parking, a playground and a dog park. Owner: North Cherry Holdings, LLC; Applicant: Chaim Hirsh; Consultant: AB Architekten and Lawrence J. Paggi Engineering; Grid #6162-77-092099; Zoning District: General Commercial (C-3) File #2022-011

Appearing on behalf of the application were Marc Ackerson, Michael Boice and Christian Paggi, who provided a project summary and update. Application for variances still pending before the Zoning Board of Appeals. Scheduled for the June 14, 2022 meeting.

Chris Kroner of MASS Design provided architectural comments.

There was discussion relative to access to the Fallkill Creek. The question of a possible easement was raised. A copy of the approved site plan for the project on Rose Street will be provided to the applicant.

On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, the Board opened the public hearing.

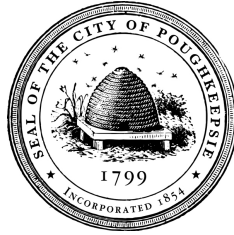
There was no public comment.

On a motion by Anne Saylor, seconded by Nick DeLuccia, the Board adjourned the public hearing to June 22, 2022.

There was general discussion relative to recognition of the use of the building as a cigar factory, tying it to the Underwear Factory across the street. There was general discussion relative to the lighting and whether it would be indirect on the staircase.

The question was raised as to whether or not there had been any contact with a salvage company. The project is not that far along.

47 CANNON STREET: MIXED-USE DEVELOPMENT



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Application for site plan review relative to the proposed mixed use development consisting of utilization of an existing two-story building with both vertical and horizontal expansion to construct an eight (8) story building containing a total of 66 units and 10,060 SF of commercial space for a restaurant and artisan manufacturing (brewery or distillery). Owner/Applicant: 47 Cannon Street LLC (James J. Sullivan); Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6162-77-086045; Zoning District: Poughkeepsie Innovation District - Urban Village (PID-UV); File #2021-056

At the April 2022 meeting the public hearing was adjourned to June 22, 2022.

Appearing on behalf of the application were James and Gina Sullivan, Kimberly Ryan from Liscum McCormack VanVoorhis, and Shawn Curran from LRC Group, who provided project updates.

There was general discussion relative to the issue of the height of the building, which has been resolved to be 8 stories, though it may appear from the street to be 9. The applicant conceded when asked that concessions had been made to achieve compliance.

There was general discussion relative to the location of the dumpster.

There was a determination by the Planning Board that the required number of parking spaces for the project is 68.

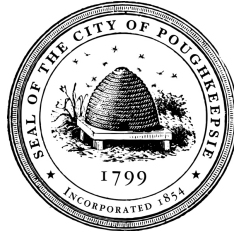
11-15 GARDEN STREET

Application for façade review relative to the proposed remodeling of the exterior of the existing building at 11-15 Garden Street. Owner: 11 Garden LLC; Applicant: Patrick Moore; Consultant: N/A; Grid #6162-77-092099; Zoning District: Poughkeepsie Innovation District - Urban Village (PID-UV); File #2022-007

Robert S. Levine, Esq, recused himself from consideration of the application, and excused himself from the remainder of the meeting.

Anne Saylor assumed the duties of the chair.

Appearing on behalf of the application were Patrick Moore, who described the project changes.



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Chris Mansfield provided an architectural review, indicating that the improvements were exciting to see.

There was extensive discussion relative to the appropriateness of materials. Rosaura Andujar-McNeil expressed concern that the design did not really blend with the historic architecture on Garden Street

WHEREAS, the Planning Board has received an application for facade review from Patrick Moore relative to the proposed remodeling of the façade of the building at 11-15 Garden Street, File #2022-007; and,

WHEREAS, this application for site plan approval is considered to be a Type 2 Action for the purposes of SEQRA, requiring no further environmental review; and,

WHEREAS, the action is more fully detailed on plans prepared by BAXTER, dated 5/3/22, and supplemental materials; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built plans shall be submitted to the Planning Department for certification of compliance with Planning Board approval:

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant facade approval relative to the proposed remodeling of the exterior of the building at 11-15 Garden Street with the following conditions:

- All proposed exterior lighting shall be kept at a temperature of 3000K or less
- The wood composite on the west elevation shall be changed to Corten Steel
- The artificial plant material at the northwest corner shall be changed to Corten Steel
- Color of Corten Steel to be black or brick, and the return shortened, as approved by staff and architectural consultant

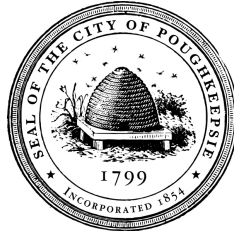
Motion: Anne Saylor

Second: Sean O'Donnell

Carried: 4:1:1

129-131 CANNON STREET: EXPANSION OF NONCONFORMING USE

Application for site plan/special permit approval for the proposed expansion of the nonconforming use at 129 (131) Cannon Street, including the construction of a 746 square foot addition, and the conversion of the third floor of the existing building to a live-work loft. Owner/Applicant: Cannon



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Street Collaborative/Daniel Rohde; Consultant: John V. Sullivan; Grid #6162-77-092099; Zoning District: Central Commercial (C-2) District; File #2022-010

Appearing on behalf of the application were John Sullivan and Daniel Rhode, who summarized the project.

There was general discussion relative to the elevations, particularly the new stairs proposed for the work/live loft. Material proposed is steel. Material and color options to be explored. The fact that the building is listed on National Register of Historic Places was noted, and clarification relative to the process for review was discussed. The additions to the building over the years total more than the original structure. The EFIS material on the addition will be painted to match existing additions.

As the work live loft is a special permit use, a public hearing is required. On a motion by Anne Saylor, seconded by Rosaura Andujar-McNeil, a public hearing be set for June 22, 2022.

At 9:25pm, a motion to adjourn the meeting made by Anne Saylor and seconded by Rosaura Andujar-McNeil was approved unanimously.

Approved June 14, 2022
Motion: Marjorie Smith
Second: Rosaura Andujar-McNeil
Carrie;; 5:0:1