



**CITY OF POUGHKEEPSIE
PLANNING BOARD
MINUTES OF JUNE 18, 2019 MEETING**

Present

Robert S. Levine, Esq.
Daniel McCabe
Sakima McClinton
Patrick Moore
Anne Saylor
Marjorie Smith

Excused

Robert Mallory

Also present:

Natalie Quinn, Planning Director
Chris Kroner, Architectural Consultant

The meeting was called to order at 7:05pm.

PUBLIC HEARINGS

35 CATHARINE STREET: RESIDENTIAL DEVELOPMENT

Site Plan application for the proposed construction of a multifamily mixed-income 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: Poughkeepsie Innovation District Urban Village Sub-district (PID-UV); File #2019-021.

Chairman Robert S. Levine was recused from this application.

Present for the applicant were Ken Kearney, Sean Kearney, Mario and Andrew Learn. Project updates were provided:

Revised site plan will show connection for pedestrians along Eighmie Terrace
Added one stoop along Catharine Street where grad allows
Will change spruce trees to honey locust

Applicant agreed to add sconces or pendant lighting at or near doorways for safety, make sure pedestrian areas are adequately illuminated.

There was a discussion relative to pre-cast cornices, which are cost-prohibitive. Fiber cement boards will have a painted finish.

On a motion by Marjorie Smith, seconded by Patrick Moore, the Board voted to open the public hearing.

Public Comment:

Pastor Deborah Hafner DeWinter spoke of the concerns of her church, The First Evangelical Lutheran Church of Poughkeepsie at 325 Mill Street, relative to the loss of off-street parking represented by the development. The church has an agreement with the City for parking. Daniel McCabe offered Sunday and weekend parking at his law office, which is right across the street. Security Supply has also offered parking to the church.

On a motion by Marjorie Smith, seconded by Patrick Moore, the Board voted to close the public hearing.

After deliberations, the Board adopted the following resolution:

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, the applicant is requesting a parking waiver of 15 spaces; and,

WHEREAS, the action is more fully detailed on drawings revised May 28, 2019, prepared by Clark Patterson and Lee, and floor plans and elevations, dated 5/6/19, prepared by Coppola Associates; and,

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

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

WHEREAS, the Board adopted a Negative Declaration for the purposes of SEQR on May 21, 2019, after determining there the project will result in no significant adverse environmental impacts that cannot be adequately mitigated; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the the proposed construction of a multifamily residential development containing 75 dwelling units, (with the following conditions, if any):

- Any comments relative to the SWPPP shall be addressed to the satisfaction of the Engineering Department
- If the results of the dye test of the storm sewer at WB 44-55 reveal connection to the sanitary system, the line must be re-directed to the storm sewer
- The final site plan will show proposed trees on Mill Street to be located between the curb and sidewalk. A Highway Work Permit outlining tree plantings and sidewalk repairs to be filed with NYSDOT following completion of building foundation and inspection by City Engineering Department
- Provide lighting at entryways that is ornamental and complementary to the building façade
- Pedestrian walkway connecting Catharine Street to Crannell Lot along Eighmie Terrace
- Spruce trees will be changed to honey locust

Motion: Marjorie Smith
Second: Anne Saylor
Carried: 5:0:0

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

There was a general discussion about the maturity and maintenance of the living wall.

- The architect will provide maintenance plan
- Existing wall is brick, and will remain finished, which will work

On a motion by Marjorie Smith, seconded by Sakima McClinton, the Board opened the public hearing.

The pastor of the Green Chapel Overcoming Church of God at 39 South Bridge Street spoke about concerns over parking.

The Board is concerned with parking strategies, enforcement, fees to fund and shuttle-ing

On a motion made by Marjorie Smith and seconded by Anne Saylor, the Board closed the public hearing.

