



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

May 18, 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 Ben Paganelli	Present
Member Joan Quinn	Present
Member Rocco Romeo	Absent

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. VASSAR COLLEGE ADMISSIONS BUILDING

SEQRA Review and Site Plan Hearing for proposed construction of a new +/-18,685 SF Admissions and Career Education (ACE) building on the north side of the campus near Collegeview Avenue, new College entrance at the intersection of Collegeview Avenue and Fairmont Avenue, walkways, landscaping, lighting, removal of 9 of 13 tennis courts, and revisions to surrounding on-site and street parking. 124 Raymond Avenue; Zoned IN (Institutional) District; 255.89 +/- acres; Grid # 6261-03-100450; Type I Action; *Vassar College, Applicant & Owner.*

A motion was made to open the public hearing.

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

A motion was made to close the public hearing.

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

A motion was made that the Planning Board determine that the Vassar College Admissions Building project will 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 a Type I Action dated May 18, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant conditional Site Plan Approval for the Vassar College Admissions Building project, subject to the following:

Respond to the comments of all reviewing 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. Planning Department's comments dated May 11, 2023.
2. Town consulting Engineer CPL's comments dated May 10, 2023.
3. Town traffic consultant JMC's comments dated May 8, 2023.
4. Zoning, Water and Sewer Department's review of final plans.
5. Building Department's comments dated May 8, 2023.
6. Arlington Fire District's comments dated May 4, 2023.
7. Dutchess County Dept. of Behavioral and Community Health's approval of final plans.
8. NYS Department of Transportation's review.
9. Comments of the Planning Board meeting.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made to accept architecture as presented.

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

2. MID-HUDSON REGIONAL HOSPITAL – ENTRANCE WORK

SEQRA Review and Amended Site Plan Review for the restoration and improvements to the existing North Road hospital entrance pavement, walks and curbs along the driveway extending from the entry at North Road into the parcel. Additional site work to include restoration of the existing helipad pavement and associated stabilization and site maintenance at this area of the parcel. Institutional (IN) Zoning District; 241 North Road; ±24.59; Grid: #'s 6162-09-072632; Type II Action; *Westchester County Health Care Corporation (Applicant and Owner)*.

A motion was made that the Planning Board open the public hearing.

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

A motion was made that the Planning Board adjourn the public hearing July 20, 2023.

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

A motion was made that the Planning Board defer further 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 May 12, 2023.
2. Fairview Fire District comments dated May 10, 2023.
3. Town Engineering Department comments dated May 9, 2023.
4. Town Building Department comments dated May 8, 2023.
5. Town Water Department comments dated May 3, 2023.
6. DC Department of Behavioral and Community Health comments dated May 1, 2023.
7. DC Department of Planning and Development comments dated May 1, 2023.
8. Town Zoning Department comments dated May 1, 2023.
9. Town Sewer Department comments dated April 26, 2023.
10. NYS Department of Transportation review.
11. Town Police Department review.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

3. EASTDALE VILLAGE - 22ND AMENDED SITE PLAN AND SUBDIVISION OF LOT 3E

SEQRA Review, Major Subdivision and Amended Site Plan Hearing for a proposed 22nd Amended Site Plan and Lot 3E Subdivision for the Eastdale Village project. The proposal consists of separating approved mixed use Building I into three separate mixed use 2-story buildings I1, I2/I3, and I4/I5, offset by programmatic changes in Buildings H and J; subdividing Lot 3E (2.269 acres) into three corresponding parcels; amending the use of Building L4 from restaurant to retail; enlarging the footprint of Building P while maintaining unchanged commercial SF; and vicinity parking revisions with a net addition of 44 spaces; with no changes to overall Eastdale Village commercial square footage,

residential units, or bedrooms. 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 to open the public hearing.

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

A motion was made to close the public hearing.

