



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
MAY 21, 2019**

Present

Robert S. Levine, Esq,
Daniel McCabe
Robert Mallory
Anne Saylor
Marjorie Smith

Excused

Patrick Moore

Absent

Sakima McClinton

Also present: Natalie Quinn, Planning Director

The meeting was called to order at 7:08pm.

A motion was made to receive and approve the April minutes, with a correction (absent to excused).

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 5:0:0

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

- The applicant added new shrubs along Columbia outside of the fence
- Robert Levine asked about the “driveway lot” along Columbia Street
 - CareMount granted easements to neighbor
 - CareMount maintains the property. There is not supposed to be any parking
 - Neighbors currently park there

A motion to open the Public Hearing was made by Marjorie Smith and seconded by Daniel McCabe. The only speaker was William Smith, resident of 42 Columbia Street, who objects to the project. A motion to close the Public Hearing was made by Marjorie Smith and seconded by Daniel McCabe.

It was mentioned that if the accessible spaces were moved to the main lot, the fence along Columbia Street could be pushed back.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the proposed construction of off-street surface parking facility for 71 vehicles on a vacant parcel known as “Columbia Street;”

WHEREAS, this application for site plan is considered to be a Type 1 action under SEQRA; and

WHEREAS, the action is more fully detailed on drawings bearing revision date of 3/26/19, prepared by The Chazen Companies; and,

WHEREAS, the applicant submitted a Full 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 that cannot be adequately mitigated 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 development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 5:0:0

The Board had additional questions for the applicant and staff, including what the permit parking situation on Columbia Street is. Further action on the application was adjourned until June 18th, 2019.

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

A motion was made by Marjorie Smith and seconded by Daniel McCabe to open the Public Hearing.

Public Comment: Lisa Cummings, who lives directly across the street, articulated her reservations about the expansion, indicating the business is often open late and makes excessive noise, diminishing her enjoyment of her property. Also entered into record was a letter from Councilperson Yvonne Flowers expressing her concerns over the expansion as the business is currently not in compliance with the Code of Ordinances relative to operations.

The Public Hearing was closed on a motion made by Marjorie Smith and seconded by Daniel McCabe.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the proposed construction of an addition to the existing buildings at 167 Smith Street, resulting in the creation of a single building, and site modifications including expanded parking and fully landscaped open storage; and,

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 revised May 6, 2019, prepared by John Sullivan, AIA; 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 development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 5:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed construction of an addition to the existing buildings at 167 Smith Street, including site improvements, (with the following conditions, if any):

- Verify that existing water and sanitary sewer services are sufficient, and that no new connections are proposed
- Applicant will close bay doors at 6pm

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 5:0:0

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

- First floor plan was submitted
- They will try to make the apartments a little larger
- The bulk head isn't visible from the street
- Looking at brown/bronze panels for the elevations

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

Robert Levine was recused for this application.

Changes to the project since April include:

- Added areas for snow storage
- Added landscaping on the south west portion
- 6 foot stockade fence added along eastern side

Responses to County Planning and City Engineering Departments:

- No new windows are proposed on the southern façade
- Indoor bike storage shown in cellar on site plan
- Added requested materials/notes for engineering
 - Will do dye test to check roof drains
 - Sidewalk repairs will be done per plan

Changes to architecture

- Rooftop modified slightly
- What if green walls die? Developer has used green wall before
- There will be landscape maintenance

On a motion by Marjorie Smith, seconded by Daniel McCabe, Planning Board consider waiving or setting a public hearing for June 18, 2019.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed conversion of the existing building to a multiple dwelling containing 41 units, with construction of an additional story; and,

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 revised 5/6/19 prepared by The Chazen Companies; 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 development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Marjorie Smith
Second: Daniel McCabe
Carried: 4:0:1

375 HOOKER AVENUE

Site Plan application for the proposed construction of a 1540 square foot addition to an existing medical office building, including a new parking area, improved ; Owner/Applicant: 375 Hooker Avenue LLC (Sumita Mazumdar); Consultant: Jack Watson, Architect; Grid #6161-67-801325; Zoned: Neighborhood Commercial (C-1) District; File #2019-030

General discussion

- No demolition proposed
- Does the business need the extra ten parking spaces
- There is an exit on Austin Court
- They will match the existing brick as best they can
- Will there be mechanicals on the roof? If so, what would be used for screening?
- Additional screening will be added between the parking area and Hooker 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: 5:0:0

The Planning Board set a public hearing for June 18, 2019.

