



# Town of Poughkeepsie

## Planning Department

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Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

October 18, 2018

5:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. RAYMOND AVENUE SCHOOL REDEVELOPMENT

**Consent to Town Board as Lead Agency, Involved Agency SEQRA Review, Recommendation to the Town Board on Zoning Text Amendment and Site Plan Public Hearing** regarding revised applications for a proposed Town Board zoning amendment to allow a new Anchor Project use designation, and a proposed Site Plan for a mixed use project of  $\pm$  196 apartments and  $\pm$  3,200 SF clubhouse,  $\pm$  19,990 SF commercial space,  $\pm$  110-room hotel, open area including outdoor seating, and  $\pm$  335 parking spaces. Proposed site redevelopment involves replacement of the existing school building with a 5-story hotel and construction of two 2-story buildings of ground-floor commercial and residential apartments above; two 7-story residential buildings with first-floor garages; a clubhouse with offices and amenities; a one-story commercial building; surface parking; and access from Raymond Avenue and by easement from Fulton Avenue. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District;  $\pm$  6.38 acres and  $\pm$  0.43 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 to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0 (P. Fanelli recused, B. Powers out of room)

Motion to adjourn the public hearing to December 13, 2018.

Moved: Carl Whitehead  
Seconded: Bob Nasser  
Carried: 7-0 (P. Fanelli recused, B. Powers present)

Motion that the Planning Board consent to the Town Board continuing to serve as Lead Agency in the coordinated SEQRA review of the Zoning Text Amendment to add the “Anchor Project” use to the ATC zoning district; and the Raymond Avenue School Site Redevelopment as an Unlisted Action.

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 7-0 (P. Fanelli recused)

Motion that the Planning Board defer action on: a recommendation on the Zoning Text Amendment to add the “Anchor Project” use to the ATC zoning district; and the site plan application; and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Motion: Carl Whitehead  
Seconded: Brian Powers  
Carried: 7-0 (P. Fanelli recused)

**2. EMERGENCY ONE – 2555 SOUTH ROAD**

**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 that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board grant conditional site plan approval for Emergency One – 2555 South Road.

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

Motion that the Planning Board grant architectural review approval with the samples and renderings as presented.

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

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

**Site Plan and Special Use Permit Hearing** for a proposed remodel of a 2,050 SF former bank to a new restaurant with a 975 SF addition and an outdoor dining area. 830 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.59 acres; Grid #6161-08-888795; Type II action; 830 Main Street LLC, Contract Vendee; Catskill Hudson Bank, Owner.

Motion that the Planning Board open the Public Hearing.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

Motion that the Planning Board adjourn the Public Hearing to December 13, 2018.

Motion: John Weisman  
Seconded: Carl Whitehead  
Carried: 7-0 (B. Powers recused)

Motion that the Planning Board determine that the application is incomplete; defer site plan and special use permit approval; and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

**4. VERIZON STORE ADDITIONAL RETAIL EXPANSION**

**Amended Site Plan Hearing** for a proposal to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; Planet Wings of Poughkeepsie, Owner.

Motion that the Planning Board open the Public Hearing.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

Motion that the Planning Board close the Public Hearing.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

Motion that the Planning Board as Lead Agency hereby determines that the Verizon Store Additional Retail Expansion Amended Site Plan would not have a significant adverse effect 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 October 18, 2017.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

Motion that the Planning Board grant Conditional Site Plan Approval for the Verizon Store Additional Retail Expansion Amended Site Plan.

Motion: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0 (B. Powers recused)

- 5. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)**  
**Preliminary Major Subdivision Hearing** for 13 lots from one lot west of Dutchess Turnpike, and 2 lots from one lot east of Dutchess Turnpike. 935 Dutchess Turnpike and Dutchess Turnpike; Zoned MHC (MacDonnell Heights Center) District; ± 58.11 acres; Grid #s 6262-04-723342 (+20.11 acres) and -864243 (+38 acres); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approvals issued July 12, 2018, as amended through September 20, 2018. *MHTC Development, LLC, Owner.*

Motion to open the preliminary subdivision public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion to close the preliminary subdivision public hearing.

