



# 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

July 19, 2018

5:00 PM

### DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **FORSONS APARTMENTS**

**Site Plan Public Hearing** 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 ADJOURN THE PUBLIC HEARING TO AUGUST 16, 2018 AND DEFER ACTION ON THE SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL.***

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

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

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

***MOTION TO END PUBLIC COMMENT SESSION.***

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

***C) PLAN REVIEWS***

**1. POUGHKEEPSIE LIBRARY ADDITIONAL PARKING**

**Site Plan Amendment Review** for a proposed parking lot expansion to provide an additional 33 parking spaces to meet current needs. 141 Boardman Road; Zoned Institutional (IN); +/- 6.11 acres; Grid #6260-01-119560. Unlisted Action; *Poughkeepsie Public Library, Owner.*

***MOTION THAT THE PLANNING BOARD WAIVE THE SITE PLAN PUBLIC HEARING.***

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

***MOTION THAT THE PLANNING BOARD HEREBY DETERMINE THAT THE POUGHKEEPSIE PUBLIC LIBRARY – ADDITIONAL PARKING SITE PLAN AMENDMENT 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 JULY 19, 2018.***

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

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE POUGHKEEPSIE PUBLIC LIBRARY – ADDITIONAL PARKING SITE PLAN AMENDMENT.***

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

2. **VERIZON STORE ADDITIONAL RETAIL EXPANSION**

**Declaration of Lead Agency Intent and Site Plan Review** for a proposed 1,500 square foot addition to the existing 2,980 SF Verizon Store. 661 Dutchess Turnpike; Zoned BSC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action *Planet Wings of Poughkeepsie, 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 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: Nicole Gemmati  
Carried: 6-0 (B. Powers recused)

***MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION PENDING ESTABLISH-MENT 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: Nicole Gemmati  
Carried: 6-0 (B. Powers recused)

3. **830 MAIN STREET - PLANET WINGS AND PIZZA E BIRRA**

**Site Plan Review** for a proposed remodel of a 2,050 SF former bank to a new restaurant with a 975 SF addition. 830 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.59 acres; Grid #6161-08-888795; Type II action; *Catskill Hudson Bank, 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: Nicole Gemmati  
Carried: 6-0 (B. Powers recused)

***MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF***

**THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.**

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0 (B. Powers recused)

**4. EDMONDS TO SPENARD LOT LINE REVISION**

**Lot Line Revision Review** for a proposed conveyance of a parcel portion from Edmonds to Spenard. 361 Vassar Road and 12 Toddy Lane; Zoned R-20 (Residential 20,000 SF) District; ± 1.76 acres and ± 1.17 acres, respectively; Grid #s 6259-01-181603 and 199597, respectively; Unlisted Action; *Myron Edmonds and Laquitta Edmonds, Owners and James Spenard and Ophelia Spenard, Owners.*

**MOTION THAT THE PLANNING BOARD DEFER LOT LINE REVISION APPROVAL.**

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

**5. ALLSPACE STORAGE FACILITY EXPANSION**

**Lead Agency, SEQRA Review, Site Plan Review, Lot Line Revision, and Floodplain Development Approval** for a proposed redesign of internal site access on parcel with existing self-storage facility, development of two additional self-storage units on adjacent, vacant parcel. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned IL (Light Industry) and RM (Residence Multifamily), respectively; Grid #s 6162-02-814518 and 6162-16-860468, respectively; ± 7.07 acres and ± 8.671 acres, respectively; Unlisted Action; *Allspace LLC and Page Park Associates LLC, Owners, respectively.*

**MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION ON THIS APPLICATION AND DIRECT THE APPLICANT TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.**

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

**D) OTHER BUSINESS**

**1. SHADY BROOK TRAILER PARK**

**Time extension for conditionally approved site plan** regarding improvements for an existing mobile home park to bring the site into compliance with Town Code. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Unlisted Action; *Shady Brook Trailer Park Inc., Owner.*

***MOTION THAT THE PLANNING BOARD GRANT TWO NINETY (90) DAY TIME EXTENSIONS OF CONDITIONAL SITE PLAN APPROVAL FROM AUGUST 29, 2018 FORWARD TO FEBRUARY 25, 2019.***

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

**2. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)**

**Amend Resolution of Conditional Site Plan and Special Use Permit Approval** 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 THAT THE PLANNING BOARD ADOPT THE ATTACHED RESOLUTION PREPARED BY THE PLANNING BOARD ATTORNEY TO AMEND THE PLANNING BOARD’S JULY 12, 2018 APPROVAL, TO PROVIDE FOR FILING REQUIREMENTS CONSISTENT WITH THOSE SPECIFIED BY THE TOWN BOARD.***

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

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

***MOTION TO TERMINATE THE MEETING AT 6:32 P.M.***

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