Motion: Marjorie Smith
Second: Daniel McCabe
Carried: 5:0:0

34 CANNON STREET

Site Plan Application for conversion of a 500 square foot portion of the existing vacant building to an artisanal manufacturing (coffee roaster) facility; Owner: Cardinal Assess Twenty Fourteen LLC (James Sullivan); Grid #6162-77-063031; Zoned: Poughkeepsie Innovation District, Urban Village Subdistrict (PID-UV); File #2019-031

This project is classified as a Type 2 action under SERA and is not subject to further environmental review.

General discussion

- The question was raised about whether or not there would be any exhaust
- The roaster indicated that they would be using the same equipment as used at the Poughkeepsie Underwear Factory. Their roasting process produces less smoke than the drum process.
- They are open to doing tours
- Hours of operation and noise were discussed. All noise will be within the building.

- Deliveries come once a month
- There will be no retail on site
- Currently has 2 employees. No more than 5 employees projected.

On a motion by Marjorie Smith, seconded by Daniel McCabe, the Planning Board waived public hearing for this application.

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed conversion of a portion of the existing building at 34 Cannon Street to an artisanal manufacturing facility (coffee roaster); and,

WHEREAS, the use is one which is permitted in the Poughkeepsie Innovation District Urban Village Subdistrict; and

WHEREAS, the project is classified as a Type 2 action under SERA and is not subject to further environmental review; and

WHEREAS, the action is more fully detailed on a plot plan dated 2/10/19, floor plans/vicinity map dated 4/17/19 and a letter from the property owner dated 5/13/19; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the conversion with the following conditions:

- All comments/recommendations of the Building, Engineering, Fire, Police and Public Works Departments of the City of Poughkeepsie shall be satisfactorily addressed/incorporated into the plan; and
- All comments/recommendations of the Dutchess County Planning Department shall be satisfactorily addressed/incorporated into the plan.

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 5:0:0

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.

Robert Levine was recused for this application.

- Lighting plan is still in progress. Will be designed to standards recommended by County Planning
- They were able to add one additional door on Catharine Street. Bay windows will be extended to “simulate” doors on other portions of the Catharine Street façade.
- Upgrade from grey to black for window frames
- Snow management will be handles by islands in parking lot and grass areas

The Planning Board set a public hearing for June 18, 2019.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 4:0:0

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the the proposed construction of a multifamily residential development containing 75 dwelling units, including site improvements such as off-street parking and landscaping.; and,

WHEREAS, this application for site plan is considered to be a Type 1 action under SEQRA; and

WHEREAS, the action is more fully detailed on drawings revised April 16, 2019, prepared by Clark Patterson and Lee, and floor plans and elevations, dated 5/6/19, prepared by Coppola Associates; and,

WHEREAS, the applicant submitted a Full 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 that cannot be adequately mitigated, 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 development plan for the above referenced project as more fully detailed in the application and related materials:

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 4:0:0

289 MAIN STREET

Site Plan application for the proposed conversion of former beauty school to a mixed use building with commercial and residential uses; Grid #6162-77-078097; Zoned: Poughkeepsie Innovation District, Historic Core Sub-district (PID-HC); File #2019-033

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: Robert Mallory
Carried: 4:0:0

The Board declined to take further action, adjourning the application to the June 18th meeting.

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

Discussion

- Project summary was given
- Marshall & Sterling now occupies the entire building. The former directory is no longer needed
- The Planning Board expressed concern that the electronic message sign would distract drivers
- It was noted that the sign board can also display photos
- The applicant referenced DOT studies relative to electronic message displays and what is or is not distracting, and an 8 second hold time was found to not be distracting. The message will be static for 12 hours, so that it will be even less distracting
- There was discussion about the nonconforming nature of the sign, and some Planning Board members felt the electronic message made the sign more nonconforming
- The structure looks good, ties into the building.

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

Project Description

With regard to Planning Board File #2019-002, an application to include an electronic message display component in the existing freestanding sign frame at 110 Main Street. The existing sign is nonconforming relative to size. The electronic message display is essentially replacing a portion of the sign listing tenants in the building, and will not increase the square footage. Electronic message displays are permitted with approval of the Planning Board, with limits detailed in the regulations.

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

Marjorie Smith, with amendments by Daniel McCabe, moved to deny the application as:

- It is a substantial change to a nonconforming sign
- The additional information that would be added by that substantial change is determined by the Planning Board to be extraneous
- The regulations require signs to be as small as practicable

The motion was seconded by Anne Saylor.

The Vice Chairman called the motion to deny the application to a vote. The motion carried unanimously.

Natalie Quinn informed the Planning Board about the proposed changes to the LWRP regulations, and directed the Board's attention to the City's website where the proposal is posted for review and comment.

The meeting adjourned at 10pm.