



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone

NOTICE OF PLANNING BOARD

REGULAR MEETING

October 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 Ben Paganelli	Absent
Member Joan Quinn	Absent
Member Rocco Romeo	Present

AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. 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 open the public hearing.

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

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

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 October 13, 2023.
2. Town Engineering Department comments dated October 11, 2023.
3. Town Zoning Department comments dated October 6, 2023.
4. Town Water Department comments dated October 6, 2023.
5. Town Traffic Consultant (JMC) comments dated October 4, 2023.
6. Arlington Fire Department comments dated October 2, 2023.
7. Town Building Department comments dated September 29, 2023.
8. Town Sewer Department comments dated September 29, 2023.
9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.
11. Planning Board comments:
 - a. Applicant to provide more detail for proposed tiered seating and other open space amenities.
 - b. Applicant to provide architectural drawings for review.
 - c. Applicant to review and confirm with Town Traffic Consultant that the drive-thru queuing is sufficient so as not to create any back-ups on South Road/Route 9. Applicant to also review and confirm that the queuing would not hinder interior site circulation.
 - d. Applicant to confirm and provide details for the proposed South Road/Route 9 refuse enclosure landscaping. Planning Board member noted that more mature initial plantings would make sense at this location.
 - e. Applicant to include a note on the site plan about snow removal within a specified timeframe in the event of a significant snow storm.
 - f. Applicant to provide documentation for connections being made between Casperkill and this proposed action property. Documentation should contemplate items such as access, maintenance, and longevity.

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

2. 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 open the public hearing.

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

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

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

A motion was made that the Planning Board determine that the application is incomplete, defer action on this application, 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 October 12, 2023.
2. Town Engineer comments dated October 12, 2023.
3. Traffic consultant JMC's comments dated October 4, 2023.
4. Wetland consultant Aspen Environmental's comments dated October 10, 2023.
5. Zoning Administrator's comments dated October 10, 2023.
6. Water Department's comments dated October 5, 2023.
7. Sewer Department's comments dated October 4, 2023.
8. Building Department's comments dated September 29, 2023.
9. Building Department-Floodplain Administrator's comments dated October 10, 2023, and obtain a Floodplain Development Permit.
10. Arlington Fire District's comments dated October 6, 2023.
11. Dutchess County Department of Planning's comments dated October 11, 2023.
12. Dutchess County Department of Behavioral and Community Health's comments dated September 19 and October 12, 2023.
13. Dutchess County Department of Public Works' comments dated September 29, 2023.
14. NYS Department of Transportation's comments dated September 7, 2023 and subsequent review.
15. NYS Department of Environmental Conservation's review.
16. U.S. Fish and Wildlife Service's comments dated September 8, 2023.
17. Comments of the Planning Board meeting, including but not limited to the following:
 - a. The applicant agreed to address the potential dedication of parkland.
 - b. Applicant traffic consultant indicated roundabout and related sidewalk improvements would be located only in DOT right-of-way and on site lands, not on other adjoining parcels.
 - c. Planning Board members found the centrally located EV charging spaces reasonable based upon the applicant's explanation that if locations nearer to buildings were needed in the future then disturbance to extend infrastructure for it would be minimal and would not need to cross parking areas.
 - d. Planning Board members found that lighting was not desirable for the proposed path to the DC Rail Trail because the Rail Trail is not lit nor open for use at night and lighting it might attract nuisance activity.
 - e. Planning Board members wanted to see careful consideration of floodway and floodplain analysis and noted the related Dutchess County Planning comment.
 - f. Planning Board members found the architecture for the buildings generally attractive and disagreed with Dutchess County Planning comment on it, however would like to see street level renderings of the site.
 - g. Planning Board members would like to see more detail of amenities, inclusive of the area next to Building 3, and bike racks for the site.

- h. Applicant noted the Building 2 footprint would be relocated a few feet further from the roadway to keep structures out of a Town sewer line easement requested by comments.

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

3. 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 open the public hearing.

