



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

*May 17, 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, Kirchhoff 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: Rocco Romeo  
Carried: 6-0

#### ***MOTION TO ADJOURN THE SUBDIVISION (PRELIMINARY MAJOR), SITE PLAN AND SPECIAL USE PERMIT PUBLIC HEARING JUNE 21, 2018.***

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

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

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

**2. FORSONS APARTMENTS**

**Site Plan Public Hearing, SEQRA, and Rezoning recommendation to the Town Board** 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 TO OPEN THE PUBLIC HEARING.***

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

***MOTION TO ADJOURN THE PUBLIC HEARING TO JUNE 21, 2018.***

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

***MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT FORSONS APARTMENTS WOULD NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, AND THAT NO ENVIRONMENTAL IMPACT STATEMENT WILL BE REQUIRED FOR THE REASONS SET FORTH IN THE SEQRA NEGATIVE DECLARATION FOR AN UNLISTED ACTION DATED MAY 17, 2018.***

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

***MOTION THAT THE PLANNING BOARD CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING THE ADOPTION OF THE PROPOSED ZONING MAP AMENDMENT TO REZONE GRID # 6159-01-283578 ON SHEAFE ROAD FROM HIGHWAY BUSINESS (B-H) DISTRICT TO THE RESIDENCE MULTIFAMILY (R-M) DISTRICT.***

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

**3. 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 JUNE 21, 2018.**

Moved: John Weisman  
Seconded: Ben Paganelli  
Carried: 5-0 (P. Fanelli recused)

- 4. RIVER POINT RESIDENTIAL AND WEST PARK PROFESSIONAL BUILDINGS Site Plan and Aquatic Resource Permit Hearing and Lot Line Revision** regarding a proposed development plan amended to include a single seven-story building containing 85 age-restricted dwelling units, ± 31,534 square feet (SF) medical office and ± 13,976 SF retail pharmacy or medical service uses. 2055 South Road and 83 Old Post Road; Zoned O-R (Office Research) District with a Senior Housing Overlay District (SHOD) designation; 7.14 ± acres; Grid #'s 6159-03-375410 and 6159-03-365369; SEQRA Negative Declaration adopted March 20, 2014; WA Route 9 LLC, Owners.

**MOTION THAT THE PLANNING BOARD CLOSE THE PUBLIC HEARING ON THE PLANNING BOARD APPLICATION FOR RIVER POINT RESIDENTIAL AND WEST PARK PROFESSIONAL BUILDINGS, AND TABLE (SUSPEND) REVIEW OF THE APPLICATION UNTIL PLANNING BOARD RECEIPT OF A REVISED APPLICATION (INCLUDING BUT NOT LIMITED TO REVISED DEVELOPMENT PLANS AND RESPONSES TO OUTSTANDING CONDITIONS), SUBJECT TO RE-NOTICE OF A PUBLIC HEARING.**

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

- B) MOTION TO ALLOW PUBLIC COMMENT ON AGENDA ITEMS – Comments limited to three (3) minutes.**

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

**MOTION TO END PUBLIC COMMENT SESSION.**

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

**C) PLAN REVIEWS**

**1. STEWART’S SHOPS – 85 CREEK ROAD**

**Site Plan Review and SEQRA Review** for a proposed building addition of 397 SF, replacement of gasoline canopy with 130 SF of additional canopy, upgrades to fueling station sign toppers, and relocation and replacement of site monument sign. 85 Creek Road; Zoned B-N (Neighborhood Business); 0.58 ± acres; Grid # 6162-02-689709; Unlisted Action; *Stewart’s Ice Cream Co., Inc., 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 AND SUBJECT TO RESPONSE TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

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

**2. STEWART’S SHOPS – 1200 DUTCHESS TURNPIKE**

**Site Plan Review and SEQRA Review** for a proposed addition of an exterior freezer and patio area, upgrades to fueling station sign toppers, improvements to an existing storage shed, and an addition of one (1) parking space. 1200 Dutchess Turnpike; Zoned B-N (Neighborhood Business); 0.72 ± acres; Grid #6362-01-275751; Type II Action; *Stewart’s Ice Cream, Co., Inc., Owner.*

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL AND SUBJECT TO RESPONSE TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

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

**D) OTHER BUSINESS**

**1. TOWN BOARD REFERRAL PURSUANT TO TOWN LAW §280-a(4).**

**Recommendation to the Town Board** regarding establishment of an Open Development Area for Eastdale Village by motion of the Town Board.

***MOTION THAT THE PLANNING BOARD CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING ESTABLISHMENT OF A PROPOSED OPEN***

**DEVELOPMENT AREA FOR THE EASTDALE VILLAGE PROJECT PURSUANT TO NY TOWN LAW §280-A(4).**

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

**2. ARLINGTON FARMS – MALABAR REALTY LLC**

**Time Extension of an approved site plan** for proposed demolition of the existing structures on the site and the construction of a one story gas station-convenience store (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway Business) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT A TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FOR TWO 90-DAY PERIODS FROM JUNE 3, 2018 FORWARD TO NOVEMBER 30, 2018.***

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

**3. 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 JUNE 14, 2018 FORWARD TO SEPTEMBER 12, 2018.***

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

**4. SHERIDAN LOT LINE REVISION**

**Time Extension of an approved Lot Line Revision** for a proposed conveyance of ±1.28 acres to a residential parcel from a vacant parcel in common ownership. 8 Kingwood Park and Kingwood Park; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 1.18 acres and ± 3.30 acres; Grid #s 6160-03-079185 and 123166; Negative Declaration and conditional Lot Line Revision approval granted April 20, 2017; *James D. Sheridan, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT ONE 90-DAY TIME EXTENSION OF CONDITIONAL LOT LINE REVISION APPROVAL, FROM JUNE 15, 2018 FORWARD TO SEPTEMBER 13, 2018.***

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

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

***MOTION TO TERMINATE THE MEETING AT 7:00 P.M.***

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