



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
FEBRUARY 17, 2021**

Present

Anne Saylor
Rosaura Andujar-McNeil
Robert Mallory
Sakima McClinton
Marjorie Smith

Staff present:
Natalie Quinn

Absent

Robert S. Levine, Esq, Chairman

The meeting was called to order at 7:06pm with the Pledge of Allegiance and reading of the Governor's Executive Order allowing virtual meetings.

On a motion by Marjorie Smith, seconded by Bob Mallory, the minutes from the January 20, 2021 meeting were approved with four (4) in favor and one (1) abstention. Sakima McClinton abstained from voting as she was not present at the January meeting.

115 PARKER AVENUE: CONVERSION AND SITE IMPROVEMENTS

Application for site plan review relative to the proposed conversion of the building at 115 Parker Avenue from an auto-repair facility to a mixed use building containing an auto-repair facility at the rear and a bicycle rental facility in the front; Grid #6162-54-225443; Owner: Parker Avenue Realty, LLC; Applicant/Consultant: Kelly Libolt, KARC Planning Consultants; Zoning District: Walkway Gateway District - Mixed Use Commercial (G-CM); File #2020-042

Appearing on behalf of the application was Kelly Libolt. Kelly provided an overview of the application including aspects such as a connect and easement to the adjoin property, elimination of one driveway and curb cut, proposed landscaping, proposed lighting, rear elevations, amongst others.

Planning Director Quinn reads comments and recommendations received from the Engineering Department. The Engineering Department has stated that these comments should be added as conditions of site plan approval.

There was general discussion regarding the proposed loading area at the front of the property. The applicant offered to eliminate the loading area if the Board felt it unnecessary or were opposed to it being located in the front yard. The Planning Board requested that if the loading area is provided, it should be clearly marked but not overly signed. The applicant states that there is no parking on-street parking on Parker Avenue, which may necessitate a loading area.



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On a motion by Bob Mallory, seconded by Marge, the Planning Board unanimously voted to open the scheduled public hearing.

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

No comments were made by the public.

On a motion by Bob Mallory, seconded by Marge, the Planning Board unanimously voted to close the public hearing.

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

There is continued discussion regarding the loading area and discussion of the process that would need to occur for this space to change use from a bike rental shop to another use in the future.

The Board passed the following resolution:

WHEREAS, the Planning Board has received an application for site plan approval relative to the proposed conversion of the building at 115 Parker Avenue from an auto-repair facility to a mixed use building containing an auto-repair facility at the rear and a bicycle rental facility in the front; and,

WHEREAS, this application for site plan is considered a Type II under SEQRA, and no further action is required; and,

WHEREAS, in accordance with Section 19-5.1(3) of the Zoning Ordinance, the Planning Board finds that the proposed conversion will result in enhanced compatibility of the building with its surroundings and the stated intent of the Walkway-Gateway District; and,

WHEREAS, the action is more fully detailed on revised drawings dated January 7, 2021, prepared by LRC Group, elevations dated January 29, 2021, prepared by LMV Architects, and related materials; and,



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WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of an auto-repair facility to a mixed use building containing an auto-repair facility at the rear and a bicycle rental facility in the front, File #2020-042, with the following conditions:

- All comments from the Engineering Department and Fire Department shall be addressed to the satisfaction of each respective department;
- All comments from Dutchess County Planning Department shall be addressed to the satisfaction of city planning staff;
- An easement agreement to allow access from 119 to the rear of 115 Parker Avenue shall be executed to the satisfaction of the City's Corporation Counsel.

Motion: Rosaura Andujar-McNeil

Second: Marjorie Smith

Carried 5:0:0

299 MAIN STREET: SITE PLAN FOR RESIDENTIAL CONVERSION/ADDITION AND FAÇADE ALTERATION

Application for Site Plan review for the proposed conversion of the building at 299 Main Street from commercial/office use with vacant floors to a mixed use building containing a commercial component facing Main Street and a total of nine (9) units, with a fifth story addition. Applicant: Stephan Bohanowycz; Owner: JMS 299 Main Street LLC; Consultant: Liscum McCormack VanVoorhis (Kimberly Ryan); Grid #6 162-77-088091; Zoned: Poughkeepsie Innovation District Historic Core Subdistrict (PID-HC); File #2021-001

Appearing on behalf of the application was Kimberly Ryan. Kimberly provided an update on the application including aspects such as removal of the proposed 5th floor addition, an architectural design work session held with Mass Design Group, response to recommendations made by Mass Design Group, and comments received from the Engineering Department and Fire Department, amongst others.