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

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

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

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 October 13, 2023.
2. Town Engineering Department comments dated October 11, 2023.
3. Town Water Department comments dated October 5, 2023.
4. Town Zoning Department comments dated October 2, 2023.
5. Town Building Department comments dated September 29, 2023.
6. Town Sewer Department comments dated September 28, 2023.
7. DC Department of Behavioral and Community Health review.
8. NYS Department of Transportation comments review.
9. Planning Board comments.

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

4. 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 to open the public hearing.

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

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

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 July 14, 2023.
2. Town Engineering Department comments dated July 11, 2023.
3. Town Traffic Engineering Consultant (AKRF) comments dated July 10, 2023.
4. Arlington Fire Department comments dated July 6, 2023.
5. Town Water Department comments dated July 3, 2023.
6. Town Zoning Department comments dated June 29, 2023.
7. Town Building Department comments dated June 28, 2023.
8. Town Sewer Department comments dated June 27, 2023.
9. DC Department of Behavioral and Community Health review.
10. NYS Department of Transportation review.
11. NYS Department of Environmental Conservation review.
12. Planning Board comments.

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

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 November 16, 2023.

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

6. **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 November 16, 2023.

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

7. 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 November 16, 2023.

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

8. 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 November 16, 2023.

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

9. HUDSON VALLEY ANIMAL RESCUE AND SANCTUARY

SEQR Review, Site Plan and Special Use Permit Hearing 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 adjourn the public hearing to November 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. LAKE VIEW LUXURY APARTMENTS

SEQRA Review, Coastal Consistency Review, Advisory Report to the Town Board for Proposed Zoning District Change from B-H to R-M, Minor Subdivision Review, Site Plan Review, Erosion and Sediment Control Permit Review, Aquatic Resources Permit Review, and Architectural Review for a multi-family residential development to include ±36 apartments. Development to include an on-site accessory office building, gym, and laundry facility. Current Zoning District: Highway Business (B-H) Zoning District; Proposed Zoning District (subject to Town Board approval): Residence, Multifamily (R-M) Zoning District; 2609-2627 South Road; ±14.93 acres; Grid #: 6060-02-950800; Type 1 Action; *Cameron Poughkeepsie LLC (Current Property Owner) and George Grishaj (Prospective Property Owner and Applicant)*.

A motion was made that the Planning Board defer action on this application, and direct the applicant to respond 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 October 13, 2023.
2. Town Zoning Department comments dated October 11, 2023.
3. DC Department of Planning and Development October 11, 2023.
4. Town Environmental Consultant (Aspen) comments dated October 10, 2023.
5. Town Engineering Department comments dated October 10, 2023.
6. Arlington Fire Department comments dated October 9, 2023.
7. Town Water Department comments dated October 6, 2023.
8. Town Building Department comments dated September 29, 2023.
9. Town Sewer Department comments dated September 28, 2023.
10. DC Department of Behavioral and Community Health review.
11. NYS Department of Environmental Conservation review.
12. NYS Department of Transportation review.
13. Planning Board comments.

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

2. BEACON RESIDENTIAL – 297 VIOLET AVENUE

SEQRA Declaration of Lead Agency Intent, Rezoning recommendation to the Town Board, Site Plan and Architectural review of a site plan application for construction of a multifamily dwelling (four-family residence) on a former single-family house lot, subject to Town Board approval of site rezoning from the R-20 (Residence Single Family 20,000 SF) District to the R-M (Residence Multifamily) District. 297 Violet Avenue; Zoned R-20 (Residence Single Family 20,000 SF) District; ± 0.445 acres; Grid # 6163-19-523128; Unlisted Action; *Beacon Residential 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 involved and interested 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 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:

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

1. Planning Department comments dated October 12, 2023.
2. Engineering Department's comments dated October 10, 2023.
3. Zoning Administrator's comments dated October 2, 2023.
4. Water Department's comments dated October 5, 2023.
5. Sewer Department's comments dated September 27, 2023.
6. Building Department's comments dated September 29, 2023.
7. Fairview Fire District's comments dated October 11, 2023.
8. Dutchess County Department of Behavioral and Community Health review.
9. NYS Department of Transportation's review.
10. Comments of the Planning Board meeting.

