



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-486-7885 Fax

NOTICE OF PLANNING BOARD

REGULAR MEETING

March 15, 2018

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. PLAN BEE BREWERY

Site Plan Public Hearing for a proposed tasting room in the existing barn on the site of a brewery and farm for its ingredients. 115 Underhill Road; Zoned R-4A (Residence Single Family 4 Acre) District; ± 24.00 acres; Grid # 6262-01-210645; Type II Action; *PBFB NY LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 7-0

2. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Zoning Amendment Recommendation to the Town Board and Site Plan Public Hearing regarding a proposed amendment for an Anchor Project use, and proposed mixed use development including ± 181 apartments, ± 14,990 SF commercial space, open area and ± 220 parking spaces. The site redevelopment would convert a former school building to ± 47 apartments; construct two 3-story buildings of ground-floor retail and upper story residential uses; one 4-story residential building over a garage podium; and site amenities. 25 and 31

Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.4 acres and ± 0.4 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action; *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

MOTION TO ADJOURN THE PUBLIC HEARING TO APRIL 19, 2018.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 6-0 (P. Fanelli recused)

3. NORTH POINT CENTRE

Site Plan Public Hearing for the Town portion of a proposed project in the Town and City of Poughkeepsie: In the Town, additional parking on a parcel with an existing restaurant; and in the City, site redevelopment for two new buildings of three stories each, total 12,483 SF office/commercial and 18 apartments of 1-2 bedrooms, in addition to an existing three-story office building. In the Town: 120 Delafield Street (6062-02-891514); Zoned B-H (Business Highway) and WD1 (Waterfront District 1); ± 1.64 acre. In the City: 112 Delafield Street (6062-52-887505), 110 Delafield Street (6062-60-900496), 54 Spruce Street (6062-60-899489), 52 Spruce Street (6062-60-895491), 48 Spruce Street (6062-60-891491), 46 Spruce Street (6062-60-889491); Zoned C-1 (Neighborhood Commercial) and R-4 (Medium Density Residential); ± 1.78 acre. Total 3.42 acres. SEQRA Negative Declaration (Unlisted Action) adopted January 17, 2018, by City of Poughkeepsie Planning Board as Lead Agency. *North Point Centre, LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Ben Paganelli
Carried: 7-0

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE NORTH POINT CENTRE PROJECT.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

- 4. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE)**
Site Plan, Subdivision and Special Use Permit Public Hearing for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; 85,000 to 180,000 SF of commercial and non-residential space; recreational amenities; and associated parking and utilities. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; FEIS for a Type I Action accepted as complete January 18, 2018. *Meadow View Properties LLC, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION TO ADJOURN THE PUBLIC HEARING TO APRIL 19, 2018.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

B) SUSPEND RULES FOR PUBLIC COMMENT – Comments limited to three (3) minutes

MOTION THAT THE PLANNING BOARD SUSPENDED THE RULES TO ALLOW PUBLIC COMMENT ON OTHER MATTERS

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

MOTION THAT THE PLANNING BOARD RESUMED THE RULES.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

C) PLAN REVIEWS

- 1. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE)**
SEQRA Adoption of Findings for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; 85,000 to 180,000 SF of commercial and non-residential space; recreational amenities; and associated parking and utilities. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± 60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; FEIS for a Type I Action accepted as complete January 18, 2018. *Meadow View Properties LLC, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION TO AMEND THE FINDINGS STATEMENT DATED MARCH 15, 2018 TO INCLUDE TRAFFIC SIGNAL INSTALLATION OF EMERGENCY SERVICE PREEMPTION DEVICES, AND TO ADOPT A RESOLUTION ADOPTING THE SEQRA STATEMENT OF FINDINGS FOR THE MACDONNELL HEIGHTS TOWN CENTER PROJECT DATED MARCH 15, 2018.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

