



**CITY OF POUGHKEEPSIE
PLANNING BOARD MINUTES
MARCH 16, 2021**

Present

Robert S. Levine, Esq, Chairman
Anne Saylor
Sakima McClinton
Marjorie Smith
Sean O'Donnell

Absent

Rosaura Andujar-McNeil
Robert Mallory

Staff present:
Natalie Quinn

The meeting was called to order at 7:04 pm with the Pledge of Allegiance and reading of the Governor's Executive Order allowing virtual meetings.

Planning Director Quinn made an announcement that the applicant for 316 Main Street, file PB#2021-003, requested that the Board adjourn the scheduled public hearing until the Board's April 20th, 2021 meeting. The applicant was unable to mail the required public hearing notices and/or a post was not placed in Poughkeepsie Journal within the required time frame.

Chair Levine welcomes the newest member appointed to serve on the Planning Board, Sean O'Donnell.

On a motion by Marjorie Smith, seconded by Sakima McClinton, the minutes from the February 17, 2021 meeting were approved unanimously.

With the permission of the applicant for Wallace Campus, a change was made to the order of the agenda to review the application for 30 Dutchess Landing Road first.

30 DUTCHESS LANDING ROAD: WIRELESS

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

Appearing on behalf of the application was Scott Olson. Mr. Olson provided an overview of the application with regards to the installation of a cell antenna on top of one of the buildings that is a part of the development known as One Dutchess. The unit is proposed to be installed, wall mounted, on the existing penthouse and will sit about five feet above the top of that penthouse. The applicant presented photographs and visual simulations to support their statement that the antenna will be fairly innocuous from public view at ground level. The applicant team also presented the R.F. analysis showing the Board one of the two frequencies that this site will propagate, and



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that the antenna will provide service in an area that currently has poor service. The proposed antenna will provide very good service for the immediate area and the surrounding area within 2000 feet.

It is confirmed by planning staff that the application will also have to go before the Waterfront Advisory Committee for Consistency Review with the Local Waterfront Revitalization Program (LWRP).

Marge Smith Comments that she was very concerned about what it was going to look like until she saw the rendering because she was concerned what it was going to look like from the walkway. Having seen the mock ups, she has no concern. She also feels like a application of this size does not require an option public hearing.

Sean O'Donnell asks a question regarding the future scale of the project and whether there will be additional antennas in the future. He also asks the applicant to explore is the equipment can be better blended with surroundings, like street furniture, the lighting equipment, or in the cornice of the building. He encourages the applicant to investigate a stealth or concealed product line.

The applicant response that the height of the building is key to the service they intend to provide. The Verizon RF Engineer provides further clarification on this point.

Sakima McClinton seconds the previous question about whether or not there will be future proposals for additional antennas on this site.

Mr. Olson responds that one antenna is absolutely sufficient to provide the service required, but it is impossible to predict 20 years in the future. This application is aiming to serve a small gap in service, and will be enough for the foreseeable future.

Robert Levine clarifies that the application is for one antenna, not a "facility" and requests that the record and description of the project be changed to reflect that. The applicant confirms that is correct, they are applying for one antenna, along with the related equipment, which is on the roof and some of the cabling.

A motion is made to declare their intent to be Lead Agency for the purposes of SEQRA and circulate the plans.

Motion: Marge Smith
Second: Sakima McClinton
Carried: 5:0:0



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A motion is made to waive the option public hearing and adjourned the matter until April the 20th, awaiting a consistency review from the WAC.

Motion: Marge Smith
Second: Sakima McClinton
Carried: 5:0:0

Robert Levine requests that the application also be circulated to the Walkway over the Hudson as a courtesy.

WALLACE CAMPUS: DEMOLITION, CONVERSION & NEW CONSTRUCTION

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 on the parcels at 319, 325, 327-329 and 331 Main Street. 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, 121116, 112116, 116114, 128113 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 was Rachel Goodfriend (Wallace Campus Development), Jennifer Van Tuyl (Cuddy and Feder), Saky Yakas (SLCE Architects), Richard Hooker (Gallagher Bassett), Richard D'Andrea (Mazer Engineering), Ken Casamento (LRC Engineering).

Robert Levin introduces Terresa Bakner, the Board's land use attorney, Chris Kroner, architectural consultant from Mass Design, and Stuart Mesinger, engineer from Chazen Companies.