After deliberation, the Board adopted the following resolution:

WHEREAS, the Planning Board has received an application for Site Plan Review relative to 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: Sakima McClinton
Carried: 6:0:0

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the the proposed for the conversion of the existing building to a multiple dwelling containing 41 units, including the construction of an additional story (with the following conditions, if any):

- The sidewalk repairs/replacements need to be per City standard details.
- Green Wall: detail showing green wall and planting and maintenance plan to be provided

Motion: Marjorie Smith

Second: Sakima McClinton

Carried: 6:0:0

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; 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

There was a general discussion about the location of the addition and the off-street parking, and about the need for off-street parking. The applicant indicated that they would not build the addition if they could no add the additional parking.

It was mentioned that there was no room for snow storage in the new lot. It was also requested that:

- Floor plans be provided
- Snow removal and additional landscaping/screening be shown on the plan
- That a letter from NYS DOT be provided stating that the 75 foot distance requirement doesn't apply in this instance
- That the entrances be clarified on the site plan
- That the elevations (A-3) be provided with cardinal directions

The applicant and architect indicated that they are losing 12 spaces of existing parking due to the need to bring parking up to code.

On a motion by Marjorie Smith, seconded by Daniel McCabe, the Board voted to open the public hearing. There was no public comments. On a motion by Marjorie Smith, seconded by Daniel McCabe, the Board voted to close the public hearing. On a motion by Marjorie Smith, seconded by Anne Saylor, consideration of the application was adjourned to July 16.

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 CareMount Medical. Owner: 36 Columbia Street LLC; Applicant: CareMount Medical (Elmer Gudiel); Consultant: Chazen Companies (Caren LoBrutto); Grid # 6061-36-876845, 6061-35-866826/845844, and 6061-27-874886; Zoned H-M; File #2018-080

- The applicant summarized changes
- Recorded easement for Watkins, eastern neighbor
- Drafting easement for Walsh, western neighbor
- Driveway lot is for access only, so residents can park in back of lot. No parking will be allowed in the driveway.
- The applicant indicated that the action is not Type 1, but an unlisted action. \

- Applicant indicated that there are now 70 spaces, not 71

Documents Entered into Record

Date	Description	Author	Comments
3/29/19	Site Plan application	CareMount Medical	Application for site plan review
3/29/19	Special Permit Narrative	Chazen Companies	Justification for issuance of the special permit
3/29/19	Drainage Study	Chazen Companies	Drainage report
3/29/19	Full EAF	Chazen Companies	Full Environmental Assessment form
3/25/19	Revised Site Plan	Chazen Companies	Proposed site development plan
11/28/18	Request to NYSDEC	Chazen Companies	Request to NYSDEC for approval of plan
6/12/17	Site Assessment	Chazen Companies	Assessment of environmental concerns for Lincoln and Columbia
4/23/19	Police Dept comments	Police Department	Site plan acceptable
4/26/19	Fire Dept comments	Fire Chief Johnson	Standard comments
5/1/19	SEQR response	Dutchess County Planning	The County takes no position on lead agency for SEQR
5/10/19	Visual Perspective	Chazen Associates	Visual perspective of project from rear yard on Lincoln Avenue

Motions & Resolutions:

It is recommended that the Board consider adopted the following resolution:

WHEREAS, the Planning Board has received an application for Site Plan Review relative to the proposed construction of off-street surface parking facility for 70 vehicles on a vacant parcel known as “Columbia Street;”

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

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

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

WHEREAS, the Board adopted a Negative Declaration for the purposes of SEQR on May 21, 2019, after determining there the project will result in no significant adverse environmental impacts that cannot be adequately mitigated; and,

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval for the proposed construction of an off-street surface parking facility on Columbia Street, as outlined herein, (with the following conditions, if any):

- A maintenance plan and schedule for proposed permanent stormwater management practice (i.e. hydrodynamic separator and catch basins) shall be provided;

- Proposed MH1 invert elevation needs to be lowered to elevation 83.65. City Engineering Department will verify differences in project datum and proposed storm separation drawing datum. Further revision to this elevation may be required.
- The invert elevation of existing storm manhole shall be revised based on updated survey data.
- No parking is permitted on the “driveway lot”
- Easement for Walsh to be filed

