



# 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

June 20, 2019

5:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. 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  $\pm$  196 apartments and  $\pm$  3,200 SF clubhouse,  $\pm$  19,990 SF commercial space,  $\pm$  110-room hotel, open area including outdoor seating, and  $\pm$  333 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;  $\pm$  6.38 acres and  $\pm$  0.43 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Type 1 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 open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0

Motion that the Planning Board adjourn the public hearing to August 15, 2019.

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

Motion that the Planning Board 1) recommend that The Town Board take action on a SEQRA Negative Declaration on the AP zoning text amendment and site plan approval; 2) Convey a positive recommendation to the Town Board on the Zoning Text Amendment to add the “Anchor Project” use to the ATC zoning district; and 3) Direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 5-0-1 (P. Fanelli abstained)

**2. SHADY BROOK TRAILER PARK**

**SEQRA Review, Revised Site Plan and Special Use Permit Hearing** for improvements to an existing mobile home park including connection to municipal sewer, for a final configuration of 60 homes in conformance with Town Mobile Home Park design standards. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Negative Declaration and Resolutions of Conditional Site Plan Approval and of Special Use Permit Approval adopted August 29, 2017, reapproved February 21, 2019; *67 Manchester, LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board as Lead Agency hereby determines that the Shady Brook Trailer Park Amended Site Plan and Special Use Permit 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 June 20, 2019.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

Motion that the Planning Board adopt the attached Resolution In the Matter of 67 Old Manchester Road (Shady Brook Mobile Home Park) for Special Use Permit Approval dated June 20, 2019.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

Motion that the Planning Board find that the Amended Site 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 adopt the attached Resolution of Conditional (Amended) Site Plan Approval in the matter of Shady Brook Mobile Home Park.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

Motion that the Planning Board waive architectural review.

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

- 3. DUTCHESS DODGE INVENTORY PARKING**  
**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 the realignment of a portion of adjoining parcel(s) for vehicle inventory storage. 25, 53 & 50 Nemes Way and 2285-2291 South Road; Zoned R-20 (Single Family 20,000 SF) and BH (Highway Business) Districts, respectively; ± 15.36 acres; Grid #s 6159-01-120956, 065967, 048975 & 155954, respectively; Unlisted Action; *Nemes Way Property Owners, LLC and DD 22852514 LLC, Owners.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 15, 2019.

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

Motion that the Planning Board determine that the proposed Dutchess Dodge Inventory Parking 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 June 20, 2019.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
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 the +/- 0.92 acre parcel 6159-01-120956, and +/- 3.15 acres of parcel 6159-01-065967 from Residence, Single Family 20,000 Square Foot (R-20) District to Highway Business (B-H) District.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

Motion that the Planning Board defer action on the application, pending a revised submittal.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

- 4. HAIFA HOLDINGS, LLC**  
**Public Hearing, SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for proposed construction of a 15,427 SF, three (3) story mixed-use building with 4,793 SF of commercial space on the first floor and a total of 12 residential units on the upper floors. 819 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.51 acres; Unlisted Action; Grid # 6161-08-871823; *Haifa Holdings, LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 15, 2019.

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, in writing, of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**5. PAULA’S PUBLIC HOUSE**

**Site Plan Hearing** for a lawful nonconforming restaurant use inclusive of a 625 SF outdoor dining area, a new proposed bocce ball court (since deleted from the proposal) and a storage shed. 2186 New Hackensack Road; Zoned R-20 (Residence, Single Family 20,000 SF) District; ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board adopt the attached Resolution to grant Conditional Site Plan Approval for the Paula’s Public House Site Plan.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

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

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 5-0 (B. Paganelli left room)

**6. FOX RUN AT FULTON AKA FAIRVIEW COMMONS**

**SEQRA Review, Rezoning Recommendation to Town Board and Amended Site Plan Hearing** to amend a previously approved site plan for 151 residential units in three apartment buildings (inclusive of community/office space), to: Increase Building A in size (34,000 to ±70,400 GSF) and number of units (up to ±57 units); reallocate unit counts in other buildings; increase site parking from 447 spaces to ±617 spaces; and add three adjacent parcels subject to rezoning by the Town Board; resulting in a net increase of ±53 units and ±170 parking spaces. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center) District, PROD (Planned Residential Overlay District), B-N (Neighborhood Business) and R-20 (Residence Single-Family 20,000SF) Districts; ±15.88 acres; Grid # 6162-05-161788, -125791, 119824, and 6162-09-168737; SEQRA Negative Declaration adopted August 21, 2014, Amended (Phase 2) Site Plan approval issued June 15, 2017; *Fox Run at Fulton LLC, Owner*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 15, 2019.

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

Motion that the Planning Board determine that the application is incomplete and to defer further action on SEQRA review, a rezoning recommendation and Site Plan review.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

**7. VERIZON WIRELESS @ NEW HAMBURG FIRE DISTRICT**

**SEQRA Review and Site Plan Hearing** for a proposal to install and operate a small cell facility, including 50' wooden utility pole, antennas and related equipment within a 10' by 10' lease area. 15 Channingville Road; Zoned R-20 (Residence, Single Family 20,000 SF) District and WD1 (Waterfront District 1) Districts; ± 2.8 acres; Grid # 6058-04-694049; Unlisted Action; *New Hamburg Fire District, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 15, 2019.

