



**THE CITY OF POUGHKEEPSIE  
NEW YORK**

**PUBLIC HEARING  
(REGARDING PROPOSED ZONE CHANGE  
TO ONE DUTCHESS AVENUE)**

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**Monday, April 2, 2012 6:00 pm City Hall**

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**Chairwoman Johnson** called the meeting to order at 6:00 p.m.

**Virginia Hancock Loockerman Avenue-** In regard to the rezoning of One Dutchess Avenue I think that it is a little too soon to be doing this. I think that this council ought to get back to the committee that there was to develop a revised zoning ordinance. This piece of property is too important to be just deciding that it should be changed in order to have this project go forth. I do believe that you should think about that and think about putting more effort into really finding out about whether this is what should be done at the water front.

**Michael Young 20 Bradley Street-** My own comments were addressed and I wanted to say thank you to that. I think that there are certain items in the plan that have not yet been met. Specifically within regards to how this development is going to be a transit oriented development. I think there are some great things lacking from the plan that could be easily added. If you will give me leave I will reference the diagram over there on the floor for the sight plan. One of my primary concerns with the plan is that for pedestrians who wish to walk from their homes to the train station what is proposed today is a sidewalk down Dutchess Avenue to One Dutchess Avenue and then along the front of the property through their parking lot effectively. What is strange is that the property orders Water Street across its entire east property line there is a hill there but there is no reason that a sidewalk or a multiple sidewalks stairs couldn't extend from the property up to Water Street and I would expect that with a property with this large of a number of inhabitants and as close as they are to the train station, which is supposed to be what makes them a transit oriented development we would have a large number I would hope of mechanisms by which a pedestrian or a bicyclist or any other person who wished to use alternate forms of transportation could get from their home to things like the sidewalks and streets that the city offers. I know and I'd like to thank them for in the report they did say that they would say that they would look to help rejuvenate Water

Street and its sidewalks and widen and line the street for traffic and I think that is a huge step in the right direction. Simple things like stairs though would be something that I think the council could definitely ask for and could help improve that kind of progress altogether. I think there is also a commentary to the fact that this water oriented and how I want to thank them again for putting an esplanade with a walk way. I think there is still a need for things like fishing or kayaking. Understandably we can't put things that are heavily motorized in this area, but there should be a little more focus on that kind of public use for the area and I think that they have taken bug steps in the right direction in this environmental effect statement, but I don't necessarily think the plan fully meets the requirement set forth in the beginning by this council. Beyond that, I think there are certain times where we have to be able to accept what we are given and this maybe one of those cases. I think that this is probably an important development in the right direction. I don't necessarily know whether it's the best. I think that there are definitely things that we all could have imagined that could have been better and I will leave it to the council to ultimately make that decision today and in the future when we get to review sight plans and other developments. So, thank you.

**Mark Pasterich 1Center Plaza** -About a year ago, I made an offer and I never got any feedback off from it. Of \$10,000 dollars that I would pay as a prize for world architects to plan something at a waterfront that would make Poughkeepsie seeable. When any boat came up the river or down the river, it would be a show piece and with the public who pays the taxes and who lives in the city would come to city like a magnet because of the art piece and because of the waterfront itself. But, I never heard anything about it, the housing thing has moved on, my offer is still there, but I think it's a one shot, one bite of the apple you get to make it a world class city or just another thing along the river. That's my feeling and I just didn't even realize until I came here that I signed up for the other list, not this one. But the offer is still good and the question is how will the city be viewed 10 or 15 years from today? Will it be viewed as a stopping place and a unique place that a world class architect figured out what to do ? 10,000 dollars may not be much to them but it is something that they can play around with and design that I have no idea of. I remember the Guggenheim Museum when it was built and people didn't understand it. But Frankford Wright did a fantastic thing and it just became something that moves into the next generation for the next century and the simple and the modern and all. I came up in 99, the city street was closed and everything was closed. I think we are moving ahead of the county seat and I'd like for Poughkeepsie to move forward into the 21<sup>st</sup> century unequaled. And that is my 10 grand on the table for this kind of a thing. Thank You.

**Emmet Woods 35 Main Street**- I have a business in Poughkeepsie, on Main Street. I opened it 8 years ago. I have seen that downtown Poughkeepsie has grown in the last 8 years, I think with the walkway, another thing that they are doing down at the waterfront, is a tremendous effort to everyone who is making it move forward and I think for 1 Dutchess Avenue, it will be a big help to the city of Poughkeepsie. It cleans it up, it gives it parks and I think that it is badly needed. Thank You.

