



# 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**

*January 19, 2023*

*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.	Present
Member Steven Levasseur	Present
Member Bob Nasser Alt.	Absent
Member Ben Paganelli	Absent
Member Joan Quinn	Absent
Member Rocco Romeo	Present

#### **AGENDA ITEMS**

#### **ADOPTION OF WRITTEN PROCEDURES FOR MEMBER PARTICIPATION VIA VIDEOCONFERENCE PURSUANT TO PUBLIC OFFICERS LAW §103-A**

Motion to adopt procedures drafted by counsel to permit Board members to participate in meetings by videoconferencing from private locations – under extraordinary circumstances.

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

**A) CONTINUED/NEW PUBLIC HEARINGS**

**1. 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)*. **TO BE ADJOURNED**

A motion was made that the Planning Board adjourn the public hearing to February 16, 2023.

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

**2. 76 IRELAND DRIVE EXTENSION – DISH WIRELESS**

**SEQRA Review and Site Plan Hearing** for a proposed site plan application to add three (3) antennas and related equipment to an existing lattice tower, and a five (5) foot by seven (7) foot lease area with (1) cabinet, within a tower compound serving two tower facilities and multiple carriers. 76 Ireland Drive Extension; I-H (Heavy Industrial) Zoning District; +/- 0.34 acre of 2.38 acre tower lease area, 5.38 acre parent parcel; Grid #6261-02-536543 (parent parcel); Unlisted Action; *Derek Picinic, Agent OBO Crown Castle-DISH Network LLC, Applicant, and HGP Realty Corp, Owner*. **TO BE ADJOURNED**

A motion was made that the Planning Board adjourn the public hearing to February 16, 2023.

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

**3. ALLSPACE SELF-STORAGE FACILITY EXPANSION**

**SEQR Review, Special Use Permit and Site Plan Hearing** for a proposed expansion of an existing self-storage facility by eight new self-storage structures, by redesign of internal site access and development of an adjacent, vacant parcel, subject to Town Board zoning amendment. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned I-L (Light Industry) District and R-M (Residence Multifamily) District, respectively; 15.741 acres; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Type I Action; *Page Park Associates LLC, Applicant and Owners*. **TO BE ADJOURNED**

A motion was made that the Planning Board adjourn the public hearing to February 16, 2023.

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. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY**

**SEQR Declaration of Lead Agency Intent, Recommendation to Town Board on Zoning Amendments, and Special Use Permit, Site Plan and Lot Line Revision Review** proposed to legalize existing use of an animal rescue/sanctuary, subject to Town Board approval of zoning map and text amendments. 9 & 15 Barnes Drive; Zoned R-20 (Residence Single Family 20,000 SF); ± 7.7 acres; Grid #s 6262-04-662287 & -667251; Type 1 Action. *Celeste Wiltse, Applicant; Celeste Wiltse and Samantha Wiltse Vumbico, Owners.*

A motion was made that the Planning Board declare its intent to be the Lead Agency to coordinate the environmental review of the proposed project as a Type 1 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 all involved agencies.

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

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency, and 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 12, 2023.
2. Town Engineer comments dated January 12, 2023.
3. Town Zoning Administrator's comments dated January 9, 2023.
4. Town Water Department comments dated January 9, 2023.
5. Town Building Department's comments dated January 6, 2023.
6. Town Highway Department's comments dated January 4, 2023.
7. Arlington Fire District comments dated January 5, 2023.
8. Dutchess County Department of Planning's comments dated January 9, 2023.
9. Dutchess County Department of Behavioral and Community Health's review.
10. Comments of the Planning Board meeting.

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

**D) OTHER BUSINESS**

**1. ARLINGTON FARMS – MALABAR REALTY LLC**

**SEQR Review, Special Use Permit, Site Plan and Architectural Review** for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid #s 6262-04-571014; SEQRA Negative Declaration adopted

February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner.*

A motion was made to adjourn the meeting to an advice of counsel/executive session concerning status of litigation with Applicant.

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

A motion was made to exit the advice of counsel/executive session and resume the Planning Board meeting.

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

A motion was made that the Planning Board deny the Application because it proposes a use at the property that is not permitted under the Town Zoning Code.

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

- 2. HUDSON HERITAGE – WINSLOW GATE RESUBDIVISION-SECTION 1, LOTS 3-5**  
**SEQR and Development Master Plan Consistency Review, Preliminary Major Subdivision Review** for proposed resubdivision of three lots (#3-5) of the Hudson Heritage Section 1 Subdivision into nine (9) lots, including one lot subject to Town Board open development area approval. Zoned HRDD (Historic Revitalization Development District); +/- 30.52 acres; Grid # 6163-03-016059, 6163-03-027019 and 6163-04-946011; Town Board as SEQR Lead Agency, Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

A motion was made that the Planning Board advise the Town Board that it has no opinion on the creation of an open development area for Lot #4A as proposed by the Final Plat Hudson Heritage Major Subdivision Section 1.

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

**HUDSON HERITAGE – AMENDED PHASE 1 SITE PLAN AND SUBDIVISION**

for proposed amendments per ongoing field changes and revised tenant preferences/needs. No increase in building square footage is proposed. Lot 17 is to be subdivided from Lot 4. 3532 North Road (U.S. Route 9) and Winslow Gate Road; Zoned HRDD (Historic Revitalization Development District); ± 156 acres; Grid # 6163-03-011149, 6163-03-016059, 6163-03-027019, 6163-04-960057, 6163-04-946011, and 6163-04-967013; Planning Board SEQR Findings and Modified Development Master Plan approved 06/04/2019; *EFG/Saber Heritage SC, LLC Applicant and Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions of conditional Final (Major) Subdivision Approval from February 14, 2023 forward to August 13, 2023.

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

**3. 18 CREEK ROAD**

**Request for a Site Plan Approval Waiver** pursuant to §210-150 E. 18 Creek Road; Zoned I-H (Heavy Industry) District; +/- 2.8 acres; Grid # 6162-02-667548; Request by Scott Bryant, P.E. (DMS/Morganview Realty, LLC) received November 10, 2022. Supplemental letter received December 7, 2022.

*No action was taken as this item was removed from the agenda.*

**4. STRATFORD FARMS TOWNHOUSES**

**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 # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions of Site Plan Approval and of Final (Major) Subdivision Approval from January 7, 2023, forward to July 6, 2023.

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

***MOTION TO TERMINATE THE MEETING AT 6:03 PM.***

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