



Town of Poughkeepsie

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Date: Monday, January 4, 2021

Time: 5:00 PM

Location: Zoom Meeting

Purpose: Comprehensive Plan Committee Meeting # 25.5

Comprehensive Plan Review Committee Attendance: Bill Carlos, Jeff Renihan, Ann Shershin, Yvonne Laube, Maribeth Rubenstein, James Challey, Dan Salvatore, David Silver, Carl Whitehead

Consultant Attendance: Bonnie Franson, Adriana Beltrani, Shachi Pandey, Jihye Son

Town Staff Attendance: Kristen Taylor, Mike Welti

Members of the Public Attendance: None

AGENDA ITEM	NOTES	TASK
<p>Welcome and Agenda Review</p>	<p>Mr. Carlos opened the meeting and asked Mr. Welti to provide brief overview of where we are in process.</p> <p>Mr. Welti described the agenda and discussed that MUD Workshop would present the draft concept plans that would serve as model infill/reuse sites.</p> <p>In addition, he indicated the PB received a summary of the minutes of the 2nd workshop meeting.</p>	
<p>Model Infill/Reuse Sites</p>	<p>Mr. Carlos asked that everyone understand that the sites that were used are models for what can be achieved on numerous sites throughout the Town – the names of the sites will be removed from the plans, and the plans will be titled “concept plans”.</p> <p>MUD Workshop welcomed everyone. As everyone has the workshop minutes, and given the shortened time for the meeting, she is focused on the presentation of the representative sites.</p> <p>Ms. Pandey shared her screen and presented an agenda for her presentation.</p> <p>She first described Mall Design Principles that were representative of both sites.</p> <p>She discussed common design/build features such as large floor plates, surrounded by parking on all sides, and often standalone fast-food restaurants associated with these properties.</p>	<p><i>MUD Workshop to Complete and Submit Concept Plans and Supporting Narrative that will evolve from the Workshop notes</i></p>

The purpose of the discussion is to discuss how these centers were traditionally organized, and how they could be reorganized to reuse and add buildings especially where there is excess building space and parking facilities

Ms. Pandey described the design rationale of how to retrofit and reuse the two example sites. She discussed the various uses and design thoughts that went into the Dutchess Center model.

Mr. Challey indicated he very much likes bringing together residential, commercial retail and the idea of a maker's space. He mentioned that parking still needed to address the reality of parking proximate to services – he mentioned the 600-foot rule, which is the distance the average American will want to walk to his/her destination.

In general, people don't like to park their car and not be able to see their destination.

He likes that the intent for "retail space" is broad and could include gyms, health care facilities, delis and coffee shops.

In particular, Mr. Challey mentioned that daycare centers should be allowed and encouraged. These facilities address early childhood education – meet needs for infants, toddlers, pre-k, head start, and they need to be accessible, high quality and affordable. Daycare needs accessible parking, space for pick up and drop off, and accommodation for large indoor and outdoor space. Old mall sites actually tend to fit this need, are rare and valuable for this kind of use.

Mr. Silver asked how much commercial square footage is envisioned and how many residential dwellings. He noted Eastdale Village had about 80,000 sf of commercial space and 500 residential units.

When a site is being redeveloped it will need a sufficient number of residential units to make it profitable to redevelop – what incentive otherwise exists?

Ms. Pandey indicated that each site to be redeveloped should submit a market study to justify the density that an applicant needs for a redevelopment site.

Ms. Franson indicated that these are concept plans and the intent is not to provide a specific number of units – this is a conceptualization of design and ideas, uses and principles for redevelopment.

Mr. Silver indicated it may be best to further generalize buildings on the plan by removing the lines denoting

	<p>residential units and simply indicating the type of residential envisioned for the place. The Plan Update should include Illustrations or descriptions of the principles and the lifestyle that is envisioned by redevelopment sites - Live, work, play – mixed use neighborhood – come home, what to do on the weekend</p> <p>It was noted that the workshop #2 notes would be added as infill design principles in the comprehensive plan update. Ms. Beltrani added that these principles will help explain how infill is an iterative, multi-phased process.</p> <p>For the second concept plan, Mr. Welti noted that he liked the small retail spaces along a central boulevard which would be interesting to walk along. He liked the variety of housing types that are shown – it is a good thing to visualize the variety of uses that can be introduced.</p> <p>Mr. Renihan asked if the concept plan was designed to have both a gym and outdoor space for residents – these areas were pointed out on the plan.</p> <p>Mr. Whitehead stated it looks good and he likes the pedestrian path along a boulevard concept.</p> <p>Ms. Rubenstein likes the ideas embodied in the conceptual plans and envisions these would be fun to have in the Town.</p> <p>Ms. Pandey indicated she would add sketches or vignettes and tell the story of living in a neighborhood embodied in the concept plan.</p> <p>Mr. Carlos would like to see a list for the whole town of the principles to be applied, whether they are central courtyards, pedestrian access – the Comprehensive Plan Update is for the whole town for the next 10 years</p> <p>Mr. Welti indicated there is a placeholder for this discussion in the Plan Update – in the next draft it will be further fleshed out.</p>	
<p>Comments on the preliminary draft CPU</p>	<p>Members were reminded to please provide their comments on the preliminary draft by January 11, 2021. This will allow NPV to revise the CPU and submit to the Committee and for presentation to the public.</p>	
<p>Committee Business</p>	<p><i>none</i></p>	
<p>Next Steps</p>	<p>Complete review of preliminary draft of the Comprehensive Plan Update by January 11, 2021.</p>	<p><i>NPV to address comments and resubmit a Draft Comprehensive Plan</i></p>

Public Comment	None	
Adjournment	The meeting was adjourned at 6 pm.	

Thank you,

Michael A. Welti

Michael A. Welti, Director of Municipal Development

The Town of Poughkeepsie gratefully acknowledges the State of New York for providing funding support for the preparation of its Comprehensive Plan. The opinions, results, findings and/or interpretations of data contained herein are solely those of the Town of Poughkeepsie and do not necessarily represent the opinions, interpretation or policy of the State of New York.