Rachel Goodfriend provides an overview and update on changes to the project since it was last presented to the Board, including:

- The proposed height of the Catharine Street Building is reduced from 7 to 6 stories, and the building footprint has been expanded North to the edge of the lot line.
- The cornice line of the Main Street Building was redesigned to be more in context with the vernacular and the dimensions of existing cornices on historic buildings on Main Street
- Added details and visuals of Mill Street facing facades.



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- Enhanced pedestrian path that cuts through the site, creating a direct connection between Mill and Main Street and better access to the residential entrances.
- Reconfigured the parking lot to be a more efficient use of space, including addition of a direct pick up/drop off lane and “through” lane for the day care pick up drop off area.
- Submitted Full Environmental Assessment Form (EAF)
- Provided clarification that applicant will be planning to be certified by Enterprise Green Communities program to be energy efficient and apply for the one-story height bonus provided for in the City code.

Chris Kroner, architectural consultant to the Board, asked for clarifications and provided initial comments regarding the removed gate along the pedestrian path and the new proposed cornice line on Main Street Building. Applicant confirms that the gates along the Main Street pedestrian path have been removed, but one gate on Catharine Street remains near the daycare facility. There is general discussion regarding the new cornice line on the Main Street Building, the way it wraps around onto the pedestrian path, the design intention behind it, and the potential to simplify the 7th story cornice line to reduce emphasis on the two top stories that are setback 22 feet from the main façade.

Anne Saylor and Sean O’Donnell also voice interest in seeing a simplified cornice line to see if that detracts attention from the 6th and 7th story. Sean O’Donnell requests two orthographic images with both variations to better represent the options.

Marge Smith and Sakima McClinton comment that the architecture has definitely improved, and changes have responded to Board comments and concerns.

Robert Levine asks for clarification regarding the unit floorplans at the “T” shaped portion of the Main Street Building.

Stu Mesinger, engineering consultant to the Board, comments that Chazen Companies is in the process of conducting a review of the last submittal of the applicant, including the full SWPPP, and also looking at traffic and parking. There isn’t anything particular to comment on with respect to water and sewer, but they will look at those as well and coordinate with the city’s utility departments. A full review will be provided prior to the April meeting.

Terresa Bakner, attorney to the Board, comments on two aspects with regards to SEQRA and notes information included in the application packet regarding their participation in the Brownfield’s cleanup program, as well as the plan to have a remedial action workplan to govern how the project will remove soils and the extent to which the applicant will remove soils from the site. Terresa asks for a timeframe on



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when the remedial action work plan will be completed for the Department of Environmental Conservation?

Richard Hooker responds the DEC is currently reviewing the remedial investigation work plan to complete the characterization of the requirements of the brownfield cleanup program. DEC has come back with some minor comments and the applicant anticipates having that approved by the end of the month. There is further discussion regarding the process to date with DEC, previous activities that have caused the brownfield site, and what the cleanup entails.

Terresa Bakner also requests that the applicant update the Board as to where they are with review by the Office of Parks Recreation and Historic Preservation.

The applicant responds that they are in the process of getting a response as to any archaeological resources on the site while also working to get the Wallace Building designated to the National Register of Historic Places. The applicant expects to hear from OPRHC by mid-April.

Planning Director Quinn requests that the applicant provide additional information regarding the proposed residential units and the affordability levels that are proposed. The applicant confirms that the project is targeted at serving households earning 30 percent AMI up to 80 percent AMI. The applicant also walks through a slide indicating what income levels fall within the various AMI bands and how that compares to jobs and incomes available in the City of Poughkeepsie.

A motion is made set a public hearing for April the 20th, 2021

Motion: Marge Smith
Second: Sakima McClinton
Carried: 5:0:0

Terresa Bakner, Stu Mesinger, and Natalie Quinn lead the Board through a review of the applicant's responses to Part 1 of the Full EAF. The following corrections and comments are noted:

- Page 2, select "yes" for government approvals required and remove some of the listed agencies that are not considered to be an "agency" for the purposes of SEQRA.
- Applicant has incorrectly indicated that the project is within a designated inland waterway
- Page 4, update to reflect total proposed height, including height that will require variances.
- Page 5, water input and sewer output should match
- Page 6, Terresa recommends specifically noting that the site is decreasing impervious surfaces
- For peak traffic, applicant should check all that apply. While evening is checked, there may also be an morning peak due to the daycare facility drop-off.
- The EAF attachments are incorrectly numbered in the table of contents



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- Page 13, applicant needs to list all substantially contiguous historic sites. Can be done via appendix.

A motion to adjourn the meeting was made by Marge Smith at 9:00 PM, seconded by Sakima McClinton, and passed by a unanimous vote.