



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
APRIL 16, 2019**

Present

Robert S. Levine, Esq.
Dan McCabe
Richard Mignault
Patrick Moore
Anne Saylor
Marjorie Smith

Absent

Robert Mallory
Sakima McClinton

Also present: Natalie Quinn, Senior Planner

The meeting was called to order at 7:02pm.

A motion was made to receive and approve the March minutes

Motion: Patrick Moore

Second: Richard Mignault

Carried: 6:0:0

30-36 COLUMBIA STREET: OFF-STREET PARKING LOT

Site Plan/Special Permit application for the proposed construction of an off-street parking facility with 71 spaces for Care Mount Medical. Owner: 36 Columbia Street LLC; Applicant: CareMount Medical (Elmer Gudiel; Consultant: Chazen Companies (Caren LoBrutto); Grid #616062-36-876845/889951/889854; Zoned H-M; File #2018-080

- Appearing for the applicant was Dave Young, Chazen Companies
- The applicant addressed revisions to the proposed site plan since the project was last before the Board
 - Ingress and egress to the proposed parking area has been removed from Lincoln Avenue. Access to the proposed lot is now solely through the existing parking area, accessed from Columbia Street.
 - The proposed parking area has been moved further away (15-20 feet total) from the backyards of the properties fronting Lincoln Avenue
- R. Levine appreciates the change in ingress/egress to the proposed lot. Requests list of members of the applicant LLC to ensure no conflict of interest between applicant and Board members.
- M. Smith requests clarification on stairs and switchback mentioned in original referral response from Dutchess County Planning.

- A.Saylor requests that applicant work with city planning/building/corporation counsel to determine opportunities for moving the required handicap spaces of closer to the building
- R. Levine and D. McCabe request clarification of landscaping and visual of perspective from backyards of properties abutting Lincoln Avenue.

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

Motion: Marjorie Smith
Second: Daniel McCabe
Carried: 6:0:0

The Board set a public hearing for May 21, 2019.

Motion: Marjorie Smith
Second: Richard Mignault
Carried: 6:0:0

23 ACADEMY STREET / 77 CANNON STREET: MIXED USE DEVELOPMENT

Site Plan application for the proposed combination of 23 Academy Street and 77 Cannon Street, incorporating the existing building at 23 Academy, the demolition of the existing building at 77 Cannon Street, and the construction of a 14,660 square foot addition, resulting in first floor offices and thirty (30) dwelling units on the upper five floors. Owner: POK 23 ACAD LLC (23) and Dutchess County Community Action Agency (77); Consultant: Matthew Cordone; Grid: #6162-77-116026 and #6162-77-122024 Zoned: Urban Village (PID); File #2018-132

- Appearing for the applicant was Susan Moesker (Urban Green Builders), Matthew Cordone (architect), and Elizabeth C. Spira (CEO, Dutchess County Community Action).
- P. Moore requests confirmation of unit size and floor plans for ground floor. Drawings are not to scale.
- D. McCabe requests consideration of ground floor commercial

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

Motion: Marjorie Smith
Second: Daniel McCabe
Carried: 6:0:0

The Board authorized the applicant to establish an escrow account of \$3,000.00 with the City of Poughkeepsie for architectural review.

Motion: Marjorie Smith
Second: Daniel McCabe
Carried: 6:0:0

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

- Don Swartz, architect for the project, and Don Swanerb, applicant, appeared.
- Applicant provided brief overview of project.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the proposed construction of an addition to the rear of the building at 12 VanKleeck Drive; and,

WHEREAS, due to a reduced need for off-street parking, only 50 off-street parking spaces shall be required to accommodate the maximum number of employees during the largest shift, forty (40) employees, plus ten (10) visitor spaces.

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

WHEREAS, the action is more fully detailed on drawings dated January 29, 2019, prepared by Swartz Architecture, DPC; and,

WHEREAS, the applicant submitted a Short EAF (Environmental Assessment Form) which adequately describes the proposed action; and

WHEREAS, the Board has compared the impacts that are likely to result from the action against those in 617.7(c)(1)(i) through (xii) and has determined that there will be no significant adverse environmental impacts and therefore, a draft environmental impact statement will not be prepared.

NOW THEREFORE BE IT RESOLVED that the Planning Board hereby adopts a Negative Declaration for the site plan permit as more fully detailed in the application and the above referenced project.

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 6:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed construction of an addition to the rear of the existing building at 12 VanKleeck Drive (with the following conditions, if any):

- Storm water discharge from the catch basin is clarified, and any issues addressed, to the satisfaction of the City Engineering Department;
- Existing water and sanitary sewer services are verified as sufficient, and no new connections are proposed.

