

**Dutchess County Planning Board
MINUTES – July 8, 2020**

Microsoft Teams Meeting

Present

Gary Baright
Colleen Cruikshank
Michael Dupree
Edith Greenwood
Hans Klingzahn
J. Patrick Lambert
Warren T. Smith
Jill Way
Rick Wilhelm
Randall Williams
Linda Fakhoury, *County Attorney Liaison*
Ed Hauser, *County Legislative Liaison*
Jacob Reckess, *Developer, Guest*
Jennifer Coccozza, *Staff*
Emily Dozier, *Staff*
Shelby Frangk, *Staff*
Heather LaVarnway, *Staff*
Lynn Schara, *Staff*
Janet Tissiere, *Staff*
Dylan Tuttle, *Staff*
Eoin Wrafter, *Staff*

Absent

James Nelson

Hans Klingzahn, Chairman, called the meeting to order at 3:30 PM and read the following statement:

I have confirmed that tonight's meeting has been convened in accordance with the Governor's March 13, 2020 Executive Order 202.1, which suspends certain provisions of the Open Meetings Law to allow a municipal Board to convene a meeting via videoconferencing. In accordance with the Executive Order, the public has been provided with the ability to view tonight's meeting. I have done a roll call of the Board Members and there is a quorum present for this meeting.

A motion to approve without change the minutes from March 11, 2020, was made by Patrick Lambert, and seconded by Edie Greenwood; with no objections, the minutes were adopted.

Raymond Avenue School Redevelopment Presentation

Jacob Reckess, the developer for 25 Raymond Avenue, the school redevelopment project, gave a presentation on the plans for the 6.8-acre site in the Town of Poughkeepsie. The property was officially acquired last week after four years of navigating the historical preservation requirements and options. Elevations for Phase I were displayed to show the Board the plans for the property. The site is in the middle of the Arlington Business Improvement District (BID). There are 187 apartments planned, a 110-key hotel, as well as commercial real estate. It will include recreational amenities and facilities for tenants of the site, and they hope to have a bike share on site in the future. Jacob

thanked the Dutchess County Planning Department and the Dutchess County Planning Board for the support and guidance throughout the development of this project.

Partnership for Manageable Growth

Eoin explained that since our last meeting where we made recommendations on our 2020 Partnership for Manageable Growth (PMG) applications, the COVID-19 pandemic has had a significant impact on many aspects of society, including County government. As a result, the County has held off on awarding any projects, due to the uncertain fiscal outlook. We are going to wait until we have a better sense of our fiscal position. Once we have better information, we would make awards based on the Planning Board's recommendations. The DCWWA also had two infrastructure projects that they submitted recommendations to the County Executive for consideration.

As for the five active PMG projects from prior years' funding, we still hope to close on Jordan Lane Farm in Pine Plains this year. We hope to close on the remaining projects in early 2021. Presently, we do not know if we will seek applications for 2021. We have about \$500,000 in funds remaining, so it would be enough for a new round, but we are waiting until we have a better sense of the fiscal outlook.

Commissioner's Update

Eoin updated the Board that our office was physically closed as of March 18 due to the pandemic but remained fully operational with some staff working in the office and most working remotely. As of June 15, the office reopened on an appointment only basis for members of the public. Between 40-60% of the staff are in the office, with the balance working remotely.

During COVID-19, the department operated a call center for the Dutchess Responds Food Connection Hotline. It was a partnership with Dutchess Outreach and the Community Action Partnership of Dutchess County, two local food pantries, to connect those in need of food and other resources, as well as food delivery. We received 672 inquiries, made 940 deliveries, and served 586 households with just over 14,000 meals. In addition, we had staff working on the Nursing Home Task Force and others that performed contact tracing for the Department of Behavioral and Community Health. Eoin commended the staff for going above and beyond in supporting these additional tasks while still managing their regular duties.

The department is going before the Legislature in August for board membership actions. Randall Williams is being reappointed, and Ryan Arket, a local real estate broker, is being presented as a new appointment. The Legislature is going through an interview process to select and appoint their member, which would bring the board to full membership.

So far through June, the department responded to 148 referrals, which is 37% of the amount projected for 2020. We were at 48% for this time last year, so the pandemic is having a slight impact on referrals during the period March through May. During the pandemic, the average response time was 15 days; Eoin commended the staff for their dedication in responding in half the required time during the challenges of working from home and additional duties due to the pandemic.

Eoin announced that the City of Poughkeepsie had adopted the referral exemptions IMA, which means all 30 communities are now participating. The current IMAs expire at the end of 2020, so we

will be reaching out to each community again to obtain their participation in a new five-year agreement. We'll also be reviewing the actions to see if there is anything that should be included.

