

## **Schatz BOA Nomination Study**

**Public Meeting #1 November 19, 2024 @ 6:30PM-8:15PM** | Poughkeepsie Town Hall

### **FACILITATORS**

- Eoin Wrafter – Dutchess County
- Dylan Tuttle – Dutchess County
- Justin Leigh – Kearney Realty & Development
- Lorne Norton - RUPCO
- Kimberly Baptiste – Colliers Engineering and Design (consultant)
- Bridget Snover – Colliers Engineering and Design (consultant)

### **ATTENDEES**

Approximately 15 people from the community attended the public meeting.

### **FORMAT**

This was the first [formal public meeting-workshop](#) of the planning process, [with preceding public engagement opportunities provided through pop-ups, online engagement and a community survey](#). The project team facilitated a formal presentation [and followed by an interactive](#) open house-style [interactive activity session](#). Attendees were invited to review [and provide feedback on](#) the potential amenities, business, and housing options for the revitalized Schatz BOA site. Each board included a prompt for attendees to respond and provide feedback. Project team members were available to answer questions. Handouts were [also](#) provided with links to the project website and community survey.



### **PRESENTATION**

#### **01 Welcome & Introductions**

Eoin Wrafter opened the meeting, which was followed by an introduction of the project team and the project team structure.

#### **02 Project Overview**

Dylan Tuttle [outlined the BOA-funded reviewed the](#) project site, which consists of 3 parcels currently in foreclosure. While physical improvements are limited to this study area, the market analysis encompasses a broader context area to better understand the surrounding community dynamics.

### **03 The Vision for the Schatz Site**

Justin Leigh [provided an overview of the redevelopment plan for the Schatz site and](#) reported a rezoning application [was](#) submitted to the Town Board for mixed-use redevelopment, comprising 282 residential units (250 affordable/mixed-income: 213 one-bedroom, 37 two-bedroom, plus 32 market-rate units) and 10,000-15,000 SF of commercial space for retail, restaurants, coworking, and maker spaces. The proposal is expected to be reviewed at a Town Board Public Meeting in early 2025.

Public comments:

- *Traffic on Fairview is currently terrible. Has a traffic study been conducted and what are the results?* Yes, a traffic study has been conducted [but](#) the results will be made publicly available at the Town Board Public Meeting [in early 2025](#).
- *Does the Fairview Fire District have the capacity to serve this redevelopment?* The Fairview Fire District has been closely involved in this redevelopment effort. The site in its current state has been a nuisance to the fire department with the multiple fires that have been started on the property. The redevelopment will be less of a liability for the department.
- *Will you be renting to students?* Not specifically, but anyone is welcome to apply for residency.
- *Is the Northside Line Trail contaminated from the contamination on the site?* No, the contamination is localized to the BOA site. Multiple site clean ups have been conducted by DEC.

### **04 The BOA Project**

Kimberly Baptiste explained the BOA program and noted that the project is currently in the plan development phase. She outlined program benefits and [noted](#) [detailed](#) work [to be on the BOA project is expected to be](#) completed by Spring 2025.

### **05 Advancing the BOA: Work Completed to Date**

Kimberly Baptiste explained that the project team had completed a survey of the site, existing conditions inventory, housing analysis, structural analysis, and community engagement.

Bridget Snover reviewed community engagement efforts, including surveys, pop-up events, project website, and advisory committee meetings. Survey results indicated preferences for green space, outdoor dining, and flexible programming spaces, with affordable housing, apartments, and senior housing emerging as the most desired residential options.

### **06 Next Steps**

Kimberly Baptiste outlined the project timeline and next steps: Master plan development (December 2024-February 2025), [Implementation Strategy](#) (February-March 2025), and Final Plan completion in March 2025.

### **07 Questions**

- *What is the timeline for construction?* 20 months for construction and 12-18 months for remediation.
- *The renderings look very residential. How would commercial work?* The commercial courtyard will be located behind the AT&T building on the first floor of the buildings.
- *Will the rail trail have access to this redevelopment?* Yes, there will be a direct connection to the commercial courtyard.
- *Is there a senior discount for the units?* No. Seniors would either apply for market-rate housing or need to qualify for affordable housing

## Schatz BOA // Public Meeting #1 Summary

- *The renderings look very residential. How would commercial work?* The commercial courtyard will be located behind the AT&T building on the first floor of the buildings.
- *Will there be accessibility accommodations?* Yes. The HRC goes above and beyond ADA compliance. Bike/pedestrian accessibility will also be a priority.
- *Can the High Park School District prepared for the increase in students?* Dutchess County has been experiencing decreases in school enrollment and nationwide households are decreasing in size.
- *Consider greater setbacks on the townhouses along Fairview Ave to align with the existing road condition.*
- *The graphics show accessible parking far away from the apartments*

### PUBLIC FEEDBACK

This section summarizes the public feedback gathered during the [workshop-open house](#) portion of the public meeting.

