



# 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**

**February 16, 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.	Absent
Member Steven Levasseur	Present
Member Ben Paganelli	Present
Member Joan Quinn	Present
Member Rocco Romeo	Present

#### **AGENDA ITEMS**

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

##### **1. FAITH ASSEMBLY OF GOD – CASPERKILL**

**SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review** for the transferring of ±2.70 acres from Faith Assembly to Casperkill. The application also includes parking modifications and improvements, enabling parking closer to the sanctuary space. 25 Golf Club Lane (Faith Assembly) and 110 Golf Club Lane (Casperkill); R-2A (Residence, Single-Family 2-Acre) Zoning District; ±26.75 acres and ±345.42 acres, respectively; Grid: # 6160-03-250125 and 6159-02-503995, respectively; Unlisted Action; *Faith Assembly of God and Casperkill-I, LLC c/o Kevin Marrinan (Applicants and Owners)*.

A motion was made to open the public hearing.

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

A motion was made to adjourn the public hearing to April 20, 2023.

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

A motion was made the Planning Board hereby determine that Faith Assembly-Casperkill Lot Line Revision and Amended 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 February 16, 2023.

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

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 February 10, 2023.
2. Town Engineering Department comments dated February 8, 2023.
3. Town Zoning Department comments dated February 3, 2023.
4. Town Water Department comments dated February 2, 2023.
5. Arlington Fire Department comments dated January 31, 2023.
6. Town Building Department comments dated January 26, 2023.
7. Town Sewer Department comments dated January 25, 2023.
8. NYS Department of Transportation review.
9. NYS Department of Environmental Conservation review.
10. Planning Board comments:
  - a. Applicant proposed land banking 15 parking spaces. The Planning Board accepted this proposal and ask the applicant to document this as part of their next submission.

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

## 2. **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 that the Planning Board adjourn the Public Hearing to March 16, 2023.

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

**3. 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*.

A motion was made to adjourn the public hearing to March 16, 2023.

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

**4. 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*.

A motion was made to adjourn the public hearing to March 16, 2023.

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

**5. BP4 - WESTERLY HOUSE**

**SEQRA Review, Site Plan and Special Use Permit Hearing, and Architectural Review** for a proposed four-story multi-family structure for 20 residential units and parking on a site with an existing structure (#45 Springside Ave.). The proposal includes a driveway easement through a commonly owned single-family residential lot; and a stormwater easement through an adjacent Arlington Heights Homeowners Association lot. 45 Springside Avenue; Zoned Arlington Town Center (ATC); ±1.548 acres; Grid #6161-08-791929; Unlisted Action; *Tinkelman Architecture PLLC, Applicant; Built Parcel Four LLC, Owner*.

A motion was made to adjourn the public hearing to March 16, 2023.

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

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

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

**MOTION TO END PUBLIC COMMENT SESSION.**

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

**C) PLAN REVIEWS**

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

**SEQRA Review, Special Use Permit Review, Site Plan Review and Architectural Review** for a proposed ±5,400 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 that the Planning Board declare its intent to be the 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 interested and involved agencies.

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

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

1. Town Planning Department comments dated February 10, 2023.
2. Town Engineering Department comments dated February 7, 2023.
3. Arlington Fire Department comments dated February 6, 2023.
4. Town Traffic Engineer (AKRF) comments dated February 6, 2023.
5. Town Sewer Department comments dated February 3, 2023.

6. Town Water Department comments dated February 2, 2023.
7. DC Planning and Development comments dated February 2, 2023.
8. Town Zoning Department comments dated January 31, 2023.
9. Town Building Department comments dated January 26, 2023.
10. Town Highway Department comments dated January 24, 2023.
11. DC Department of Behavioral and Community Health review.
12. NYS Department of Environmental Conservation review.
13. NYS Department of Transportation review.
14. Planning Board comments:
  - a. Applicant to provide information about site egress queuing – potential conflict with Route 9 light timing, etc. NYSDOT to be consulted. Information provided to be reviewed by NYSDOT and Town Traffic Engineer.

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

## 2. 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 with non-retail uses and dwelling units above; and two (2) retail and restaurant buildings, one of which proposes 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 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 the identified interested and involved agencies.

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

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

1. Town Planning Department comments dated February 10, 2023.
2. Town Engineering Department comments dated February 8, 2023.

3. Town Traffic Consultant (JMC) comments dated February 7, 2023.
4. Arlington Fire Department comments dated February 7, 2023.
5. Town Water Department comments dated February 6, 2023.
6. Town Zoning Department comments dated February 3, 2023.
7. NYS Department of Transportation comments dated February 2, 2023.
8. Town Sewer Department comments dated February 1, 2023.
9. DC Planning and Development comments dated February 1, 2023.
10. Town Building Department comments dated January 26, 2023.
11. DC Department of Behavioral and Community Health review.
12. NYS Department of Environmental Conservation review.
13. Planning Board comments:
  - a. Consider proposing additional housing as part of this development – shared parking study could shed light on additional housing potential.
  - b. Consider demonstrating how or where this proposal might connect to potential future development of the Casperkill property to the east.
  - c. Provide elevations.
  - d. Provide the number of stories proposed for each proposed building.

