



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

February 21, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. HUDSON HERITAGE

Review of 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 (80,000 SF) and five other structures; **Site Plan and Aquatic Resource Permit Hearing** for Phase I development consisting of ± 134 residential units in four buildings with ± 297 parking spaces; a total $\pm 193,300$ SF commercial space in 15 buildings with 1,276 parking spaces; related streets and utility infrastructure; **and Preliminary (Major) Subdivision Hearing** for a total of 13 lots on the site 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; SEQRA Negative Declaration for a Type 1 Action issued December 6, 2017 by the Town Board; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board adjourn the Public Hearing to March 21, 2019.

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

2. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

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 ± 196 apartments and $\pm 3,200$ SF clubhouse, $\pm 19,990$ SF commercial space, ± 110 -room hotel, open area including outdoor seating, and ± 335 parking

spaces. Proposed site redevelopment involves replacement of the existing school building with a 5-story hotel and construction of three 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; surface parking; and access from Raymond Avenue and by easement from Fulton Avenue. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.38 acres and ± 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 that the Planning Board adjourn the Public Hearing to March 21, 2019.

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

3. **VERIZON WIRELESS – RONDEK ROAD MICRO (FOX RUN APARTMENTS) Site Plan Public Hearing** for the proposed installation of a small cell wireless telecommunications facility on the rooftop of an existing 4-story residential building. 1-60 Campus View Court; Zoned FC (Fairview Center) District and PROD (Planned Residential Overlay District); ± 14.09 acres; Grid # 6162-05-161788; Unlisted Action; *Fox Run at Fulton LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board hereby determines that the Verizon Wireless-Rondek Road Micro (Fox Run Apartments) 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 February 15, 2019.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board grant Conditional Site Plan Approval for the Verizon Wireless-Rondek Road Micro (Fox Run Apartments) Site Plan.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board waived arch review.

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. 949 DUTCHESS TURNPIKE

Waiver of Site Plan Review for a temporary Information and Pre-Leasing Office in an existing house. 949 Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center) District; ± 0.74 acre; Grid #s 6262-04-776348; Type II Action. *MHTC Development, LLC, Owners.*

Motion that the Planning Board determines that the proposed waiver of site plan approval for 949 Dutchess Turnpike is a Type II action requiring no further environmental review pursuant to 6 NYCRR Part 617.5(c)(15) of the SEQRA regulations.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board determines that the temporary change of use proposed for 949 Dutchess Turnpike by MHTC Development, LLC meets the criteria of Zoning Law §210-150(E); that the site plan application procedures outlined in §210-150 are not applicable; and that the Planning Board hereby temporarily waives the requirement of a site plan review.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

2. SPACKEN PARTNERS, LLC – II

Re-approval for a previously approved Site Plan, Waterfront Consistency and Aquatic Resource Permit regarding proposed rehabilitation of existing parking areas, construction of landscape areas, new site access to Route 9 and relocation of the main building entrance and parking area, in connection with re-use of an office building. 56 Enterprise Drive (2467 South Road); Zoned I-H (Heavy Industry) District; ± 23.84 acres; Grid #6060-04-922413; Unlisted Action; *Spacken Partners LLC, Owner.*

Motion to waive the Site Plan public hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 6-0 (J. Quinn recused)

Motion that that the Planning Board make the following determinations:

- a. That it is continuing to serve as Lead Agency for review of the Spacken Partners LLC – II (a/k/a 56 Enterprise Drive) Site Plan as an Unlisted action; and,
- b. That the Planning Board has received and reviewed an updated Planning Board Application dated 1/11/19, an updated Full EAF dated 1/10/19, and Site Plans revised dated 1/18/18 (identical to approved Site Plans which have expired) that indicate no evidence of existing or proposed activities or events that would substantively alter the environmental conditions for the aforesaid action since March 16, 2017, recognizing that limited tree felling was expressly authorized by the Planning Board to occur in Spring of 2017 in accordance with the contemporaneous Site Plan approval and bat mitigation requirements, and that the Town has continued to maintain the longtime existing Town sewer line located across the site; and,
- c. Therefore, that the Planning Board as Lead Agency reaffirms the Planning Board's March 16, 2017 adoption of a SEQRA Negative Declaration for the Spacken Partners LLC – II (a/k/a 56 Enterprise Drive) Site Plan, and hereby adopts the attached Negative Declaration for the same project.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0 (J. Quinn recused)

