



**CITY OF POUGHKEEPSIE
PLANNING BOARD MEETING MINUTES
MAY18, 2021**

Present

Anne Saylor, Acting Chair
Rosaura Andujar-McNeil
Robert Mallory
Sean O'Donnell
Marjorie Smith

Staff present:

Natalie Quinn, Planning Director

The meeting was called to order at 7:02 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 April 20, 2021 meeting were approved unanimously on a motion from Marjorie Smith, seconded by Robert Mallory.

7 SOUTH CLINTON STREET: RESIDENTIAL CONVERSION

Application for Site Plan and Special Permit review for the proposed conversion of the former bar/restaurant and detached garage to a total of four (4) dwelling units, two (2) in each structure. Applicant: Eric Baxter; Owner: Seven South Clinton LLC; Consultant: Berger Engineering; Grid #6161-23-258990; Zoned: General Commercial (C-3) District; File #2021-002

Appearing on behalf of the application was Eric Baxter.

On a motion by Marjorie Smith and seconded by Robert Mallory, the public hearing was opened.

- The Board requested information about where the garbage would be located. Roll-out home containers will be utilized, and this will be indicated on the site plan.
- The Board requested floor plans
- The Board requested that the location of the third parking space be more clearly indicated on the site plan.

On a motion by Marjorie Smith and seconded by Robert Mallory, the public hearing was closed.

Further consideration of the application was adjourned to June 15.

**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 Rachel Goodfriend.

Appearing on behalf of the City were Terresa Bakner (Whiteman Osterman & Hanna), Stuart Mesinger (Chazen Companies) and Chris Kroner (MASS),

Rachel Goodfriend provided the following updates on the project:

- The cornice has been redesigned
- The applicant has closed on all parcels
- SHPO has determined there is no impact per their criteria
- RIWP has been approved
- Public comments have been addressed

Stuart Mesinger provided the following feedback:

Enterprise comparison
Parking response
Engineering comments

Chris Kroner provided the following feedback:

Materials are in line with renderings
West side view

Rosaura Andujar-McNeil asked about property management in the long term: a third party management company will be utilized.

Sean O'Donnel questioned the durability of the materials.

Terresa Bakner provided clarification about affordable versus market rate housing.

On a motion by Marjorie Smith, seconded by Anne Saylor, the Board unanimously voted to re-open the public hearing.

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board unanimously voted to adjourn the public hearing to June 15, 2021, and to schedule a special meeting to discuss the project in depth prior to the June 15 meeting.

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 (Eric Baxter, Mike Amato & Will Brocker); Consultant: MASS Design Group; Grid #6162-77-091064; Zoned: Poughkeepsie Innovation District – Historic Core (PID-HC) District; File #2021-003

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

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board unanimously voted to re-open the public hearing.

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board unanimously voted to adjourn the public hearing to June 15, 2021.

36 PINE STREET: WIRELESS COMMUNICATIONS FACILITY

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

Appearing on behalf of the application was

WHEREAS, the Planning Board has received an application regarding the installation of a wireless communications facility on the roof of the building at 36 Pine Street; 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 3/12/21; 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: 5:0:0

THEREFORE BE IT FURTHER RESOLVED that the Board grant Site Plan approval regarding the proposed placement of a wireless communications facility on the roof of the building at 36 Pine Street.

Motion: Marjorie Smith
Second: Robert Mallory
Carried:5:0:0

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

Appearing on behalf of the application was Shane Bartholomew.

The Board questioned the possibility of removing pavement from the open space and adding a picnic table.

