



**CITY OF POUGHKEEPSIE
PLANNING BOARD MEETING MINUTES
APRIL 20, 2021**

Present

Robert S. Levine, Esq, Chair
Anne Saylor
Marjorie Smith
Rosaura Andujar-McNeil
Sakima McClinton
Robert Mallory
Sean O'Donnell

Staff present:

Natalie Quinn, Planning Director

The meeting was called to order at 7:06 pm with pledge of allegiance and reading of the executive order permitting public meeting and public hearings to occur via videoconferencing.

The minutes from the March 16, 2021 meeting were approved unanimously on a motion from Marjorie Smith, seconded by Anne Saylor.

**WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION
319, 325, 327-329, AND 331 MAIN STREET & 302, 304, 306 AND 310 MILL STREET**

Site Plan application for demolition, conversion and new construction, resulting in a mixed use development with 214 dwelling units and commercial uses, including 6,416 SF of retail, a day care facility, a community recreation facility with climbing wall, and publically-accessible open space. Redevelopment of the off-street parking area will involve the properties at 302, 304, 306 and 310 Mill Street. Grid #6162-77-114098, 109079, 109077 and 6162-78-127091; Owner: 319 & 331 Main Street - IIC Properties, Inc., 327-329 Main Street - Key Main LLC, and 325 Main Street - Wallace Campus Manager LLC (Emanuel Kokinakis) (outright and by contract); Applicant: Wallace Campus Manager, LLC (A Larovere Consulting and Development, Mega Contracting Group, and Urban Green Equities); Consultant: Ken Casamento, LRC Group; Architect: SLCE Architects, LLP; Zoned: Poughkeepsie Innovation District Urban Village (PID-UV) and Historic Core (PID-HC). File #2020-010

Appearing on behalf of the application were Kate Gilmore, Saky Yakas, Lasha Brown, Ken Casamento and Jennifer VanTuyl.

Appearing as consultants on behalf of the Board were Terresa Bakner, Stuart Mesinger, and Chris Kroner.

The Board opened the public hearing on a motion by Robert Levine, seconded by Anne Saylor.

Public Hearing speakers: Lydia Hatfield, Artemis Condon, Eli Mann, Colby Creedon, Michael DeCordova, Peter Papamitoukas, Doug Nobiletti, Laurie Sandow. Michael DeCordova was allowed a second opportunity to speak. Other questions were posed in the chat feature and relayed to the applicant.

The Board adjourned the public hearing to May 18, 2021 on a motion by Marjorie Smith, seconded by Sakima McClinton.

The Board voted unanimously to confirm its status as Lead Agency on a motion by Marjorie Smith, seconded by Sakima McClinton.

Rosaura Andujar-McNeil asked for clarification relative to the project's zoning deficiencies.

316 MAIN STREET: RESIDENTIAL NEW CONSTRUCTION

Application for Site Plan review relative to the proposed demolition of an existing one-story building and construction of a six-story mixed use building with eighty (80) residential units and 21,705 SF of commercial space. Applicant / Owner: 316 Main Street LLC (Mike Amato, Eric Baxter, William Brocker); Consultant: MASS Design Group; Grid #6162-77-091064; Zoned: Poughkeepsie Innovation District – Historic Core (PID-HC) District; File #2021-003

Robert S. Levine, Esq, recused himself for this project. Anne Saylor assumed the duties of Chair.

Appearing on behalf of the application were Eric Baxter, Mike Amato, William Brocker, Chris Kroner and Justin Brown.

The public hearing was opened by unanimous vote on a motion by Marjorie Smith seconded by Sakima McClinton.

Public Hearing speakers: Artemis Condon, Nicholas Sherman, Laurie Sandow and Carmen Martinez

The Board adjourned the public hearing to May 18, 2021 on a motion by Marjorie Smith, seconded by Sakima McClinton.

The Board declared itself lead agency for the purposes of SEQR and authorized circulation of notice of intent to all other involved agencies on a motion by Marjorie Smith, seconded by Robert Mallory.

The Board also requested that the plan be circulated to the Parking Department for review and comment. The project is not required to provide off street parking, but the applicants have identified a number of downtown public parking lots that residents and visitors may utilize.

387 MAIN STREET FAÇADE

Fulfilling a condition of site plan approval relative to the proposed use of the building at 387 Main Street to include 22 residential units and retail/professional space on first floor. The applicant has submitted a façade proposal which must be reviewed and approved by the Planning Board prior to

the issuance of a Certificate of Occupancy. Grid # 6162-78-173049; Zoned Poughkeepsie Innovation District Historic Core (zoned C-2 at time of original approval); File #2017-068

Robert S. Levine, Esq, recused himself for this project. Anne Saylor assumed the duties of Chair.