The 2020 Census is fully underway, with a 60.8% response rate in Dutchess County, but it should be closer to 85-90%. Census takers are projected to follow up in the field in August. The self-response deadline has been extended to October 31. The north east part of the county and the City of Poughkeepsie have the lowest response rates.

The Municipal Innovation Grant (MIG) program is on hold for 2020 due to the County's uncertain fiscal outlook, so we will not be soliciting applications.

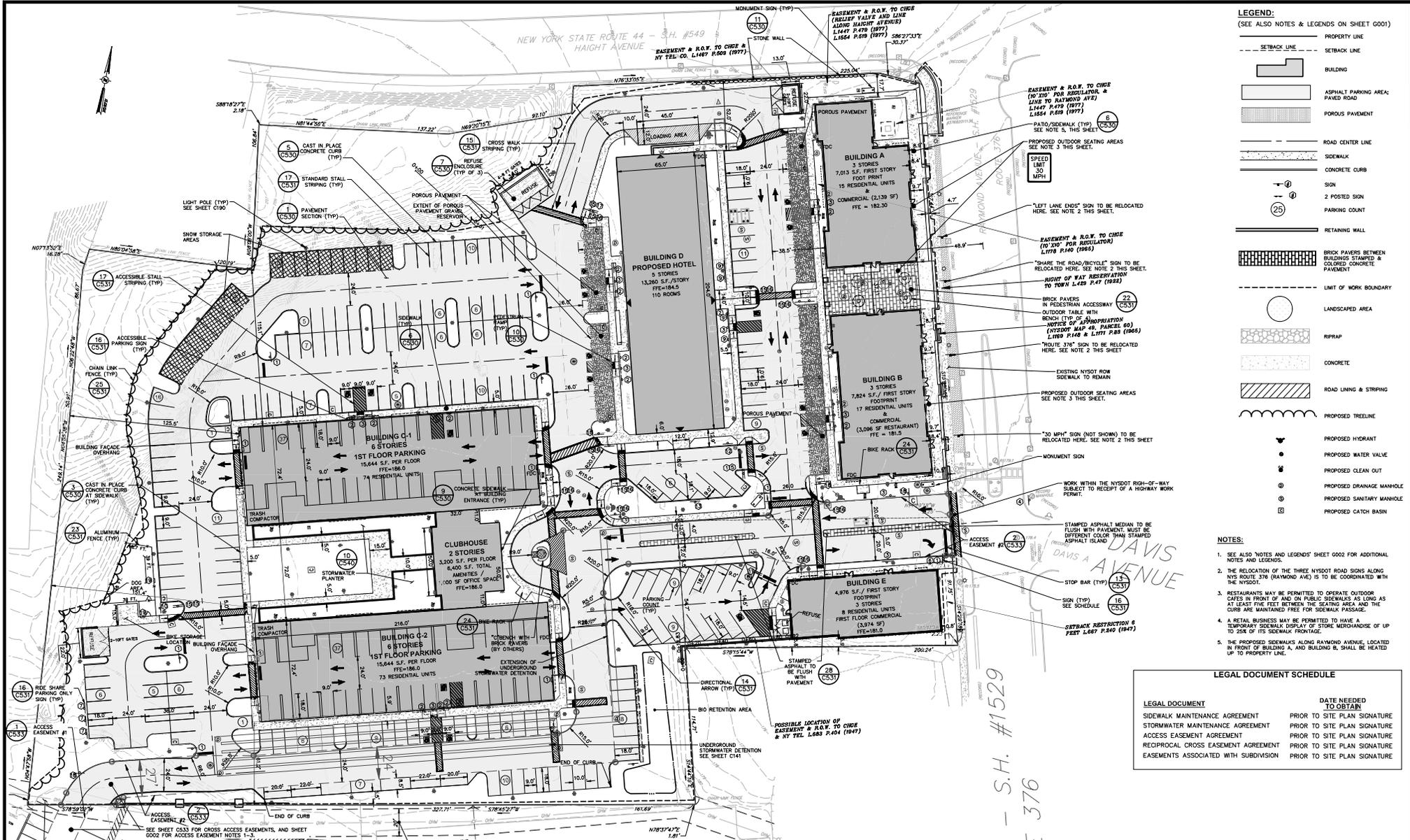
The City of Poughkeepsie and Dutchess County are applying to Empire State Development to create a land bank. The City of Beacon opted out because they do not currently have a lot of properties to be considered but could opt in later if they decide to. Our application could take up to four months to be approved.

The next meeting is tentatively scheduled for November 18, 2020, as a field visit for the PMG applications, if the program progresses as intended. Otherwise, we plan to have a meeting with local developers to talk about the current market trends in both commercial and housing development. Details will follow as the date draws near.

