



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone

### **NOTICE OF PLANNING BOARD**

### **REGULAR MEETING**

*January 18, 2024*

*5:00PM*

### **DECISION AGENDA**

This meeting was held in a hybrid format, with the public and applicants able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone. Members of the board were present in person.

Attendance for this meeting:

Chairman Carl Whitehead	Present
Member Peter Fanelli	Present
Member Nicole Gemmati	Present
Member Ahmad Katnani, Alt.	Absent
Member Steven Levasseur	Present
Member Ben Paganelli	Present
Member Joan Quinn	Absent
Member Rocco Romeo	Present

#### **AGENDA ITEMS**

#### **A) CONTINUED/NEW PUBLIC HEARINGS**

##### **1. STRATFORD FARMS TOWNHOUSES**

**Amended Final Subdivision and Amended Site Plan Hearing, and Amended Architectural review, for a clustered subdivision of 26 townhouse lots, a common area lot inclusive of a private road, and amended layout and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; Dan Gueron, ABD Stratford LLC, Applicant and Owner.**

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to February 15, 2024.

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

A motion was made that the Planning Board defer Amended Final (Major) Subdivision and Amended Site Plan Approvals, subject to the following conditions:

Respond to the following, said responses to be reviewed by the Planning Department as to adequacy and completeness:

1. Planning Department's comments dated January 10, 2024.
2. Town Engineer CPL's comments dated January 11, 2024.
3. Town environmental consultant Aspen Environmental's comments dated January 9, 2024.
4. Town traffic consultant JMC's comments dated January 8, 2024.
5. Zoning Administrator's review of a subsequent submittal.
6. Water Department comments dated January 3, 2024.
7. Sewer Department comments dated January 2, 2024.
8. Building Department's review of a subsequent submittal.
9. Highway Department's review of a subsequent submittal.
10. Arlington Fire District's review of a subsequent submittal.
11. Dutchess County Department of Planning & Development indicated the matter was of "local concern" on January 5, 2024.
12. Dutchess County Department of Behavioral and Community Health's review, and approval of plans prior to Chairman's signature.
13. Comments of the Planning Board meeting, including but not limited to the following:
  - a. Wall mounted fixtures should be downlit. Ensure elevations are consistent with plans.
  - b. Look into fence repair in consultation with staff (on-site vs. off-site).
  - c. Address the trail connection, preferred to be away from the road *e.g.*, near Unit #22.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

## 2. COREWOOD VENTURES OFFICES

**SEQRA Review, Amended Site Plan Review, and Architectural Review** for the construction of a ±4,445 square foot cold storage building with associated parking and loading area. 236 Van Wagner Road; Heavy Industrial (IH) Zoning District; ±1.47 acres; Grid # 6262-03-196343; Unlisted Action; *Corewood Ventures Inc Applicant and Owner*.

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to March 21, 2024.

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

A motion was made 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, including, but not limited to, the following:

1. Town Planning Department comments dated January 12, 2024.
2. Town Environmental Consultant (Aspen) comments dated January 9, 2023.
3. Town Engineering Department comments dated January 9, 2024.
4. Town Zoning Department comments dated January 8, 2024.
5. Town Building Department comments dated January 3, 2024.
6. DC Department of Planning and Development comments dated January 3, 2024.
7. Town Sewer Department comments dated December 27, 2023.
8. Arlington Fire Department comments dated December 26, 2023.
9. Town Water Department review.
10. DC Department of Behavioral and Community Health review.
11. Planning Board comments.
  - a. Applicant to take another look at the proposed lighting for the proposed structure and the site at large. Applicant is encouraged to find out if there is a way to dim the lights or swap out the bulbs for a lower intensity. It is understood that there might be security reasons that cause the applicant to keep the lighting as proposed. The lighting is ultimately enforced by the zoning department should complaints arise.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

### **3. LANDS OF ALBANO SUBDIVISION-PEACH ROAD**

**Preliminary (Major) Subdivision Hearing** for a proposed subdivision of one existing residential lot into three residential lots, including construction of wells, wastewater treatment systems, driveways and utilities for each new lot. 40 Peach Road; Zoned R-4A (Residence Single Family 4-Acre); 43.98 +/- acres; Grid # 6263-04-690180; Unlisted Action; *Keith A. Albano, Applicant and Owner.*

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

A motion was made to re-open the public hearing.

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

A motion was made to adjourn the public hearing to March 21, 2024.

