



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

August 17, 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	Absent
Member Ben Paganelli	Present
Member Joan Quinn	Present
Member Rocco Romeo	Present

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

SEQR Review, Site Plan and Special Use Permit Hearing, and Lot Line Revision Review proposed to legalize the existing use of an animal rescue/sanctuary and to expand additional kennels and training services. 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 to open the public hearing.

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

A motion was made to adjourn the public hearing to September 21, 2023.

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

A motion was made that the Planning Board determine the application is incomplete for SEQRA review 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 August 10, 2023.
2. Town Engineer comments dated August 10, 2023.
3. Town Zoning Administrator's comments dated August 3, 2023.
4. Town Water Department comments dated August 7, 2023.
5. Town Building and Highway Departments' review of subsequent plan revisions.
6. Arlington Fire District's review of subsequent plan revisions.
7. Dutchess County Department of Behavioral and Community Health's comments dated August 10, 2023 (with reference to prior comments of February 15, 2023).
8. Comments of the Planning Board meeting: Planning Board discussion found that NYS Office of Recreation and Historic Preservation project correspondence dated November 1, 2022 indicating "no comment or concerns" adequately addresses the potential impacts to architectural or archaeological resources.

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

2. **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 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 to rescind the closing of the public hearing.

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

A motion was made to adjourn the public hearing to September 21, 2023.

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

A motion was made that the Planning Board defer further action on the 68 Van Wagner Road 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, inclusive of, but not limited to, the following:

1. Planning Department comments dated August 8, 2023.
2. Engineering Department's comments dated August 8, 2023.
3. Zoning Administrator's comments dated August 10, 2023.
4. Water Department's comments dated July 31, 2023.
5. Sewer Department's comments dated July 31, 2023.
6. Building Department's comments dated July 28, 2023.
7. Arlington Fire District's comments dated July 26, 2023.
8. Obtain Dutchess County Department of Public Works' (Highway) permit.
9. Comments of the Planning Board meeting: Investigate installation of sprinklers and address other safety issues discussed by the Planning Board, and address more specifically the limits of repair work proposed and excluded.

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

3. FAIRVIEW FIRE HOUSE – ALTERATIONS AND ADDITION

SEQRA Review, 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)*.

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 January 18, 2024.

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

A motion was made that the Planning Board determine that the proposed application for Fairview Fire House – Alterations and Addition would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated August 17, 2023.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
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 August 11, 2023.
2. Town Zoning Department comments dated August 9, 2023.
3. Town Engineering Department comments dated August 8, 2023.
4. DC Department of Public Works comments dated August 8, 2023 (*no comments*).
5. Town Water Department comments dated August 2, 2023.
6. DC Department of Planning and Development comments dated July 31, 2023.
7. Town Building Department comments dated July 28, 2023.
8. Town Sewer Department comments dated July 28, 2023.
9. NYS Department of Transportation comments dated June 19, 2023 (*conceptual approval*).
10. DC Department of Behavioral and Community Health comments dated May 24, 2023.
11. Planning Board comments.

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

4. IBM – QUANTUM SYSTEM II BUILDING 414

SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review for a permanent drive, loading dock, pads for chillers and generators at Building 414, along with the associated site lighting, grading, and internal site sidewalk connections at Building 414. 2455 South Road; Heavy Industrial (IH) Zoning District; ±180.09 acres; Grid #: 6060-04-840280; Unlisted Action; *IBM Corp (Applicant and Owner)*.

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 September 21, 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 August 11, 2023.
2. Town Engineering Department comments dated August 8, 2023.
3. Town Water Department comments dated August 4, 2023.
4. Town Zoning Department comments dated August 3, 2023.
5. Town Sewer Department comments dated July 31, 2023.
6. Town Highway Department comments dated July 31, 2023.
7. Arlington Fire Department comments dated July 31, 2023.
8. DC Department of Planning and Development comments dated July 31, 2023.
9. DC Department of Public Works comments dated July 31, 2023.
10. Town Building Department comments dated July 28, 2023.