Motion that the Planning Board determines that the proposed activity is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program (LWRP) because it will be conducted in a manner consistent with such program.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0 (J. Quinn recused)

Motion that the Planning Board grant Conditional Site Plan Approval for the Spacken Partners LLC – II (a/k/a 56 Enterprise Drive) Site Plan.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0 (J. Quinn recused)

Motion that the Planning Board accept architectural review as previously presented 3/16/17, subject to staff review and approval of final rendering and material samples for entrance portico and building panel for signage, to be added to the existing building.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0 (J. Quinn recused)

3. **SHADY BROOK TRAILER PARK**

Re-approval for a previously approved Special Use Permit and 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; Resolution of Conditional Site Plan Approval adopted August 29, 2017; *Shady Brook Trailer Park Inc., Owner.*

Motion at the Planning Board as Lead Agency hereby determines that the environmental conditions for the Shady Brook Trailer Park Site Plan and Special Use Permit have not substantively changed since August 29, 2017 and that the Planning Board as Lead Agency hereby reaffirms and again adopts (re-adopts) the SEQRA Negative Declaration dated August 29, 2017 for the Shady Brook Trailer Park Site Plan and Special Use Permit project as an Unlisted action.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board Special Use Permit approval for the Shady Brook Mobile Home Park project for the reasons set forth in the attached Resolution entitled, 'In the Matter of 67 Old Manchester Road, (Shady Brook Mobile Home Park), Special Use Permit'.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board find that the plan for redevelopment of the Shady Brook Trailer Park would fulfill the purposes of Chapter 210, Zoning and of the Town Plan, and that the Planning Board re-adopt the attached Resolution of Conditional Site Plan Approval for the Shady Brook Trailer Park.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board waive architectural review, at this time.

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

4. 22-26 IBM ROAD

Architectural Review for a proposed renovation of front façade to include reconstruction of parapets and new finishes of exterior Insulation Finish System (EIFS/Stucco), metal siding, cultured stone veneer and sunshades at second floor. 22-26 IBM Road; Zoned BN (Neighborhood Business); ± 3.1 acres; Grid # 6060-04-933150; Type II Action; *Hark Kandr LLC, 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)(1).

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

Motion that the Planning Board grant architectural approval as presented, with the applicant: (1) confirming use of timed and/or photocell technology on the proposed uplighting feature, (2) confirming the cleanup of the back of the building to include painting of the rear wall façade, and (3) with the understanding that the approval is for architectural building renovations only—a complete signage package to be reviewed by the Planning Board when the applicant is prepared to make such presentation.

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

5. ALDI – 9 MALL PLAZA

Architectural Review for a proposal to remove existing EIFS finishes on the façade of the existing building, remove sheathing as necessary to confirm the steel stud framing, add steel stud framing at currently recessed areas of the façade, install thin brick veneer system, nichiha fiber

cement panel system and aluminum composite finishes, paint existing EIFS trim elements at the roof line, reinstall existing light fixtures on columns. 1830 South Road; Zoned B-SC (Business Shopping Center); ± 10.0 acres; Grid #6158-01-484850; Type II Action; *Nine Mall Associates LLC, 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)(1).

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 7-0

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

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

PRESENT: Chairman Whitehead Member Fanelli Member Gemmati Member Nasser (alt) Member Paganelli Member Quinn (alt) Member Romeo	ABSENT: Member Powers
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MOTION TO TERMINATE THE MEETING AT 7:10 P.M.

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