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 6:0:0

167 SMITH STREET: ADDITION / SITE ALTERATIONS TO EXISTING AUTOMOTIVE REPAIR USE

Site Plan application for the proposed construction of a 480 square foot addition between two existing buildings used for automotive repair. Owner: Del Hatt Automotive; Consultant: John Sullivan; Grid #6162-64-450250; Zoned I-1; File #2019-020

- John Sullivan, architect for the project, and owner of Del Hatt Automotive appeared.
- Board is concerned about proposed shipping container storage, and requests clarification from building/zoning division regarding how such structures are regulated in the code – accessory uses, structures, etc.
- Board recommends landscaping or embellishments to “disguise” shipping containers and/or make them appear more congruent with existing structures on site.

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

Motion: Marjorie Smith
Second: Patrick Moore
Carried: 6:0:0

The Board set a public hearing for May 21, 2019.

Motion: Marjorie Smith
Second: Dan McCabe
Carried: 6:0:0

35 CATHARINE STREET: RESIDENTIAL DEVELOPMENT

Site Plan application for the proposed construction of a multifamily residential development containing 75 dwelling units. Owner: City of Poughkeepsie Parking Authority; Applicant: The Kearney Realty & Development Group, Inc; Consultant: Andy Learn, PE, CPL; Grid #6162-78-157094; Zoned: Urban Village; File #2019-021.

- Andy learn, architect for the project, and Ken Kearny & Sean Kearny, applicants, appeared
- Robert Levine – recused
- D. McCabe offered to recuse himself due to his businesses proximity to the proposed site. The applicant and Board agreed that Mr. McCabe’s recusal was not necessary.
- Applicant has modified parking waiver request. Now requesting the waiver of 15 off-street parking spaces. NYS is requiring eight ADA spaces on-site.
- The applicant is proposing 25 outdoor bike parking spaces, not yet shown on site plan.
- Board requests Catharine Street elevations
- P.Moore requests that applicant reconsider the placement of the gas meter in the public plaza area.
- Floor plans will be updated to reflect proposed three-bedroom units

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

Motion: Marjorie Smith

Second: Patrick Moore
Carried: 5:0:0 *Robert Levine recused

The Board adjourned the matter until May 21, 2019.

Motion: Marjorie Smith

Second: Patrick Moore

Carried: 5:0:0 *Robert Levine recused

160 UNION STREET: RESIDENTIAL DEVELOPMENT

Site Plan application for the conversion of the existing building to a multiple dwelling containing 41 units, with construction of an additional half-story. Owner: 160 Union Holdings LLC; Consultant: The Chazen Companies; Grid #6062-84-910070; Zoned: Central Urban Density Residence (R-4A) District; File #2019-024

- Appearing for the applicant was Larry Boudreau and Chris Laporta, Chazen Companies
- Applicant provided project overview
 - Original staircase and entrance on Union Street will be maintained
 - Building will have dual entrance setup, with ADA access at rear (parking lot) entrance
- Board requests clarity on design intent.
 - The roof level floor plan does not currently match the rendering
 - Materials and samples are requested
 - Renderings of all sides of building facade are requested
- Board is pleased with integration of existing façade and proposed zinc panels
- D McCabe requests indication of snow storage, garbage placement, and detailed landscaping on site plan
- D McCabe requests clarification of whether or not the applicant is proposing new windows or renovation of existing windows
- Referral to ZBA. Variances required for height, parking, and open space.

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

Motion: Marjorie Smith

Second: Patrick Moore

Carried: 6:0:0

The Board adjourned the matter until May 21, 2019.

Motion: Marjorie Smith

Second: Patrick Moore

Carried: 6:0:0

36 NORTH CLOVER STREET: AMENDED SITE PLAN

Site Plan application for amended site plan approval relative to the proposed construction of 47 residential units in new and existing buildings; Applicant: Pelton Partners, LLC (Steven Tinkleman); Grid # 6062-75-837228; Zoned R-4; Original - File#2017-044; Amended Site Plan – File#2019-027

This matter was withdrawn from the Planning Board agenda.

110 MAIN STREET ELECTRONIC MESSAGE SIGN

Sign Permit application for the incorporation of an electronic message display component in the existing freestanding sign frame, for Marshall & Sterling. Owner: Marshall & Sterling;
Applicant/Consultant: GNS Group Ltd (Nancy Forrest); Grid #6062-75-870147; Zoned: Central Commercial (C-2) District; File #2019-002

- Nancy Forest of GNS appeared on behalf of the applicant
- Board questioned why electronic message display sign was needed. What is the purpose of the proposed sign?
 - Applicant would like to display information on services offered and holiday greetings, etc.
- M. Smith argues that the proposed signage is for advertising purposes rather than directory or locational identification
 - Board is hesitant to grant approval for signs that advertise services or slogans rather than the businesses that are present on a site
- The Board considers this a substantial change to a non-conforming sign

The Board adjourned the matter until May 21, 2019.

Motion: Marjorie Smith

Second: Dan McCabe

Carried: 6:0:0

A motion to adjourn the meeting was made by Marjorie Smith and seconded by Dan McCabe at 9:54pm. It carried unanimously.