WHEREAS, the Planning Board has received an application regarding to the proposed conversion of the vacant building at 36 High Street, formerly a three family dwelling, to a six family dwelling; and,

WHEREAS, this application for site plan is considered to be a Type 2 Action under SEQRA requiring no further action by the Board; and,

WHEREAS, the action is more fully detailed on supplemental information and on plans prepared by Day Stokosa Engineering with a revision date of 5/7/21; and,

WHEREAS, pursuant to Section 19-4.11 of the City's code, the Board approves the location of a fence along the eastern portion of the lot perimeter as a substitute for the required landscaping strip;

NOW THEREFORE BE IT RESOLVED that the Board grant Site Plan approval regarding the the proposed conversion of the vacant building at 36 High Street, formerly a three family dwelling, to a six family dwelling with the following conditions:

- All comments from the Engineering Department on a letter dated May 13, 2021 shall be addressed to the satisfaction of the department prior to final site plan signature

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 5:0:0

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

Appearing on behalf of the application was Kelly Libolt.

Appearing on behalf of the City was Chris Kroner (MASS).

Chris Kroner provided a live interpretation of his comments on the architectural design. Sean O'Donnell agreed with many of the comments.

- Needs surrounding context/massing
- See inside the parking area

On a motion by Marjorie Smith, the Board unanimously voted to adjourn further consideration of the project to June 15, 2021.

121 PARKER AVENUE: CONVERSION OF VACANT LAND TO PARKING LOT

Application for Site Plan Review relative to the formal conversion of the vacant parcel at 121 Parker Avenue (formerly a diner, now demolished, with accessory parking) to a surface parking lot; Owner/Applicant: Parker Avenue Realty LLC; Consultant: Kelly Libolt, KARC Planning Consultants; Zoning District: Gateway Walkway District – Mixed Use Commercial (G-CM); Grid #6162-55-257465; File #2020-041

Appearing on behalf of the project was Kelly Libolt.

Robert Mallory asked who would be using the parking lot. Kelly Libolt explained that the Sheriff's Department would be utilizing it while construction is on-going at the County Jail.

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board unanimously agreed to waive a public hearing.

WHEREAS, the Planning Board has received an application regarding the conversion of the former diner with accessory parking at 121 Parker Avenue to a surface parking lot; and,

WHEREAS, this application for site plan is considered to be an Type 2 Action under SEQRA; and

WHEREAS, the action is more fully detailed on supplemental information and on plans prepared by LRC Group with a revision date of 5/7/21; and

NOW THEREFORE BE IT RESOLVED that the Board grant Site Plan approval regarding the proposed surface parking lot at 121 Parker Avenue.

Motion: Marjorie Smith
Second: Robert Mallory
Carried: 5:0:0

114 SMITH STREET: EXPANSION OF ACCESSORY PARKING LOT

Application for Site Plan Review relative to the expansion of the accessory parking lot at 114 Smith Street to accommodate a total of sixteen (16) vehicles. Owner/Applicant: Ravasi Organization LLC (Natalie Ravasi); Consultant: Bass Engineering; Zoning District: Medium High Density Residence (R-4) District/Light Industrial (I-1) District; Grid #6162-72-378194; File #2021-015

No one appeared on behalf of the application, which was therefore adjourned to June 15, pending communication with the applicant.

32 CANNON STREET: CONVERSION OF VACANT SPACE TO RESTAURANT

Application for site plan review relative to the conversion of vacant space within the former Masonic Temple from a dance studio to a restaurant; Owner: 32 Cannon Street LLC; Applicant: James Sullivan; Zoning District: Poughkeepsie Innovation District Urban Village Subdistrict (PID-UV); Grid #6162-77-058033; File #2021-021

Appearing on behalf of the application was James Sullivan.

The Board requested the following information:

- Revise floor plans to include name/address of preparer, proposed layout, location of kitchen
- All the questions on the relevant section of the application should be answered
- Calculate fee in lieu of parking

Additionally, the Board asked:

- Whether they would rent or operate the restaurant: the applicant indicated he would be involved
- Whether there were any plans to make the restaurant ADA accessible: the applicant indicated there was a plan
- What the plan for signage was: no signs have yet been designed

On a motion by Marjorie Smith, seconded by Robert Mallory, the Board unanimously voted to waive a public hearing, and to circulate the application to internal city departments for review.

By unanimous vote on motion by Marjorie Smith, the meeting was adjourned at 10:55pm.