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

Motion that the Planning Board find that the action contemplated by the Eastdale Village Subdivision Application dated August 27, 2018 was considered in the SEQRA review for the MacDonnell Heights Town Center Project as a Type I action (inclusive of a concurrent SEQRA and subdivision public hearing) and that the proposed Eastdale Village Major Subdivision is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and,

...That the proposed 18.41 acre Recreation Lot was previously identified as suitable land for public park or recreation purposes and subsequently offered for dedication to the Town in connection with the Eastdale Village Site Plan approved for this project on July 19, 2018 as amended through September 20, 2018, and that no further land dedication nor fee in lieu of parkland is required for this proposed Eastdale Village Major Subdivision application; and,

...That the Planning Board, pursuant to §210-27 MacDonnell Heights Center (MHC) District Subsection (I)(10), accepts proposed modifications to the area, yard and bulk provisions of §210-27 Subsections E, F, G, and H because they are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District; and,

...That the Planning Board grant conditional Preliminary Major Subdivision Approval for the Eastdale Village (f/k/a MacDonnell Heights Town Center) project.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board waive a public hearing on Final (Major) Subdivision Approval and grant conditional Final (Major) Subdivision Approval, subject to the preceding conditions of Preliminary (Major) Subdivision Approval.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

## 6. HUDSON HARBOUR CLUBHOUSE

**Public Hearing, Coastal Consistency Review, and Site Plan Review** regarding a proposed new one-story clubhouse at the apartment complex. 2565 South Road; Zoned R-M (Residential Multi Family) District; ± 10.0 acres; Grid #6060-02-888727; Type II Action; *Hudson Harbour NY LLC, Owner.*

Motion to open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion to close the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board determine that the proposed action 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: 7-0

Motion that the Planning Board hereby determine that the Hudson Harbour Clubhouse Site Plan Amendment is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board grant conditional site plan approval for Hudson Harbour Clubhouse.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board grant architectural approval as presented, noting that all signage proposed shall be reviewed by the Town Zoning Administrator.

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

- 7. ALLSPACE STORAGE FACILITY EXPANSION**  
**Public Hearing, SEQRA Review, Recommendation to the Town Board for Zoning District Change, Lot Line Revision, Special Use Permit Review, and Site Plan Review** for a proposed redesign of internal site access on the parcel with existing self-storage facility, and the

development of two (2) additional self-storage units on the 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; Unlisted Action; *Allspace LLC and Page Park Associates LLC, Owners, respectively.*

Motion open the public hearing.

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

Motion to adjourn the public hearing to December 13, 2018.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board determine that the proposed Allspace Storage Facility Expansion 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 October 18, 2018.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board convey a positive recommendation to the Town Board regarding the adoption of the proposed zoning map amendment to rezone +/- 3.346 acres of Grid # 6162-16-860468 from Residence Multifamily (R-M) District to the Light Industrial (IL) District.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

Motion that the Planning Board defer action on the Allspace Self Storage Facility Expansion application pending a revised submittal.

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

**C) PLAN REVIEWS**

- 1. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING**  
**Architectural Review** for an approved 2-story, medical office building of 11,200 GSF and reconfiguration of parking, on a site with an existing one-story medical office building of 12,500 GSF. 23 Davis Avenue; Zoned ATC (Arlington Town Center) District; ± 1.64 acres; Grid #6161-12-879739; Negative Declaration adopted 12/14/17; *Idom Equities Inc., Owner*

Motion to grant architectural review approval with samples and elevations, as presented.

Moved: John Weisman  
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 Quinn (alt)	
Member Romeo	
Member Whitehead	

**MOTION TO TERMINATE THE MEETING AT 7:50 P.M.**

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