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

A motion was made that the Planning Board determine that the application is incomplete, and to defer further action on this application subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Planning Department comments dated January 9, 2024.
2. Town consulting Engineer CPL's comments dated January 9, 2024.
3. Town wetland consultant Aspen Environmental's comments dated January 8, 2024.
4. Zoning Administrator's comments dated January 9, 2024.
5. Water Department's comments dated January 2, 2024.
6. Building Department's review of a subsequent submittal.
7. Highway Department's comments dated December 28, 2023.
8. Town Recreation Department's review.
9. Arlington Fire District's comments dated December 30, 2023.
10. Dutchess County Department of Behavioral and Community Health's review, and approval upon final plans.
11. Dutchess County Agricultural Preservation Board review of a subsequent submittal.
12. Comments of the Planning Board meeting: Board member discussion favored a conventional subdivision layout over a clustered layout.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

#### 4. FAIRVIEW FIRE HOUSE – ALTERATIONS AND ADDITION

**Site Plan Review and Architectural Review** for proposed alterations and a ±3,400 square foot apparatus bay addition to the existing Fairview Fire District building. 258 Violet Avenue; Institutional (IN) Zoning District; ±5.24 acres; Grid #: 6163-19-545040; Unlisted Action; *Fairview Fire District, Applicant and Owner.*

*This application was withdrawn from the Planning Board's review per the applicant's request.*

#### 5. 8 TUCKER DRIVE

**SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, and Aquatic Resources Protection Permit Review** for a proposed zoning district change from B-SC to I-L in order to construct a contractor's yard used for storing contractor's materials and equipment. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant and 8 Tucker Drive, LLC, Owner.*

A motion was made to adjourn the public hearing to February 15, 2024.

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

**6. 68 VAN WAGNER ROAD**

**SEQR Review, Site Plan and Special Use Permit Hearing** for a new application proposing a first-floor motor vehicle repair use facing Taft Avenue and unchanged second-floor residential use facing Van Wagner Road in an existing building; and associated site modifications including a new paint booth building, dumpster enclosure, and revised parking, circulation and screening. 68 Van Wagner Road; B-N (Neighborhood Business) Zoning District; ± 0.51 acres; Grid # 6161-08-912998; Unlisted Action; *Tinkleman Architecture PLLC, Applicant, and Santiago Sanchez, Owner.*

A motion was made to adjourn the public hearing to February 15, 2024.

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

**7. EXTRA SPACE SELF-STORAGE – 1875-1895 SOUTH ROAD**

**Special Use Permit Review, Site Plan Review, and Architectural Review** to repurpose a building, turning the existing structure into a self-storage facility. Proposed site improvements are limited to accessible parking and building access, a crosswalk, and signage. The proposed zoning text amendment is subject to Town Board review and adoption. 1875-1895 South Road. South Hills Center (SHC) Zoning District; ±72.62 acres; Grid # 6158-01-297959; Type I Action; *South Hills Owner LLC c/o DLC Management, Applicant and Owner.*

A motion was made to adjourn the public hearing to February 15, 2024.

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

**8. METRO ROOFING SUPPLY – 100 SALT POINT TURNPIKE**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review** for the change of use for an existing building and site as a result of the changed use to building materials sales and storage. 100 Salt Point Turnpike. Light Industrial (I-L) Zoning District; ±3.05 acres; Grid # 6162-16-799485; Unlisted Action. *SRS Distribution c/o Neil Sander, Independence Engineering (Applicant c/o Applicant's Engineer) and Brian Page (Property Owner).*

A motion was made to adjourn the public hearing to February 15, 2024.

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

**9. SALT POINT CENTER**

**SEQRA Review, Special Use Permit, Site Plan and Aquatic Resource Permit Hearing, and Architectural Review** of an application for construction of three mixed-use commercial/residential buildings (one 3-stories and two 4-stories in height), total 89 units and 20,358 SF commercial use, associated parking, landscaping, walkways, utilities and stormwater treatment, and offsite improvements including a highway roundabout at the Salt Point Turnpike/Innis Avenue/Site Access intersection. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Jacob Wagschal, Applicant, Maturin Smith, Owner.*

A motion was made to adjourn the public hearing to February 15, 2024.

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

**10. CASPERKILL SOUTH ROAD DEVELOPMENT**

**SEQRA Review, Lot Line Revision Review, Site Plan Review, and Architectural Review** for an 11-acre new mixed-use development. The application includes the merging of two existing lots, and a lot line revision with a third lot, to create the 11-acre proposed project site on South Road/Route 9. The application proposes a standalone specialty grocery store; three (3) mixed-use buildings to include ground-floor retail or service businesses with dwelling units above; one (1) retail and restaurant building; one (1) restaurant building; and one (1) fast food building with a drive-thru. Development to include ±26 dwelling units at ±30,000 sf and ±85,400 sf of mixed commercial uses. Underlying Zoning Districts: Highway Business (B-H) Zoning District and Residence, Single-Family 2-Acre (R-2A) Zoning District. Per Town Board resolution dated 1/18/23, this proposed project has been granted the Crown Heights Center Overlay (CHCO) Zoning District designation; 2284 South Road, 2264-2270 South Road, and 110 Golf Club Lane. ±5.80 acres, ±3.36 acres, and ±345.41 acres, respectively. Grid: #'s 6159-01-247973; 6159-01-243942; and 6159-02-503995, respectively. Type 1 Action; *Town Center Poughkeepsie, LLC and Casperkill-I, LLC c/o Kevin Marrinan (Owners) and Casperkill-I, LLC c/o Kevin Marrinan (Applicant)*.