Appearing on behalf of the application were Eric Baxter and Dave Hamilton, who have taken over the project.

WHEREAS, the Planning Board has received supplemental materials regarding proposed façade renovations of the building located at 387 Main Street; and,

WHEREAS, review of these materials was required as a condition of the site plan approval granted on March 20, 2018; and

WHEREAS, the Board finds that the proposed changes to the project are de minimis and do not rise to the level of requiring an amendment to the original Negative Declaration relative to SEQR, approved on March 20, 2018; and,

THEREFORE BE IT FURTHER RESOLVED that the Board grant approval regarding the proposed façade renovations of the building at 387 Main Street, related to the window and door openings only and not to any awnings or signs.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

30 DUTCHESS LANDING ROAD: WIRELESS COMMUNICATIONS ANTENNA

Application for Site Plan review relative to the proposed installation of a wireless communications facility on the roof of the building at 30 Dutchess Landing Road. Owner: O’Neill Group-Dutton LLC; Applicant: Verizon Wireless; Consultant: Young Sommer, LLC (Scott Olson); Grid #6162-59-760448; Zoned: Waterfront (W) District; File #2021-009

Robert S. Levine, Esquire, resumed the duties of Chair.

Appearing on behalf of the application was Allyson Phillips of Young Sommer, LLC.

WHEREAS, the Planning Board has received an application regarding the installation of a wireless communications antenna on the roof of the building at 30 Dutchess Landing Road; and

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

WHEREAS, the applicant submitted a Full EAF which adequately describes the proposed action; and

WHEREAS, the action is more fully detailed on supplemental information and on plans prepared by Tectonic Engineering & Surveying Consultants, dated 2/24/20; 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 approval as detailed in the application and the above referenced plans.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval regarding the proposed placement of a wireless communications antenna on the roof of the building at 30 Dutchess Landing Road.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

36 PINE STREET: WIRELESS COMMUNICATIONS ANTENNA

Application for Site Plan review relative to the proposed installation of a wireless communications facility on the roof of the building at 36 Pine Street. Owner: JM Development Group, LLC; Applicant: Verizon Wireless; Consultant: Young Sommer, LLC (Scott Olson); Grid #6061-27-797885; Zoned: Research & Development (R&D) District; File #2021-012

Robert S. Levine, Esq, recused himself for this project. Anne Saylor assumed the duties of Chair.

Appearing on behalf of the application was Allyson Phillips of Young Sommer, LLC.

The Board declared intent to be lead agency and circulate the plans.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 6:0:0

The Board waived a public hearing.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 6:0:0

36 HIGH STREET: MULTIFAMILY RESIDENTIAL DEVELOPMENT

Application for Site Plan Review relative to the proposed conversion of the vacant building at 36 High Street, formerly a three family dwelling, to a six family dwelling. Owner/Applicant: Shane Bartholomew; Consultant: Brian Stokosa, Day Stokosa Engineering; Grid #6162-62-210255; Zoned: Medium High Density Residence (R-4) District; File #2021-014

Robert S. Levine, Esq. resumed the duties of the Chair.

The Board voted to circulate the plans for review and comment, in particular highlighting a request for special comment from the Building Inspector regarding the flood zone.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

The Board adjourned the matter to the May 18, 2021 agenda.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 7:0:0

27 HIGH STREET: RESIDENTIAL CONVERSION AND NEW CONSTRUCTION

Application for Site Plan Review relative to the proposed multifamily development of 67 units at 27 High Street, including the conversion of the existing vacant building and construction of a new building; Owner: 27 High Street Lofts LLC; Applicant: 27 High Street Lofts LLC/Kelly Libolt; Consultant: LRC Group; Grid #6162-62-192294; Zoned: Medium High Density Residence (R-4) District; File #2021-015

Robert S. Levine, Esq, recused himself for this project. Anne Saylor assumed the duties of Chair.

Appearing on behalf of the application was Kelly Libolt.

The Board voted to circulate the plans for review and comment.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

The Board voted to request that an escrow account of \$3,000 be established by the applicant for architectural review services by an architectural consulting firm.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

The Board adjourned the matter to the May 18, 2021 agenda.

Motion: Marjorie Smith
Second: Sakima McClinton
Carried: 6:0:0

The meeting was adjourned at 10:40pm on a motion by Marjorie Smith seconded Sakima McClinton.