Motion: Marjorie Smith

Second: Daniel McCabe

Carried: 6:0:0

23 ACADEMY STREET / 77 CANNON STREET: MIXED USE DEVELOPMENT

Site Plan application incorporating the existing building at 23 Academy, demolition of the existing building at 77 Cannon Street, and 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: Poughkeepsie Innovation District Urban Village Sub-district (PID-UV); File #2018-132

Project Description

The applicant proposes to combine the lots at 23 Academy Street and 77 Cannon Street. The existing building at 77 Cannon Street will be demolished, and a 14, 660 square foot addition to the building at 23 Academy Street will be constructed. The resulting building will contain offices on the first floor and a total of thirty (30) dwelling units on the upper five floors. The current unit breakdown includes 16 studio units, 13 one-bedroom units, and 1 two-bedroom unit.

The proposal is an Unlisted Action under SEQR. A Full Environmental Assessment form has been filed.

On a motion made by Marjorie Smith and seconded by Patrick Moore, the Board voted to set a public hearing for July 16, 2019.

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

Project Description

The applicant proposes to convert the existing two-story vacant building, originally a bank and most recently a beauty school, to a mixed use building with commercial space on the first and second floors and a total of six dwelling units the new third floor. The proposal includes the construction of a 5000 square foot third story.

History of Review

The proposal is classified as an Unlisted Action under SEQR. A short EAF has been filed.

On a motion made by Marjorie Smith and seconded by Anne Saylor, the Board declared itself Lead Agency for the purposes of SEQR and directed that the application be circulated. that the Board declare itself as Lead Agency for the environmental review of this application and

On a motion made by Marjorie Smith and seconded by Anne Saylor, the Board set a public hearing for July 16, 2019.

10 FAIRVIEW AVENUE

Site Plan application for the proposed placement of a 3,000 gallon horizontal liquid nitrogen tank to accommodate increased production capacity at the existing manufacturing facility. Owner: Schatz Land Co, LLC; Applicant: James Fusco; Grid #6162-46-214505; Zoned: Gateway Office Manufacturing (G-OM) District

The project is classified as a Type II Action under SEQR and no further review is required.

On a motion by Marjorie Smith, seconded by Daniel McCabe, the Board directed that the plans be circulated.

On a motion by Marjorie Smith, seconded by Sakima McClinton, the Planning Board waived a public hearing on this application.

45 SOUTH CLOVER STREET (ROSSI'S DELI)

Site Plan application for the proposed remodeling of the existing delicatessen, including a small addition to connect the principal building with the existing garage, submitted pursuant to the provisions of Section 19-5.1(3) of the Zoning Ordinance. Owner: Giovanni and Angela Rossi; Applicant: George Siegrist, Jr.; Consultant: Ciro Interrante, Architect; Grid #6062-83-850099

The use of the property at 45 South Clover Street as a delicatessen is a nonconforming use, pursuant to the provisions of Section 19-5.1 of the Zoning Ordinance. Section 19-5.1(3) of the ordinance states that "Upon a finding by the Planning Board that a proposed remodeling of a nonconforming building, including the improvement of its exterior appearance and of its grounds, would result in enhancing the compatibility of such building with its surroundings, said Board may authorize the issuance of the necessary permits. For purposes of this section, the term "remodeling" may include enlargement of the building to an extent not exceeding 25% of its area on the effective date of this chapter, provided that the Board shall find that such expansion will not diminish the compatibility of said building with the existing or potential use of immediately adjacent properties."

The proposed remodeling of the property, including a small addition, is less than 25% of the area of the buildings, which will connect the principal building with the existing garage.

The project is classified as a Type II Action under SEQR and no further review is required.

On a motion by Marjorie Smith, seconded by Sakima McClinton, the Board directed that the plans be circulated.

On a motion by Marjorie Smith, seconded by Sakima McClinton, the Planning Board waived a public hearing on this application.

At 10:17pm, on a motion by Marjorie Smith, seconded by Sakima McClinton, the Board adjourned the meeting.