



Town of Poughkeepsie

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3600 Phone
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Date: Wednesday, June 26, 2019

Time: 5:00 PM

Location: Town Hall – 1 Overocker Road

Purpose: Comprehensive Plan Committee Meeting #11

Comprehensive Plan Review Committee Attendance: Bill Carlos, Ann Shershin (absent), Yvonne Laube, Carl Whitehead, Maribeth Rubenstein (absent), James Challey, Daniel Salvatore, Jeffrey Renihan (absent), David Silver

Town Staff Attendance: Mike Welti, Kristen Gaynor

Members of the Public Attendance: Myrna Ross, Steven Michalski

AGENDA ITEM	NOTES	TASK
Welcome and Agenda Review	Mr. Carlos and Mr. Welti called the meeting to order.	N/A
Committee Business	<p><i>Grant Applications and Consultant Procurement</i> The Town was awarded the Hudson River Valley Greenway Council Compact Grant for \$20,000 on 9/12/18 and the NYS Department of Environmental Conservation (NYSDEC) Climate Smart Communities Grant for \$45,000 on 12/18/18.</p> <p>Staff has been working with the State to get a contract in place for the NYSDEC Climate Smart Communities grant. As of this week, the Town has a signed and approved contract in place for this grant. Mr. Welti is working with Town Board Attorney, Mr. Jim Nelson, to finalize an RFP. An RFP is anticipated to be made public within the next couple of weeks.</p> <p>In early August, the proposal review subcommittee will review RFP responses. The subcommittee will include Bill Carlos, Ann Shershin, Maribeth Rubenstein, and Dan Salvatore.</p> <p>Given the delay with respect to contract execution, Mr. Carlos asked for an update on when the CPRC might be reviewing a draft comprehensive plan document. Mr. Welti indicated that an anticipated timeframe is spring 2020, with the understanding that the CPRC still has to retain a consultant, host further public engagement opportunities, and compile all ideas and recommendations together as a result of discussions that have already taken place and that will continue to take place in the coming months.</p>	<p><i>Town staff to finalize an RFP and make publicly available.</i></p>

<p>Discussion Topic: Local Developers</p>	<p>The CPRC had two (2) local developers present at this month’s meeting. Representatives introduced themselves and provided a brief overview of their organizations.</p> <p>Robert Baxter <i>R.L. Baxter Building Corporation</i></p> <ul style="list-style-type: none"> ▪ Has been working in the industry for 30 to 40 years ▪ The company has worked on both adaptive reuse/redevelopment/renovation projects as well new development projects ▪ Excited about the opportunity to work on older properties and revitalize them with community character – looking for more opportunities to be creative with existing structures <p>Jeff Kane <i>Kirchhoff Companies</i></p> <ul style="list-style-type: none"> ▪ A couple of examples of work completed or underway within the Town include Oakwood Commons at \$35 million and Eastdale Village at \$100 million <p>The following points came out of an informal discussion about development within the Town:</p> <ul style="list-style-type: none"> ▪ Developers looking to work in the Town could benefit from the Town pulling together a list of properties that may present unique challenges/opportunities. ▪ If the Town worked on the preliminary investigative work and due diligence as it relates to SEQR review or other site review components (traffic study, environmental remediation, historical significance, etc.), properties with more challenges may become more appealing and approachable to developers. ▪ Establish incentives for developers to work on more challenging projects ▪ A conversation took place about investing in aging residential neighborhoods – there is a balance being sought between homeowners investing in their properties and not having their assessments and taxes increase ▪ If there is a particular area or region within the Town that is desirable for focused developed, perhaps the Town could review that area or region through the guidelines identified in a Generic Environmental Impact Statement (GEIS) ▪ “Affordable” housing is important to discuss and implement as part of development projects – the CPRC wants to understand how to encourage more inclusionary zoning, but perhaps through alternative methods to applying a required percentage to a unit calculation – Mr. Welti identified density bonuses as being another means to achieve and incentivize a similar goal 	
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<p>GIS Mapping</p>	<p>The Town has been working with the Dutchess County Department of Planning and Development in order to obtain updated Geographic Information Systems (GIS) mapping for the Comprehensive Plan update. The County has provided a revised set of draft mapping per Town staff comments, received November 2018. Draft maps were placed on the CPRC website following the November CPRC meeting.</p>	<p><i>Members of the community and CPRC members to submit any comments pertaining to mapping via the CPRC email.</i></p>
<p>Next Steps</p>	<p>The CPRC discussed the possibility of moving the July meeting from Wednesday 7/24 to Wednesday, 7/31. Mr. Welty agreed to confirm that this works for CPRC members who were not present at the meeting. The CPRC meeting calendar found on the Town meetings webpage will be updated accordingly.</p> <p>Project Website: http://www.townofpoughkeepsie.com/planning/cprc/index.html</p> <p>CPRC Email: CPRC@townofpoughkeepsie-ny.gov</p> <ul style="list-style-type: none"> ▪ An automated email response has been generated for when members of the public submit comments to the CPRC email. 	<p><i>Mr. Welty to confirm CPRC member availability for the CPRC July meeting to take place on Wednesday, 7/31.</i></p> <p><i>Town staff to update the Town meetings webpage accordingly.</i></p>
<p>Public Comment</p>	<p>Myrna Ross</p> <ul style="list-style-type: none"> ▪ Housing of all types is needed within the Town, not only high-end quality – this includes all necessary infrastructure and other communities service needs ▪ Seniors and those wishing to age-in-place also deserve fair quality of life ▪ Does not want to hear about Town Centers anymore – how do you know that they are the answer? ▪ We do not need to have more self-storage facilities ▪ More enforcement of Town code is needed ▪ These meetings should be a conversation and targeted at information gathering <p>Steven Michalski</p> <ul style="list-style-type: none"> ▪ Owns a unique property within the Town and would like to present about it at the next CPRC meeting. Mr. Michalski was asked to contact staff first to do discuss his proposed project. 	<p>N/A</p>
<p>Adjournment</p>	<p>The meeting adjourned at 6:45 PM.</p>	<p>N/A</p>

Thank you,

Michael A. Welty

Michael A. Welty, AICP
Director of Municipal Development

Attachment A
Meeting Agenda



Town of Poughkeepsie
Comprehensive Plan Review Committee (CPRC)
Committee Meeting #11
Wednesday, June 26, 2019 @ 5:00 PM
Town Hall Meeting Room

Agenda

- I. Welcome and Agenda Review

- II. Committee Business
 - a. Grant Applications:
 - Hudson River Valley Greenway Council Compact Grant awarded 9/12/18.
 - NYS DEC Climate Smart Communities grant awarded 12/18/18.
 - Contract with DEC now executed

 - b. Consultant Procurement:
 - Finalizing RFP with Town Attorney's office
 - Proposal review subcommittee: Bill Carlos, Ann Shershin, Maribeth Rubenstein, Dan Salvatore

- III. Discussion Topic – Local Developers
 - a. Jeff Kane, Kirchhoff Companies
 - b. Robert Baxter, R.L. Baxter Building Corporation

- IV. Next Steps
 - a. Next CPRC Meeting: TBD

- V. Public Comment

- VI. Adjournment

Comprehensive Plan Review webpage:

<http://townofpoughkeepsie.com/planning/cprc/index.html>

Committee email address:

CPRC@TownofPoughkeepsie-ny.gov