**Tom O'Neil 17 Loockerman Avenue**- I am here to just respectfully ask the council to make sure that we together take a hard look at this project as presently proposed. I am

personally not against developing this piece of property on the waterfront. I am however of a mind that this city only has one waterfront. We only have a few additional developable parcels on our waterfront and we should insist as a community that whatever is to be built at this location is grand, is magnificent, and is something other than vanilla. I don't think we are there yet. I simply don't believe that as we sit here this evening we are to appoint where the city can say this is grand, this is something that we, our children, and our grandchildren can be proud of. We are not there yet and I am simply here to respectfully suggest, ask and implore that until we get to that point there be no rezoning of this parcel. There is a misconception in the community that the planning board can cure any ills or can make this alright. I respectfully say to you that we cannot. We do not have that power where we can tweak. We can push, pull, and cajole, but we cannot change substantially the project that is on the table at the time that you approve the rezoning. So all I am suggesting ladies and gentlemen is that we move cautiously, that we move intelligently and most importantly that we move together as a community to make sure that whatever we do on this parcel of our waterfront that is so uniquely positioned between a college, between a children's museum, between the walkway, that we will only have one chance in our lifetime and in our children's lifetime to do this right. All I am respectfully asking is that we work together for the next few weeks and months to make sure that whatever we do is absolutely magnificent and that we expect nothing less than magnificent because the people of this community deserve nothing less than magnificent. Thank You.

**Marta Knapp 8 South Clinton Street-** I am talking about the same piece of land. You know, from the walkway, it looks pretty nice right now because it is open. If you put buildings up there, it is not going to be open like that. Whatever happened to that greenway idea which was really about open space, especially along the river front? Luxury housing? I think that's just gross. We have so many empty buildings in the city. The city owns a lot of them and millions of dollars are going to be spent on luxury housing down by the river? What a waste! Why not put millions of dollars into renovating the beautiful structures that the city has still standing and many of them empty? And this environmental thing, I don't know who owns that land. If you have to approve it, maybe the city owns the land? I don't really know who owns it. I didn't do the homework. I just saw on the paper that there was a public hearing and I made a point of being here tonight to let you know that I think it is a very bad idea to the luxury housing down there, blocking the view, multiple levels are like "Oh no its been downsized. It's a lot smaller now. There are only 300 some apartments." That's a lot and its going to put a burden on the water. That is spawning ground for sturgeon and this kind of development is more run off into the river, its more pollution, and the waterfront is getting gobbled up with developments. I think that shadows on the Hudson are disgusting and I think that the grand view is disgusting. That was supposed to be open park land, and it used to be. And now you want to take the Dutton Lumber Yard that is pretty much cleared. Its not dilapidated, its empty! Why do you want to put buildings on that? You heard Judy Green just say its going o be under water in ten years. Well I am sure that all the money will come in for the people who can afford luxury housing. What about the people on Winnikee Avenue that are under water? Will the money come for them the same way? I

would steer clear of that development. I really am concerned that the council has not fully evaluated what we are talking about, and per usual, development is more important. I think this O'Neal group is probably a bunch of shady characters and shouldn't just be given the green light to develop, develop, develop at the river front, which is supposed to be open space for the public. Thank You.

**Judy Green 8 South Clinton Street-** I was really surprised to see that the council approved of the environmental impact statement because I really think that it is not completed because I was just a month ago at the Catherine street center for a clear water presentation of problems related to the inner city flooding that occurred here in the city last year. They talked about climate change, about money that is coming into the area to do studies on how we are going to be able to do things to try to keep major problems from developing. One of the things that they said was that the level of the water in the Hudson River was going to increase drastically over the next 10 years and that anything that is built along the river within the next 10 years will be completely flooded out. They also said that all and any development along the waterfront is going to have to be really considered very carefully because to remediate the damage afterwards is going to be so expensive that the way to go about it is to not develop close to the river because all that land is going to be flooded within the next 10 years. Now I know a lot of people like to disagree about climate change and global warming, but the reality is that this is happening and our river levels are going to increase drastically. If we build housing down on the Dutton Waterfront sight, it is going to within 10 years be completely flooded out. The damage is really going to be something that you will not be able to deal with as far as reconstruction so the best plan really would be not to build there at all, certainly not housing. I don't think that the Environmental Impact statement covered this and I think it is absolutely essential that they deal with this problem. Thank You.

Dated: May 30, 2012

I hereby certify that this a true and correct copy of the Minutes of the Public Hearing held on Monday, April 2, 2012

Respectfully submitted,  
City Chamberlain