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

A motion was made move that the Planning Board find that the Eastdale Village application for the 22nd Amended Site Plan and for Subdivision of Lot 3E involves incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings adopted March 15, 2018 and amended September 17, 2020, as modified by the proposed Eastdale Village application received April 24, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and, ...that the Planning Board grant conditional Preliminary and Final (Major) Subdivision Approval for the '*Final Subdivision Plat Showing the Resubdivision of Lot 3E As Shown On Filed Map No. 11947C Eastdale Village, East,*' subject to the following:

Respond to the comments of all reviewing departments and agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the numbered items in [the motion] below.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 22nd Amended Site Plan, subject to the following:

Respond to the comments of all reviewing 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's comments dated May 11, 2023.
2. Town Engineering consultant CPL's comments dated May 10, 2023.
3. Town Sewer Department's comments dated May 4, 2023.
4. Town Zoning, Water, and Building Departments' review and approval of final plans.
5. Arlington Fire District's comments dated May 5, 2023.
6. Dutchess County Department of Health approval upon the Amended Site Plan.
7. Standard conditions of approval:
 - a. Approval of the Department of Planning and consulting Town Engineer of the proposed final plans for the project.
 - b. Approval of the Water and Sewer Departments for any alterations to water or sewer service facilities requiring Town approval.
 - c. The applicant shall pay the cost of all application and consultant review fees incurred by the Town in the review of this application including all inspection fees, prior to the Chairman's signature.
 - d. The Subdivision Approval shall be valid for 180 days from the date of Planning Board approval. The Town shall have no obligation to provide notice of the pending expiration to the owners/applicant and it is the sole responsibility of the owners/applicant to complete conditions of Planning Board approval and to file a signed plat with the Dutchess County Clerk prior to its expiration.
 - e. Site Plan and Special Use Permit Approvals for Eastdale Village shall be valid in accordance with the time periods of §210-151(J) and §210-152.1(J) as modified by the Planning Board for the Eastdale Village project on October 20, 2022, *i.e.*, that the latest start date for construction is July 31, 2025, and the latest completion date is July 31, 2026.
8. Comments of the public hearing and Planning Board meeting.
9. Waiver of EV Charging Stations, for amended site plan Buildings H, I, J, L4 and P and near 18.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made to accept architecture as presented for Building I2/I3 and I4/I5, and defer architectural review of Building I1 [and Building P].

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

4. **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 June 15, 2023.

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

5. **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 June 15, 2023.

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

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

SEQR Review, Rezoning Recommendation to the Town Board, Special Use Permit and Site Plan Hearing, and Aquatic Resource Permit review 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 June 15, 2023.

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

7. **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 and site improvements on a parent lot of ± 6.832 acres which received conditional approvals in 2013. Proposed amendments are inclusive of a proposed Town road rather than a previously approved private road, among other modifications. 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. TO BE ADJOURNED*

A motion was made that the Planning Board adjourn the public hearing to June 15, 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. EASTDALE VILLAGE – AMBULATORY SURGERY CENTER (BUILDING F)**
Amended Site Plan and Architectural Review for a proposed front entry canopy addition near the northwest corner of the Ambulatory Surgical Center (Building F), consisting of modifications to previously approved architecture, and to the drive-aisle layout of the previous conditionally approved 20th Site Plan Amendment. 325 Founders Way; Zoned MHC (MacDonnell Heights Center); +/- 1.17 acres; Grid #s 6262-04-769361; SEQR determination of consistency 07/21/2022 with prior SEQRA Findings for a Type I Action as amended September 17, 2020; *MHTC Development, LLC, Applicant and Owner.*

A motion was made that the Planning Board waive the public hearing in accordance with §210-151(D).

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

A motion was made that the Planning Board find that the amendments to the Ambulatory Surgery Center (Building F) architecture and drive-aisle for the 20th Amended Site Plan involve incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings adopted March 15, 2018 and amended September 17, 2020, as modified by the proposed amendment materials received May 5, 2023.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board grant conditional site plan approval for the proposed Ambulatory Surgical Center (Building F) amendments to relevant portions of the 20th Amended Site Plan that was conditionally approved on 07/21/2022, and conditional architectural review approval for amendments to the Ambulatory Surgery Center (Building F) architecture approved on 4/21/2022, subject to the following:

Respond to the comments of all reviewing 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's comments dated May 10, 2023.
2. Traffic consultant JMC's comments dated May 9, 2023.
3. Town Engineering consultant CPL's comments dated May 11, 2023.
4. Town Zoning Administrator's comments dated May 2, 2023.
5. Building Department's comments dated May 8, 2023.
6. Comments of the Planning Board meeting, including but not limited to the following:
 - a. The Board accepted 2 HC spaces as proposed for the Ambulatory Surgical Center (ASC) based upon applicant belief that "hospital" use referenced by Building Department does not apply to the ASC.
 - b. The Board and applicant agreed upon JMC's mark-up configuration for the drop-off and aisle, and that the drop-off aisle lane line would be a wider white line (e.g., 6-inches).
 - c. Applicant described proposed use of depressed curbs at the drop-off areas, and corresponding redesign of new canopy posts using concrete vehicle protection for the lower portion.
7. Waiver of EV charging stations [for the West Side, other than locations as shown for the ASC].
8. Monument sign near Founders Way and wayfinding signs at Elizabeth Way and Founders Way are to be worked out with staff for site plan signature.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