2. MARIST COLLEGE MCCANN CENTER ADDITION II

Planning Board to Declare Lead Agency, Site Plan and Coastal Consistency Review for the construction of a ± 64,000 gross SF addition to the north and west side of the McCann Recreation Center, including renovations to locker rooms and racquetball courts inside the existing McCann Center, demolition of the existing Fitness Center, relocation of water, sewer, gas and electric. Also, site improvements with traffic circulation, parking modifications and expansion, pedestrian access adjustment, site lighting and drainage modifications. Also requires a variance from the Town and easements from both Town and City of Poughkeepsie. 11-21 Champagnat Way, 37-41 Half Moon Walk, 5 Edvard Bech Drive; Zoned IN (Institutional) District and (WD1) Waterfront District 1; ± 16.94 acres; Grid #s 6062-02-870603, 874650, 884713; Unlisted Action; *Marist College, Owner.*

MOTION THAT THE PLANNING BOARD DECLARE ITS INTENT TO BE THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION DATED MARCH 19, 2018 OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

3. READY COFFEE, LLC

Site Plan Review for the construction of a 501 SF coffee kiosk with associated parking and circulation improvements, landscaping, lighting and other site improvements. 1810 South Road and 1816-1840 South Road; Grid #s 6158-01-484850 and 6158-02-506817; Zoned BSC (Business Shopping Center) District; ± 22.23 acres; Type II Action; *Nine Mall Associates, LLC, Owner.*

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE PROPOSAL MEETS THE CRITERIA FOR A SEQRA TYPE II ACTION PURSUANT TO SEQRA PART 617.5(C)(7) AND NO FURTHER ENVIRONMENTAL REVIEW IS REQUIRED.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR READY COFFEE LLC.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 7-0

MOTION TO GRANT ARCHITECTURAL REVIEW APPROVAL WITH SAMPLES AND RENDERINGS AS PRESENTED.

Moved: John Weisman
Seconded: Brian Powers
Carried: 7-0

D) OTHER BUSINESS

1. BUILT PARCEL FOUR LLC AND BUILT PARCEL FIVE LLC

Discussion regarding amendments to two Site Plans: 1) Add a sixteen unit apartment building with parking on parcel 791929 at Van Wagner Place, a/k/a Springside Neighborhood Development Site Plan (Built Parcel Four LLC). 2) Add an eight unit building consisting of live/work lofts, concurrent with proposed rezoning to ATC District, on parcel 864945 used for parking for the 33 Arlington Ave Site Plan (Built Parcel Five LLC). 45 Springside Avenue and Van Wagner Road; Zoned ATC (Arlington Town Center) and R-20 (Residence, Single Family

20,000 SF) District; ± 1.548 acre and ± 0.521 acre; Grid #s 6161-08-791929 and 6161-08-864945; *Built Parcel 4, LLC and Built Parcel 5, LLC, Owners.*

NO ACTION TAKEN; ITEM FOR DISCUSSION ONLY.

2. INDUSTRIAL RETRO, LLC LOT LINE REVISION

Time Extension for an Approved Lot Line Revision for a proposal to convey a lot portion of ±2.75 acres inclusive of a 50-foot access easement to the owner which is the beneficiary of the easement. 15 Victory Lane, Zoned I-H (Heavy Industrial) District, ±4.60 acres, Grid #6062-04-786243; and 944 Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center), ±36.41 acres, Grid # 6062-04-864243; Unlisted Action; *Industrial Retro, LLC and Meadow View Properties, LLC, Owners.*

MOTION THAT THE PLANNING BOARD GRANT A 90 DAY TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FROM MARCH 16, 2018 FORWARD TO JUNE 14, 2018.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 7-0

| PRESENT: | ABSENT: |
|-----------------------|----------------|
| Chairman Weisman | |
| Member Fanelli | |
| Member Gemmati (Alt.) | |
| Member Paganelli | |
| Member Powers (Alt.) | |
| Member Romeo | |
| Member Whitehead | |

MOTION TO TERMINATE MEETING AT 7:35 P.M.

Moved : Carl Whitehead
Seconded: Brian Powers
Carried: 7-0