Applicant will submit to the Planning Department physical samples of paint or stain options as well as materials from Timely Signs regarding reestablishing the date at the building cornice.



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Chris Kroner from Mass Design Group provided live interpretation of the architectural review memorandum submitted to the Planning Board and applicant. Chris voices support for the general concept, restoration of transparency on the ground floor, and response letter submitted by the applicant.

There was general discussion regarding the option to paint or stain the exterior brick, layout of the ground floor residential unit, separate entrances for commercial patrons and residents, and the color choice of “iron ore” to infill between window frames and decorative arches, if necessary.

The Board passed the following resolution:

If the Board chooses to waive the public hearing, the Board may consider adopting the following resolution:

WHEREAS, the Planning Board has received an application for site plan approval relative to the proposed conversion of the building at 299 Main Street from commercial/office use with vacant floors to a mixed use building containing a commercial component facing Main Street and a total of nine (9) residential units; and,

WHEREAS, this application for site plan is considered a Type II under SEQRA, and no further action is required; and,

WHEREAS, the action is more fully detailed on revised drawings dated January 28, 2021, prepared by LMV Architects, and related materials; and,

WHEREAS, upon completion of the project, prior to the issuance of the final certificate of occupancy, an as-built site plan set shall be submitted to the Planning Department for certification of compliance with Planning Board approval; and

NOW THEREFORE BE IT FURTHER RESOLVED that the Board grant site plan approval relative to the proposed conversion of the building at 299 Main Street from commercial/office use with vacant floors to a mixed use building containing a commercial component facing Main Street and a total of nine (9) residential units, File #2021-001, with the following conditions:

- All comments from the Engineering Department and Fire Department shall be addressed to the satisfaction of the department;
- A physical material sample shall be submitted to the city planning department and city planning department shall ensure that these material accurately reflect materials presented in Sheet A7.



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Motion: Rosaura Andujar-McNeil
Second: Marjorie Smith
Carried 5:0:0

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); Consultant: MASS Design Group; Grid #6162-77-091064; Zoned: Poughkeepsie Innovation District – Historic Core (PID-HC) District; File #2021-003

The applicant seeks approval for the conversion of the existing single story commercial building to a mixed use building with ground floor commercial and eighty (80) residential units, including the construction of five additional stories on top of the existing building, resulting in a six story building. While the use is permitted in the Historic Core Subdistrict of the Poughkeepsie Innovation District (PID-HC) in which the property is located, the maximum number of stories permitted in the PID-HC is limited to five.

This project is classified as an Unlisted Action under SEQRA and Part 1 of a Short Environmental Assessment Form (EAF) has been submitted.

Appearing on behalf of the application was Eric Baxter, Mike Amato, and Justin Brown. The applicant team provided an overview of the application by walking the Board through the presentation included within their posted submission materials.

The Board provided the following feedback to the applicant:

- The top floor of the Luckey Platt building is not historic or original, and therefore may not be an appropriate reference.
- Requested clarification on the proposed location of materials and staging area during construction
- Requested precedent for internal mall-like commercial shops on ground floor
- Consideration of widening the pedestrian corridor
- Requested clarification on why a sixth floor is necessary when only five floors are permitted within the zoning district. Some members of the Board felt the proposed building “looks big” compared to it’s neighboring properties.
- Clarification of unit mix including price points and bedroom count
- Who will operate and maintain rooftop farm space



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- The Board supports the rear access and frontage on Cannon Street.

The Board set a public hearing for March 16, 2021.

Motion: Bob Mallory
Second: Sakima McClinton
Carried 5:0:0

The Board authorized circulation of the plans to City Departments and the Dutchess County Planning Department.

Motion: Rosaura Andujar- McNeil
Second: Marge Smith
Carried 5:0:0

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

Motion: Rosaura Andujar- McNeil
Second: Bob Mallory
Carried 5:0:0

The meeting adjourned at 9:05 by a unanimous vote.