2. FARMHOUSE PROPERTY, LLC – MAJOR LAND CONTOUR PERMIT

SEQRA Review and Major Land Contour Permit Review to place fill material in order to create a site suitable for development in the future. 3509 North Road; R-2A (Residence, Singly-Family) and WD-1 (Coastal Zone Boundary) Zoning Districts. ±2.99 acres; Grid #: 6063-04-897027; Unlisted Action; *Farmhouse Property, LLC (Applicant and 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: Ahmad Katnani
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 May 12, 2023.
2. Fairview Fire District comments dated May 10, 2023.
3. Town Engineering Department comments dated May 9, 2023.
4. Town Environmental Consultant comments dated May 8, 2023.
5. Town Building Department comments dated May 8, 2023.
6. Town Water Department comments dated May 3, 2023.
7. Town Zoning Department comments dated May 1, 2023.
8. DC Department of Behavioral and Community Health comments dated May 1, 2023.
9. DC Planning and Development comments dated May 1, 2023.
10. Town Sewer Department comments dated April 28, 2023.
11. NYS Department of Transportation review.
12. NYS Department of Environmental Conservation review.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

D) OTHER BUSINESS

- 1. PRESENTATION: FAIRVIEW FIRE HOUSE – ALTERATIONS AND ADDITION**
SEQR Review and Site Plan Review for proposed alterations, and a 3,400 sf. apparatus bay addition, to the 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)*.

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 involved and interested agencies.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

A motion was made that the Planning Board defer further action on this application pending establishment of a Lead Agency.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0

2. TOWN CODE AMENDMENT – FOOD TRUCKS

Respond to a referral from the Town Board for a recommendation on a proposed local law establishing a new Chapter 114 of the Town Code to regulate food trucks within the Town of Poughkeepsie.

A motion was made that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed Town Code amendment.

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

3. ONE DUTCHESS AVENUE

Time Extension for an approved development for two (2) four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4-acres in the Town that is part of a larger mixed-use waterfront re-development involving an approximately 14.3-acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned WHOD (Waterfront Housing Overlay District) and WD-2 (Waterfront District 2), Grid #s: 6062-02-755495, 6062-02-768525, 6062-02-781496, and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions, moving the approval expiration date from May 20, 2023 to November 16, 2023.

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

4. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

Time Extension for the approved 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.*

A motion was made that the Planning Board grant a six-month time extension, moving the approval expiration date from May 21, 2023 to November 21, 2023.

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

5. CENTRAL HUDSON KM TRANSMISSION LINE REPLACEMENT

Time Extension for the approved replacement of an existing electric transmission line, known as the “KM Line” at 69 kilovolts (kV) within an existing public utility right-of-way that traverses in a northwest direction from the border of the Myers Corners Substation on Myers Corners Road (Town of Wappinger), to the area just west of Victor Lane (Town of Poughkeepsie). The total length of the proposed replacement project is approximately ±2.8 miles, with ±1.7 miles within the Town of Wappinger and ±1.1 miles within the Town of Poughkeepsie. Within the Town of Poughkeepsie, all parcels along this utility corridor are located in the R-20 (Residential, Single-Family 20,000) Zoning

District; Within the Town of Wappinger, parcels along this utility corridor are located in the Airport Industry District, GB (General Business) District, R-40 (One-Family Residential District), R-80 (One-Family Residential District); and COP (Conservation Office Park) District; ±37.5-acre right-of-way; There are 59 parcels along this utility corridor; Type 1 Action; *Central Hudson Gas & Electric Corp., Applicant and Owners*

A motion was made that the Planning Board grant a one-year time extension, moving the approval expiration date from May 19, 2023 to May 20, 2024.

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

MOTION TO TERMINATE THE MEETING AT 7:58 PM.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 7-0