#### 1. Site Specific Station: Interpreting History

Attendees were asked to identify their preference for how the Schatz site's historical context is reflected in the future design:

- Reinvention of site elements (5 votes)
- Historic structures preservation (4 votes)
- Salvage materials in design (2 votes)
- Integrate interpretive elements into the design (2 votes)
- Statue/monument (1 vote)
- Historic mural (1 vote)
- Interior exhibits (0 votes)
- Interpretive signage (0 votes)

#### 2. Site Specific Station: Open Space Amenities

Attendees were asked to identify their preference for which public amenities they would like to see in the site's open space:

- Community garden (8 votes)
- Green infrastructure (8 votes)
- Sport court: pickleball/bocce (5 votes)
- Playground (5 votes)
- Open lawn (4 votes)
- Outdoor entertainment space (4 votes)
- Dog park (3 votes)
- Pavilion (1 vote)

#### 3. Site Specific Station: Plaza Space Amenities

Attendees were asked to identify their preference for which public amenities they would like to see in the site's plaza space:

- Bike racks / bike share / bike repair station (7 votes)
- Shade trees (5 votes)
- Outdoor seating (5 votes)
- Flexible programming space (3 votes)
- Public restrooms (2 votes)
- Public art (2 votes)
- Alternative seating options (0 votes)
- Information kiosk (0 votes)
- Other:
  - *outdoor table tennis/chess*
  - *rain garden*
  - *pollinator pathway*
  - *accessible outdoor seating*

#### **4. Site Specific Station: What if the AT&T building was gone?**

Attendees were prompted to answer the following question: If the AT&T building was no longer needed on site, what would you like to see on the parcel in the future?

- More affordable housing
- That's a big "if" but seeing more 2- and 3-bedroom units in the project and family-friendly initiatives/amenities would be great. We need family housing.
- Open space
- Align townhouses with the existing homes' setback

#### **5. Neighborhood Station: Fairview Ave Corridor**

Attendees were prompted to answer the following question: What improvements are desired in the remaining greenspace fronting Fairview Avenue?

- Please consider traffic flow and how this will impact families already invested in this neighborhood's safety
- Please consider including community garden space and healing garden space (not just generic green space)
- The agriculture/ horticulture advisory committee at Cornell Cooperative of Dutchess County has expressed interest in supporting and participating in this effort

[Mark Condon: \(914\) 489-3608 // Mark.Condon@earthlink.net](mailto:Mark.Condon@earthlink.net)

#### **6. Regional Context Station: Connectivity**

Attendees were prompted to draw on the map or use the post it notes to identify any key revitalization projects or connectivity improvements they would like to see in the areas around the Schatz BOA site.

- I live in Ward 4 near Arlington and like that I can easily use the rail trail to safely bike to this area. Increasing connections is important
- Bikes and pedestrians need space & safety – Fairview Ave is unsafe
- Transit is needed so people don't need to have a car
- Benches
- Tables that are ADA-compliant
- We need family housing for single parents with kids who are financially strapped

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Schatz BOA // Public Meeting #1 Summary

**SIGN-IN SHEET:**

Sign-In Sheet		
Schatz Brownfield Opportunity Area		
November 19, 2024		
Public Meeting #1 at the RoughKneepie Town Hall		
Name	Email	Affiliation
Barbara Laird	blaird@townofpotholes.com	Town Pol. Councilwoman
Andrés Jiménez	PROCSANNY@yah.com	NEIGHBOR
María Ruwpa		NEIGHBOR
Isabel Cervallós		
Georgie MATTIN		Resident Ward 4
Marie Stevens	marieeschmidt@gmail.com	-lives next to site
Trevor Redl	redl.trevor@gmail.com	TOP CCHA
JIMMY MERRANO	j.MONDO MERRANO@ish.com	
Lisa Kaul	lkaul@dutchessny.gov	County Legislator CC6
Bill + Gail O'Neil	wfoxoneil@gmail.com	County Rep. Committee
STEVE BESSE		NEIGHBOR