



# *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**

*July 18, 2019*

**5:00 PM**

### **DECISION AGENDA**

#### **A) PUBLIC HEARINGS**

##### **1. FAITH ASSEMBLY OF GOD SUBDIVISION**

**Public Hearing, SEQRA Review, and Final Subdivision Review (Major)** for a two (2) lot subdivision, resulting in the creation of three (3) lots. 254 Spackenkill Road; Zoned R-20 (Residence, Single Family 20,000 SF); 26.75 +/- acres; Grid # 6260-03-230300; Unlisted Action. *Faith Assembly of God Church, Owner.*

Motion that the Planning Board defer action on the application, pending a revised submittal, and direct the applicant to respond to the comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

##### **2. BANK OF AMERICA – 11 RAYMOND AVENUE**

**Public Hearing, SEQRA Review, and Site Plan Review** for the removal of an existing bank teller window to be replaced with an ATM. 11 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 1.93 acres; Grid # 6161-08-770792; Type II Action; *Balbo Management, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

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) and no further environmental review is required.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board grant conditional site plan approval for Bank of America – 11 Raymond Avenue Site Plan Amendment.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

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

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

**3. STEWARTS SHOPS – 6 MANCHESTER CIRCLE**

**Public Hearing, SEQRA Review, and Site Plan Review** for a proposed canopy replacement and fuel tank replacement and associated site improvements. 6 Manchester Circle; Zoned IH (Heavy Industrial); ±0.77 acres; Grid #6261-01-237642; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

Motion that the Planning Board adjourn the public hearing to September 19, 2019.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

Motion that the Planning Board defer action on the application, pending a revised submittal, and direct the applicant to respond to the comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

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

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

**MOTION TO END PUBLIC COMMENT SESSION.**

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

**C) PLAN REVIEWS**

**1. VASSAR INN & INSTITUTE**

**Declaration of Lead Agency Intent for a Revised Action, Recommendation to the Town Board on a Zoning Text Amendment, and Site Plan Review** for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (±195 seats) and restaurant with outdoor dining (±120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional); ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board declare its intent to be Lead Agency to coordinate the environmental review of the proposed amended action as a Type I 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, after corrected EAF information subject to staff review is submitted to the Planning Department.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board defer action on this application pending establishment of a Lead Agency for the action as amended, and direct the applicant to respond to the comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**2. MAZDA EXPANSION – 2309 ROUTE 9**

**Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review** to expand the existing Mazda facility to accommodate new inventory and parking areas, and a 5,000 SF building expansion, subject to rezoning approval by the Town Board. 2309 Route 9; Zoned B-H (Highway-Business) & R-M (Residential Multi Family); ± 13.89 acres; Grid #s 6160-03-132019 and 100001; Unlisted Action; *Danielle Associates LLC and Elgen Associates Inc., Owner(s)*.

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: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board defer action on this application pending establishment of a Lead Agency for the action as amended, and direct the applicant to respond to the comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**3. CHABAD LUBAVITCH – 63 VASSAR ROAD**

**Discussion** regarding a Site Plan application for a one-story, 2,285 SF addition to an existing structure for religious organization and worship and related parking expansion, previously approved in 2009 and expired. 63 Vassar Road; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 2.44 acres; Grid # 6260-04-566185; Unlisted Action; *Chabad Lubavitch of the Mid Hudson; Owner.*

Motion that the Planning Board declare its intent to be 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, a copy of the EAF, and a copy of the application to the identified involved agencies, only after staff determines the submittal is sufficient for Lead Agency Intent circulation.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board defer action on this application pending establishment of a Lead Agency.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**4. TARGET-POUGHKEEPSIE GALLERIA SIGN FAÇADE IMPROVEMENTS**

**Architectural Review** for a proposed update to the store exterior with fresh color scheme, red EIFS cladding, new white bullseye and repainting. 2001 South Road; Zoned B-SC (Business Shopping Center) District; ± 8.63 acres; Grid # 6159-03-282171; Type II Action; *Target Corporation T-1856, Owner.*

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

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

**D) OTHER BUSINESS**

**1. STRATFORD FARMS TOWNHOMES**

**Time Extensions** of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot

within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 ± acres; Grid # 6362-01-320922. SEQRA Negative Declaration, Subdivision and Site Plan Approvals on file; *ABD Stratford LLC, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of Site Plan Approval and of Final (Major) Subdivision Approval from July 27, 2019, forward to January 23, 2020.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

**2. GREYSTONE APARTMENTS**

**Time Extension** of construction completion for an approved site plan to convert the existing offices in the basement and first floor of 36 Violet Avenue into six one bedroom apartments. 36 & 42 Violet Avenue; Zoned R-M (Residence Multi-Family) District; ± 0.647 acres; Grid #s 6162-10-467608 & 6162-10-474616; Conditional Site Plan approval granted August 3, 2017; *Greystone Programs, Inc., Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of the Site Plan completion date required by §210-151(J), from August 3, 2019 forward to January 30, 2020.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 4-0

<b>PRESENT:</b> Chairman Whitehead Member Fanelli Member Gemmati	<b>ABSENT:</b>  Member Nasser (alt) Member Paganelli Member Quinn (alt)
Member Romeo	

**MOTION TO TERMINATE THE MEETING AT 7:40 P.M.**

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0