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

5. EASTDALE VILLAGE 23RD SITE PLAN AMENDMENT

SEQRA Review and Amended Site Plan Hearing for a proposed 23rd Amended Site Plan for the Eastdale Village project, for modifications to Daycare Building G and to mixed commercial/residential buildings H, I1, J, O2 and P, increasing commercial development by 3,000 SF, and adding up to 20 apartments over commercial use in mixed-use buildings. 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 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; Tax lot numbers 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; -742287; -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 May 19, 2023; *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 Avenue, LLC, 3 Eastdale Avenue, LLC, 7-19 Eastdale Avenue, LLC, 31-35 Eastdale Avenue, LLC, 32 Eastdale Avenue, LLC, 39 Eastdale Avenue, LLC, 43 Eastdale Avenue, LLC, 45 Eastdale Avenue, 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, 928-932 Dutchess Turnpike, LLC, DASC Eastdale, 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 that the Planning Board find that the Eastdale Village application for the 23rd Amended Site Plan 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 July 24, 2023.

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

A motion was made that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 23rd 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 August 10, 2023.
2. Town Engineering consultant CPL's comments dated August 10, 2023.
3. Town Zoning Administrator, Water and Sewer Departments' review and approval of final plans.
4. Town Building Department's comments dated July 28, 2023.
5. Arlington Fire District's comments dated July 26, 2023.
6. Dutchess County Department of Health's review, and approval.
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. 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.

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

6. 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 September 21, 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*.

A motion was made to adjourn the public hearing to September 21, 2023.

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

8. 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 September 21, 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. SALT POINT CENTER

SEQRA Declaration of Lead Agency Intent, and Site Plan, Special Use Permit 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 of 89 units and 20,358 SF commercial use, associated parking 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 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 and identified interested 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 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 August 9, 2023.
2. Town Engineer comments dated August 10, 2023.
3. Traffic consultant JMC's comments dated August 7, 2023.
4. Wetland consultant Aspen Environmental's comments dated August 8, 2023.
5. Zoning Administrator's comments dated August 8, 2023.
6. Water Department's comments dated August 2, 2023.
7. Sewer Department's comments dated August 8, 2023.
8. Building Department's comments dated July 28 and August 4, 2023.

9. Arlington Fire District's comments dated July 31, 2023.
10. Dutchess County Department of Planning's review.
11. Dutchess County Department of Behavioral and Community Health's review.
12. Dutchess County Department of Public Works' review.
13. NYS Department of Transportation's comments dated August 7, 2023.
14. NYS Department of Environmental Conservation's comments dated October 7, 2022 and subsequent review.
15. Comments of the Planning Board meeting, inclusive of the following:
 - a. Address potential for a Dutchess County bus stop to serve the site.
 - b. Clarify elevators vs. stairs for each building.
 - c. Provide additional amenities for the site (e.g., playground, bocce court or grills, etc.).

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

2. 86 AND 68 CHANNINGVILLE ROAD – LOT LINE REVISION

SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review for a lot line adjustment between two (2) adjoining parcels. 86 Channingville Road and 68 Channingville Road. Residence, Single-Family 4 Acre (R-4A) Zoning District. ±0.66 acres and ±12.47 acres; Grid #'s 6058-04-936157 and 6058-04-945130, respectively. Type II Action; *Joseph Franconi (Applicant) and Jacob Amacher (Owner)*.

A motion was made that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(16) and no further environmental review is required.

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

A motion was made that the Planning Board determine that the Channingville Road Lot Line Revision for 86 and 68 Channingville Road is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

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

A motion was made that the Planning Board grant conditional lot line revision approval and also grant a one-time 60-day time extension, as permitted by Town Code, of said approval from Monday, October 16, 2023 forward to Friday, December 15, 2023, subject to the following:

1. Town Planning Department comments dated August 11, 2023.
2. Town Engineering Department comments dated August 7, 2023.
3. Town Zoning Department comments dated August 7, 2023.
4. Town Water Department comments dated August 2, 2023.
5. New Hamburg Fire Department comments dated August 1, 2023.
6. Town Sewer Department comments dated July 28, 2023.
7. Town Building Department comments dated July 28, 2023.
8. DC Department of Behavioral and Community Health review.

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

MOTION TO TERMINATE THE MEETING AT 7:50 PM.

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