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

### 3. **ERIE MATERIALS, INC. – 657 SHEAFE ROAD**

**SEQRA Declaration of Lead Agency Intent, Site Plan and Architectural Review** for a proposed change of use to a building material sales and storage facility, inclusive of outdoor storage yard and accessory storage structure, revised parking and building additions. 657 Sheafe Road; Zoned B-H (Highway Business) District; 3.63 acres; Grid #6159-01-278549; Unlisted Action; *Tinkelman Architecture, PLLC, Applicant, and Erie Materials, Inc., Property Purchaser (in contract).*

A motion was made move that the Planning Board declare its intent to be the SEQRA 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 intent, a copy of the EAF and a copy of the application to all involved and interested agencies.

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

A motion was made that the Planning Board defer action on this application pending the establishment of a Lead Agency, and direct the applicant to respond in writing to comments 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 February 9, 2023.
2. Town Engineering consultant CPL comments dated February 10, 2023.
3. Town Zoning Administrator’s comments dated February 6, 2023.
4. Town Wetland consultant Aspen Environmental’s comments dated February 6, 2023.
5. Town Water Department’s comments dated January 27, 2023.
6. Town Sewer Department’s comments dated January 25, 2023.
7. Town Building Department’s comments dated January 27, 2023.

8. Town Highway Department's comments dated January 24, 2023.
9. Arlington Fire District's comments dated February 6, 2023.
10. Dutchess County Department of Planning's comments dated February 1, 2023.
11. Dutchess County Department of Behavioral and Community Health's comments dated February 15, 2023.
12. NYS Department of Environmental Conservation's review.
13. Comments of the Planning Board meeting:
  - a. The Town Engineer requested the refuse access pathway be shown including turning movements.
  - b. Aspen Environmental noted the wetland buffer up to the base of the berm, recommended preserving the entire rear berm and avoiding any additional disturbance to it, as on the previous site plan.
  - c. A Board member commented on the absence of snow storage.
  - d. A Board member asked about the appearance of proposed fencing.
  - e. A Board member asked if building materials that are liquid would be on site.
  - f. A Board member requested clarification of the proposed septic area location.
  - g. Board members acknowledged difficulty of visual screening, and one suggested the applicant could approach the adjoining landowner so it would be up to them.
  - h. Board members discussed noise such as vehicle back-up alarms, and applicant noted different types are available.

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

#### **4. JUNIORS BAR AND TAVERN - 1126 DUTCHESS TURNPIKE**

**SEQRA Declaration of Lead Agency Intent, Site Plan and Special Use Permit Review, and Architectural Review** for a proposed bar/tavern on the site of a former 1,600 SF hair salon, inclusive of modified parking, trash storage and rear patio. 1126 Dutchess Turnpike; Zoned B-N (Neighborhood Business) District; 1.336 acres; Grid #6362-01-127629; Unlisted Action; *4Ks Real Estate LLC, Applicant and Owner.*

A motion was made that the Planning Board declare its intent to be the SEQRA 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 intent, a copy of the EAF and a copy of the application to all involved and interested agencies.

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

A motion was made that the Planning Board defer action on this application pending the establishment of a Lead Agency, and direct the applicant to respond in writing to comments 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 February 7, 2023.
2. Town Engineering Department comments dated February 9, 2023.
3. Town Zoning Administrator's comments dated February 3, 2023.
4. Town Water Department's comments dated January 27, 2023.

5. Town Building Department's comments dated January 27, 2023.
6. Arlington Fire District's comments dated January 31, 2023.
7. Dutchess County Department of Planning's comments dated February 1, 2023.
8. Dutchess County Department of Behavioral and Community Health's comments dated December 20, 2022.
9. NYS Department of Transportation's review.
10. Comments of the Planning Board meeting, including but not limited to the following:
  - i. Address hours of operation, especially the patio.
  - j. Address plans for existing garage proposed for storage use.
  - k. Address drainage observed collecting at the base of the hill.
  - l. Recommend applicant review revised plans with staff before next submittal.

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

#### ***D) OTHER BUSINESS***

##### **1. 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 per the applicant's request.*

##### **2. CAMELOT VILLAGE MOBILE HOME PARK – AMENDED SITE PLAN II**

**Time Extension** for the combining of two (2) previously approved storage buildings into one (1) larger ±9,450 square foot building. 589-621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.8 acres; Grid # 6159-03-175445; *Camelot Village NY LLC, Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions for the Camelot Village Mobile Home Park – Amended Site Plan II application, moving the expiration date from May 20, 2023 forward to November 16, 2023.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0 (*Member Paganelli stepped out of the room*)

#### ***MOTION TO TERMINATE THE MEETING AT 8:48 PM.***

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