



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

September 20, 2018

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. EMERGENCY ONE

Public Hearing and Site Plan Review for construction of a new 6,200 SF single story structure and demo of the 11,000 SF existing building. 2555 South Road; Zoned B-H (Highway Business) District and WD-1 (Waterfront District 1) District; ± 0.78 acres; Grid # 6060-02-994630; Unlisted Action; *FATM Properties LLC, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO ADJOURN THE PUBLIC HEARING TO OCTOBER 18, 2018.

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

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE EMERGENCY ONE SITE PLAN APPLICATION 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 SEPTEMBER 20, 2018.

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

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE EMERGENCY ONE SITE PLAN APPLICATION IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAM.

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

MOTION THAT THE PLANNING BOARD DEFER 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

2. WENDY'S – 753 MAIN STREET

Public Hearing and Site Plan Review for a proposed Y-lane drive-thru and removal of existing greenhouse for an existing Wendy's restaurant. 753 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.96 acres; Grid # 6161-07-709857; Unlisted Action; *TJM & Associates, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

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

MOTION TO CLOSE THE PUBLIC HEARING.

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

MOTION THAT THE PLANNING BOARD HEREBY DETERMINE THAT WENDY'S – 753 MAIN STREET 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 SEPTEMBER 20, 2018.

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

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR WENDY'S – 753 MAIN STREET.

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

MOTION TO ACCEPT ARCH REVIEW.

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

3. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Site Plan Public Hearing regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of ± 168 residential units and clubhouse, 110-room hotel, ± 20,842 SF commercial use, open area and ± 279 parking spaces. The site redevelopment anticipates two 3-story buildings of ground-floor commercial and residential apartments above; two 4-story residential buildings; a 5-story hotel; a one-story commercial building; a clubhouse; parking 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 (Town Board as Lead Agency); *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

MOTION THAT THE PLANNING BOARD ADJOURN THE PUBLIC HEARING TO OCTOBER 18, 2018.

Moved: John Weisman
Seconded: Carl Whithead
Carried: 5-0 (Peter Fanelli recused)

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. HUDSON HERITAGE PROJECT

Conformance and SEQRA Findings for a Proposed Modified Development Master Plan for a total 750 residential units, 350,000 SF new commercial space, and adaptive re-use of the Administrative Building main wing and five other buildings; **and Site Plan and Subdivision Review** for Phase I development consisting of 125 multi-family residential units in five buildings with 168 parking spaces; a total 193,300 SF commercial space in 13 buildings with 1,260 parking spaces; related streets and utility infrastructure; and subdivision into seven development lots and roads to be dedicated to the Town. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type 1 Action; *EFG/DRA Heritage LLC, Owner. REMOVED FROM AGENDA BY APPLICANT*

NO ACTION TAKEN, REMOVED FROM THE AGENDA BY THE APPLICATION.

2. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre); ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

MOTION THAT THE PLANNING BOARD DECLARE ITS INTENT TO BE LEAD AGENCY, 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: Ben Paganelli
Carried: 6-0

MOTION THAT THE PLANNING BOARD DEFER 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: Ben Paganelli
Carried: 6-0

3. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)

Subdivision and Amended Site Plan Review 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. 935 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 (20.11 acres) and - 864243 (38 acres) and -892195 (2.75 acres); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018. *MHTC Development, LLC and Industrial Retro LLC, Owners.*

Motion that the Planning Board determine that the Subdivision Preapplication requirements of §177-9 and §177-9.1, and the Maximum Density and Buildable Yield analyses required by §177-15, have been adequately addressed by previous completed SEQRA review and Findings for the proposed action, and by a previously required density covenant.

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

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village (f/k/a MacDonnell Heights Town Center) subject to a revised site plan map without subdivision lines; acknowledgement that New York State agreed no archaeological conditions exist so that parking may revert to the original parking plan.

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

Motion that the Planning Board defer action on the Preliminary Subdivision Applications for the Eastdale Village (f/k/a MacDonnell Heights Town Center) project pending additional information.

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

4. ALLSPACE STORAGE FACILITY EXPANSION

Lead Agency Intent, SEQRA Review, Special Use Permit Review, Site Plan Review, Lot Line Revision, Floodplain Development Approval, and Recommendation to the Town Board for Zoning District Change Review 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 declare its intent to be the Lead Agency to coordinate the environmental review of the proposed action as an Unlisted Action, and authorize the Planning Department's circulation of the Notice of Intent, a copy of the EAF, and a copy of the application to identified involved agencies.

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

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

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

5. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Site Plan and Floodplain Development Review for a proposed 1,500 square foot addition to the existing 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 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: Ben Paganelli
Carried: 5-0

6. HUDSON HARBOUR CLUBHOUSE

Site Plan Review regarding a proposed new one-story clubhouse at the apartment complex. 2565 South Road; Zoned RM (Residential Multi Family) District; ± 10.0 acres; Grid #6060-02-888727; Unlisted Action; *Hudson Harbour NY LLC, 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: Nicole Gemmati
Carried: 6-0

D) OTHER BUSINESS

1. BEST WESTERN (MERCURY GRAND) HOTEL RENOVATION

Time Extension for an approved Amended Site Plan for exterior renovations of an existing hotel structure including site landscaping and lighting, renovation of entrance canopy and exterior cladding materials. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, 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: Nicole Gemmati
Carried: 6-0

2. FRIENDLY HONDA COMPREHENSIVE SITE PLAN

Modify a Condition of Amended Site Plan Approval for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration dated June 21, 2012, Site Plan approved July 19, 2012, Amendment approved June 21, 2018; *Dutchess Facilities Management, LLC., Owner.*

MOTION THAT APPLICANT PROVIDE OWNER/APPLICANT, PLANNING BOARD AND DEPARTMENTAL SIGNATURE BLOCKS ON THE AMENDED SITE PLAN SET, AND OBTAIN CHAIRMAN'S SIGNATURE NO LATER THAN OCTOBER 18, 2018.

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

3. MARIST COLLEGE MCCANN CENTER ADDITION II

Modify a Condition of Site Plan Approval for a previously approved site plan 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 include traffic circulation, parking modifications and expansion, pedestrian access adjustment, site lighting and drainage modifications. Also requires 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 PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR THE PROJECT, AND PRIOR TO COMMENCEMENT OF ANY SITE WORK ON THE ADJOINING PROPERTIES OWNED BY THE CITY OF POUGHKEEPSIE OR THE TOWN OF POUGHKEEPSIE, THE APPLICANT OR ITS DESIGNEE SHALL EITHER (1) HAVE BEEN GRANTED AN EASEMENT BY EACH OF THE CITY OF POUGHKEEPSIE AND THE TOWN OF POUGHKEEPSIE OR (2) HAVE ENTERED INTO AGREEMENT(S) FOR THE CONVEYANCE OF THE FEE INTEREST FOR THE LAND AREAS TITLED "PROPOSED EASEMENT – TOWN OF POUGHKEEPSIE" AND "PROPOSED EASEMENTS – CITY OF POUGHKEEPSIE" AS DEPICTED ON DRAWING NO. C2.00 OF THE APPROVED SITE PLAN.

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

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

MOTION TO TERMINATE THE MEETING AT 9:25 P.M.

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

