



# 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

*April 19, 2018*

*5:00 PM*

### DECISION AGENDA

#### A) **PUBLIC HEARINGS**

- 1. MACDONNELL HEIGHTS TOWN CENTER (EASTDALE VILLAGE) Subdivision, Site Plan and Special Use Permit Public Hearing** for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; up to 124,995 SF of commercial and non-residential uses; and supporting infrastructure and amenities. 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; SEQRA Findings for a Type I Action adopted March 15, 2018. *Meadow View Properties LLC, Kirchoff Properties, LLC and Industrial Retro LLC, Owners.*

***MOTION TO OPEN THE SUBDIVISION (PRELIMINARY MAJOR), SITE PLAN AND SPECIAL USE PERMIT PUBLIC HEARING.***

Moved: Carl Whitehead  
Seconded: Ben Paganelli  
Carried: 6-0

***MOTION TO ADJOURN THE SUBDIVISION (PRELIMINARY MAJOR), SITE PLAN AND SPECIAL USE PERMIT PUBLIC HEARING TO MAY 17, 2018.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD, IN ITS CONSIDERATION OF WHETHER OR NOT TO REQUIRE THE RESERVATION OF LAND FOR PUBLIC PARK, PLAYGROUND***

***OR OTHER RECREATIONAL PURPOSE IN ACCORDANCE WITH TOWN CODE §210-93, REFER THE PROPOSED PLAN OF SUBDIVISION AND DEVELOPMENT, INCLUSIVE OF PROPOSED DEDICATION OF LOT 4E, TO THE TOWN BOARD AND TO THE TOWN DEPARTMENT OF PARKS AND RECREATION FOR REVIEW AND RECOMMENDATION PURSUANT TO §210-93(E).***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE PRELIMINARY SUBDIVISION, SITE PLAN AND SPECIAL USE PERMIT APPLICATIONS FOR THE MACDONNELL HEIGHTS (EASTDALE VILLAGE) TOWN CENTER.***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

**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 MAY 17, 2018.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

***MOTION TO ENTER INTO EXECUTIVE SESSION FOR ATTORNEY/CLIENT ADVICE.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

***MOTION TO TERMINATE THE EXECUTIVE SESSION FOR ATTORNEY/CLIENT ADVICE.***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

*Motion regarding item C3, Fairview Commons, voted on here as Planning Board Attorney, Lisa Cobb, needed to leave the meeting.*

***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: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD RESUMED THE RULES.***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

***C) PLAN REVIEWS***

***1. FORSONS APARTMENTS***

***SEQRA, Recommendation to the Town Board and Site Plan Review*** regarding proposed Town Board rezoning to R-M (Residence, Multifamily) District, and Planning Board Site Plan approval for construction of 24 apartment units in two buildings with corresponding parking and offsite connection to Town sewer facilities. Sheafe Road; Zoned B-H (Business Highway) District; ± 4.00 acres; Grid # 6159-01-283578; Unlisted Action; *Forsons Realty Corp., Owner.*

***MOTION THAT THE PLANNING BOARD DETERMINE THAT THE APPLICATION IS INCOMPLETE FOR SEQRA REVIEW; AND THAT THE PLANNING BOARD DEFER ACTION ON THE SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL.***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

**D) OTHER BUSINESS**

**1. ROUTE 9D PROFESSIONAL OFFICE PARK**

**Time Extension** for an approved Site Plan for a proposed professional office park, total 41,520 S.F., with a three-story central building and two-story wings, and associated parking. NYS Route 9D (East Side); Zoned B-H (Highway Business); 4.4 +/- acres; Grid #6158-01-390820. Negative Declaration (Type I action) adopted April 20, 2017. *Socker Spring Park LLC, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT TWO 90-DAY TIME EXTENSIONS OF SITE PLAN APPROVAL, FROM APRIL 20, 2018 FORWARD TO OCTOBER 17, 2018.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

**2. SAYAGO/SHANER LOT LINE REVISION**

**Time Extension** for an approved Lot Line Revision to convey a 0.175 acre portion of 3 River Road to 4 Main Street in New Hamburg; Zoned R-20 (Residence Single Family 20,000 SF), R-NH (Residence New Hamburg), and WD1 (Waterfront District 1); ± 1.0448 acres; Grid #6057-06-491851 and 6057-07-501839; SEQRA Negative Declaration adopted June 15, 2017; *Andrea Sayago and Edward Sayago, Owner and Marjorie E. Shaner, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT A 90 DAY TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL FORWARD TO JULY 10, 2018.***

Moved: John Weisman  
Seconded: Nicole Gemmati  
Carried: 6-0

**3. FAIRVIEW COMMONS**

**Planning Board approval of a Release governing two matters in which the Planning Board was named as a Defendant, each captioned Board of Commissioners of Fairview Fire District v. Town of Poughkeepsie Planning Board, et al.,** with regard to an approved site plan for construction of a 151 unit apartment complex and 8,500 square feet of support space in three buildings. 66 Fulton Street; Zoned FC (Fairview Center) and PROD (Planned Residential Overlay District); ± 13.895 acres; Grid # 6162-05-161788; *Page Park Associates, Owner.*

***I MOVE THAT THE PLANNING BOARD AUTHORIZE THE CHAIR TO SIGN THE RELEASE PROVIDED BY THE TOWN'S LITIGATION COUNSEL RELEASING CLAIMS RELATED TO TWO MATTERS IN WHICH THE PLANNING BOARD WAS NAMED AS A DEFENDANT, EACH ENTITLED "BOARD OF COMMISSIONERS OF FAIRVIEW FIRE DISTRICT V. TOWN OF POUGHKEEPSIE PLANNING BOARD, ET AL.," AND EACH COMMENCED IN THE SUPREME COURT OF DUTCHESS COUNTY AND APPEALED TO THE APPELLATE DIVISION, SECOND DEPARTMENT.***

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Weisman	
Member Fanelli	
Member Gemmati (Alt.)	
Member Paganelli	
Member Romeo	Member Powers (Alt.)
Member Whitehead	

***MOTION TO TERMINATE MEETING AT 6:16 P.M.***

Moved : Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0