With no further business, a motion to adjourn was made by Patrick Lambert and Rick Wilhelm seconded. The meeting was adjourned at 4:22 PM.

Respectfully submitted,

Lynn Schara



- LEGEND:**
(SEE ALSO NOTES & LEGENDS ON SHEET 0001)
- PROPERTY LINE
 - SETBACK LINE
 - SETBACK LINE
 - BUILDING
 - ASPHALT PARKING AREA
 - PAVED ROAD
 - POROUS PAVEMENT
 - ROAD CENTER LINE
 - SIDEWALK
 - CONCRETE CURB
 - SIGN
 - 2 POSTED SIGN
 - PARKING COUNT
 - RETAINING WALL
 - BRICK PAVERS BETWEEN BUILDINGS STAMPED & COLORED CONCRETE PAVEMENT
 - LIMIT OF WORK BOUNDARY
 - LANDSCAPED AREA
 - RRPAP
 - CONCRETE
 - ROAD LINING & STRIPING
 - PROPOSED TREELINE
 - PROPOSED HYDRANT
 - PROPOSED WATER VALVE
 - PROPOSED CLEAN OUT
 - PROPOSED DRAINAGE MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED CATCH BASIN

- NOTES:**
- SEE ALSO 'NOTES AND LEGENDS' SHEET 0002 FOR ADDITIONAL NOTES AND LEGENDS.
 - THE RELOCATION OF THE THREE NYSDOT ROAD SIGNS ALONG NY'S ROUTE 376 (RAYMOND AVENUE) IS TO BE COORDINATED WITH THE NYSDOT.
 - RESTAURANTS MAY BE PERMITTED TO OPERATE OUTDOOR CAFES IN FRONT OF AND ON PUBLIC SIDEWALKS AS LONG AS AT LEAST FIVE FEET BETWEEN THE SEATING AREA AND THE CURB ARE MAINTAINED FREE FOR SIDEWALK PASSAGE.
 - A RETAIL BUSINESS MAY BE PERMITTED TO HAVE A TEMPORARY SIDEWALK DISPLAY OF STORE MERCHANDISE OF UP TO 25% OF ITS SIDEWALK FRONTAGE.
 - THE PROPOSED SIDEWALKS ALONG RAYMOND AVENUE, LOCATED IN FRONT OF BUILDING A, AND BUILDING B, SHALL BE HEATED UP TO PROPERTY LINE.

LEGAL DOCUMENT SCHEDULE

LEGAL DOCUMENT	DATE NEEDED TO OBTAIN
SIDEWALK MAINTENANCE AGREEMENT	PRIOR TO SITE PLAN SIGNATURE
STORMWATER MAINTENANCE AGREEMENT	PRIOR TO SITE PLAN SIGNATURE
ACCESS EASEMENT AGREEMENT	PRIOR TO SITE PLAN SIGNATURE
RECIPROCAL CROSS EASEMENT AGREEMENT	PRIOR TO SITE PLAN SIGNATURE
EASEMENTS ASSOCIATED WITH SUBDIVISION	PRIOR TO SITE PLAN SIGNATURE

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Office Locations:

- Raymond Avenue Office: 21 Free Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- North County Office: 20 Elm Street (Suite 110), Shaw Falls, New York 13850, Phone: (518) 842-0013
- Central Business Office: 247 Free Street, Poughkeepsie, New York 12601, Phone: (845) 454-3980
- Westchester NY Office: 1 North Broadway, Suite 603, White Plains, New York 10601, Phone: (914) 967-8010
- Chattanooga Tennessee Office: 407 E. 5th St. (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

REV.	DATE	REVISION	DESCRIPTION
1	06/22/20	REVISED PER PLANNING BOARD COMMENTS	
2	07/28/20	REVISED PER PLANNING BOARD COMMENTS	
3	08/28/20	REVISED PER PLANNING BOARD COMMENTS	
4	09/24/20	REVISED PER PLANNING BOARD COMMENTS	PROJECT NAME CHANGE

RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

SITE PLAN

TOWN OF POUGHKEEPSIE, DUTCHESS COUNTY, NEW YORK

designed by: [Signature] checked by: [Signature]
date: 06/22/20 1"=30'
project no.: 51657.00
sheet no.: C130

Drawing Name: 21_Township01000-01689-01887-Reschool0001_05_0130_0607-00_0715.dwg
Drawing Path: I:\Projects\138_01000-01689-01887-02_014707-0001.dwg
Date Plotted: Jun 18, 2020, 4:27 PM



1 Building E-B-A East Elevation
3/32" = 1'-0"



2 3D View 1

New Mixed Use

Arthur May Redevelopment

06.25.2020