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

Motion that the Planning Board determine the application is incomplete, and that the Planning Board defer action on this application.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

**8. MARIST DYSON CENTER ADDITION**

**Public Hearing, SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review** for the proposed construction of a ± 40,650 gross SF addition at the south west corner of the existing Dyson Center building to include a complete renovation of the building. 1 John Winslow Drive; Zoned IN (Institutional) and WD-1 (Water District-1) Districts; ± 20.48 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board hereby determine that Marist Dyson Center Addition Site Plan 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 June 20, 2019.

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0

Motion that the Planning Board determine that the Marist Dyson Center Addition Site Plan is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for Marist Dyson Center Addition Site Plan.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

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

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

**9. MARIST COLLEGE 69 WEST CEDAR SIDEWALK CONNECTION**

**Public Hearing, SEQRA Review, and Site Plan Review** for the proposed construction of a sidewalk interconnection from the building at 69 West Cedar, owned by Marist College, to the Marist East Campus main sidewalk. 69 West Cedar; Zoned IN (Institutional) and B-N (Neighborhood Business) Districts; ± 20.48 acres; Grid #'s 6162-09-035715 and 022749; Unlisted Action; *Marist College, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board hereby determine that Marist 69 West Cedar Sidewalk Connection Site Plan 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 June 20, 2019.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for Marist 69 West Cedar Sidewalk Connection.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**10. CAMELOT VILLAGE MOBILE HOME PARK**

**Public Hearing, SEQRA Review, Coastal Consistency Review, and Amended Site Plan Review** for a proposal to combine an existing mobile home park with an adjoining 1-acre parcel, and redevelop the 1-acre parcel for two 3,600 SF storage unit buildings for mobile home park residents, expand the existing garage, and provide a new access drive of 24-foot width located to create a fourth “leg” at the Sheafe Road/Old Post Road intersection. 589 & 621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.5 acres; Grid #s 6159-03-175445 and -247420; Unlisted Action; *Camelot Village NY LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to August 15, 2019.



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

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

**C) PLAN REVIEWS**

**1. MARIST COLLEGE CITY/TOWN LOT LINE REVISION**

**SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review** to add the Town of Poughkeepsie’s three-eighths interest in a portion of 173 Kittredge Place (tax parcel no. 6062-02-835560) and adjacent property Kittredge Place (tax parcel no. 6062-02-818562) to Marist College. 11-21 Champagnat Way, 176 Kittredge Place and Kittredge Place; Zoned IN (Institutional) WD1 (Waterfront District 1) and WD2 (Waterfront District 2) Districts; ± 1.157 acres; Grid #6062-02-870603, 818562 & 835560; Type II Action; *Town of Poughkeepsie, City of Poughkeepsie, and Marist College, Owners.*

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)(16) and no further environmental review is required.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

Motion that the Planning Board determine this action is consistent with the Local Waterfront Revitalization Plan adopted by the Town of Poughkeepsie on January 20, 1999.

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

Motion that the Planning Board grant conditional lot line approval.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**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) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

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: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**3. SOUTH ROAD CROSSINGS**

**Planning Board to Declare Lead Agency Intent, SEQRA Review, Subdivision Review (Minor), and Site Plan Review** for a proposed minor subdivision with the creation of an ODA (Open Development Area) on the rear hotel lot. Construction of five (5) new buildings including a five (5) story hotel, bank, two (2) retail sites and a retail/coffee shop with associated landscaping and parking. 2611-2629 South Road; Zoned BH (Business Highway) District; ± 17.45 acres; Grid # 6060-02-950800; Unlisted Action; *Cameron Poughkeepsie LLC, Owner.*

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 a Notice of said intent dated June 20, 2019, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
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 respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**4. VALLEY CHRISTIAN CHURCH**

**Planning Board to Declare Lead Agency Intent and Site Plan Review** for a proposed change of use from a recreation facility to a religious place of worship, including alteration and addition to an existing building, and repair and expansion of existing parking. 657 Sheafe Road; Zoned B-H (Highway Business) District; ± 3.63 acres; Grid # 6159-01-278549; Unlisted Action; *Valley Christian Church, Owner.*

Motion that the Planning Board declare its intent to be 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: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

Motion that the Planning Board defer further action on the 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 other agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 6-0

**D) OTHER BUSINESS**

**1. 10 SUNSET DRIVE SELF STORAGE**

**Discussion** with the Planning Board to present the project. 2343 South Road; Zoned B-H (Highway Business) District; ± 0.69 acres; Grid #6160-03-073062; *RZ Sunset LLC, Owner.*

No action was taken as this item was for discussion only.

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| <b>PRESENT:</b><br>Chairman Whitehead<br>Member Fanelli<br>Member Gemmati<br>Member Nasser (alt)<br>Member Paganelli<br>Member Quinn (alt) | <b>ABSENT:</b><br><br><br><br><br><br>Member Romeo |
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**MOTION TO TERMINATE THE MEETING AT 11:10 P.M.**

Moved: Nicole Gemmati  
Seconded: Bob Nasser  
Carried: 6-0