A motion was made to adjourn the public hearing to February 15, 2024.

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

**11. WASH CO CAR WASH – 2245 SOUTH ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review** for a proposed ±4,700 square foot car wash. 2245 South Road; Zoned BH (Highway Business); ±0.91 acres; Grid # 6159-01-249880; Unlisted Action; *Splash Car Wash, Inc. (Applicant) and MCRJ Realty Corp, Inc. (Owner)*.

A motion was made to adjourn the public hearing to February 15, 2024.

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

***B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING 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. 174 INNIS AVENUE**

**Architectural Review** for a conditionally approved proposal for additions to the existing building structure at this address. Additions are proposed for both the north and south sides of the existing structure. 174 Innis Avenue; B-N (Neighborhood Business) Zoning District; ±0.867 acres; Grid # 6162-15-723262; Unlisted Action; *Ihsan Nesheiwat c/o Gary Beck Jr., Z3 Consultants (Applicant and Owner)*.

A motion was made that the Planning Board grant a conditional architectural approval, subject to the following:

1. Town Planning Department comments dated January 12, 2024.
2. Town Engineering Department comments dated January 8, 2024.
3. Town Building Department comments dated January 3, 2024.
4. DC Department of Planning comments dated January 3, 2024.
5. Town Zoning Department comments dated December 27, 2023.
6. Planning Board comments.
  - a. Applicant is encouraged to rethink the window treatment proposed for each tenant and provide updated renderings and details accordingly.
  - b. Applicant to provide more detailed signage for planning staff and Planning Board Chairman review.
  - c. Applicant will be required to bring the signage on the site and in the windows into compliance.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

## 2. EASTDALE VILLAGE – BUILDING H AND BUILDINGS I-6 TO I-10

**Architectural Review** of Buildings H, I-6, I-7, I-8, I-9 and I-10 (Lots 3Ea5, 3Ea1, 3Ea2, 3Ea3 and 3Ea4, respectively) as conditionally approved by the 24<sup>th</sup> Amended Site Plan and Resubdivision of Lot 3Ea. 938-950 Dutchess Turnpike and 20 Eastdale Avenue South; Zoned MHC (MacDonnell Heights Center); 1.252 acres; Grid #6262-04-777320; Type II Action; *MHTC Development, LLC, Applicant and Owner.*

A motion was made that the Planning Board grant conditional architectural review approval for Building H and Buildings I-6 to I-10, subject to the following:

1. Planning Department comments dated January 9, 2024.
2. Engineering Department's comments dated January 11, 2024.
3. Planning Board meeting comments.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0

## 3. BOUNCE / WINDOW SIGNAGE (AT THE GALLERIA MALL)

**Architectural Review** of vinyl window signage installation, for the south façade of the former JC Penney building facing the parking lot. 2001 South Road, Zoned B-SC (Shopping Center Business); 78.21 acres; Grid #6159-03-273276; Type II Action; *GNS Group, Ltd, Applicant; Poughkeepsie Galleria LLC, Owner.*

A motion was made that the Planning Board accept architectural review for the Bounce /Window Signage application as presented.

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

## D) OTHER BUSINESS

### 1. EASTDALE VILLAGE – SUBDIVISION OF LOT 3E (with the 22ND AMENDED SITE PLAN)

**Time Extension** for a conditionally approved subdivision of Lot 3E (2.269 acres) into three parcels corresponding to Building I as amended into three separate buildings by the conditionally approved 22nd Site Plan Amendment. All address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center

Drive, Eastdale Avenue South, Parkside Drive; and at 900, 902, 904, 926, 928, 930, 932, and 949 Dutchess Turnpike; and at 15 Victory Lane and 325 Founders Way; +/- 63.455 acres located in the MHC (MacDonnell Heights Center) Zoning District and +/- 1.38 acres located in the R-20 (Residence Single Family 20,000 SF) Zoning District; 6262-04-715370; -739356; -746391; -696343; -724392; -758382; -768412; -777377; -769391; -743328; -742330; -750324; -726314; -713324; -740312; -738315; -732317; -776348; -803278; -814309; -770320; -783300; -722318; 747326; -726341; -722287; -748296; -754305; -758296; -760290; -767285; -775281; -828251; Unlisted Action; Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through November 17, 2022; *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Eastdale Residential III, LLC, Eastdale Residential IV, LLC, 27 Eastdale, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, Rossi Eastdale, LLC, 5 Eastdale Avenue, LLC, 34 Eastdale Avenue, LLC, 36 Eastdale Avenue, LLC, 38 Eastdale Avenue, LLC, Eastdale Avenue North Cottages, LLC, Owners.*

A motion was made that the Planning Board grant a ninety (90) day time extension of conditional Subdivision approval from February 5, 2024 forward to May 5, 2024.

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

***MOTION TO TERMINATE THE MEETING AT 6:35 PM***

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 6-0