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

3. 1837-1839 SOUTH ROAD – ARCHITECTURAL REVIEW

Architectural Review for proposed façade changes to an existing building on this parcel. 1837-1839 South Road. B-H (Highway Business) Zoning District; ±2.80 acres; Grid # 6158-01-418838; Type II Action; *1839 South Road LLC (Applicant and Owner)*.

A motion was made that the Planning Board grant conditional architectural review approval on 1837-1839 South Road's architectural review 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 October 13, 2023.
2. Town Engineering Department comments dated October 10, 2023.
3. Town Zoning Department comments dated October 10, 2023.
4. DC Department of Planning and Development comments dated October 3, 2023.
5. Town Building Department comments dated September 29, 2023.
6. Planning Board comments.

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

4. CENTER PLAZA FAÇADE RENOVATIONS – 4 TAFT AVENUE

Architectural Review for proposed renovation to the exterior of the building for aesthetics. 4 Taft Avenue; ATC (Arlington Town Center) Zoning District; ±1.09 acres; Grid # 6161-081-932814; Type II Action; *Video Treats, Inc., Applicant and Owner*.

A motion was made that the Planning Board grant conditional architectural review approval on Center Plaza Façade Renovations – 4 Taft Avenue 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 October 12, 2023.
2. Town Zoning Department comments dated October 10, 2023.

3. Comments of the Planning Board meeting, including but not limited to the following:
 - a. The Board reviewed and accepted an awning sample as opaque.
 - b. The Board heard the applicant's explanation for bright "B" fixtures on the building for security, and did not discuss changes to them.

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

D) OTHER BUSINESS

1. TOWN CODE AMENDMENT – SEASONAL SALES

Respond to a referral from the Town Board for a recommendation on a proposed local law amending Chapter 76 entitled "Community Events, Outdoor" to delete references to seasonal sales, and amending Chapter 210 entitled "Zoning" to include provisions for seasonal sales.

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

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

2. 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 November 7, 2023 forward to February 5, 2023.

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

3. CHILDREN'S HOME OF POUGHKEEPSIE – MODULAR LEARNING CENTER

Time Extension for the approved construction of a ±5,740 square foot temporary modular learning center. 10 Children's Way (mailing address) 36 Children's Way (parcel address); Residence, Single-Family 20,000 Square

Foot (R-20) Zoning District; ± 24.4 acres; Grid # 6162-05-192927; Unlisted Action; *Children's Home of Poughkeepsie c/o John Bray, Applicant and Owner.*

A motion was made that the Planning Board grant two (2) 90-day time extensions, moving the approval expiration date from November 17, 2023 to May 15, 2024.

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

4. SHEAFE MANOR MHP

Time Extension for an approved: realignment of a property line between two existing mobile home parks; the widening and paving of existing roadways within Sheafe Manor; providing improved circulation and maneuverability throughout by connecting Camelot Road through to Sheafe Manor Road thereby eliminating the existing dead end; providing eighteen (18) overflow parking spaces; replacing existing fencing; and placing four (4) previously approved, but not built, homes in Sheafe Manor. 589-621 Sheafe Road; 567 Sheafe Road; R-MH (Residence, Mobile Home) Zoning District; ±29.5 acres and ±9.0 acres, respectively; Grid #'s: 6159-03-175445 and 6159-03-165380, respectively; Unlisted Action; *August Associates, Inc. (Applicant and Owner) and Camelot Village NY, LLC (Owner).*

A motion was made that the Planning Board grant two (2) 90-day time extensions, moving the approval expiration date from November 17, 2023 to May 15, 2024.

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

5. 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 November 16, 2023 to May 14, 2024.

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

6. LEAD AGENCY NOTIFICATION FROM THE TOWN BOARD – SCHATZ PROPERTY REDEVELOPMENT

The Town of Poughkeepsie Town Board received a Petition from Fairview Avenue JV LLC for amendments to the Town Zoning Code and Map, as well as to enter into a PILOT agreement pursuant to the New York Private Housing Finance Law, both in connection with a proposed environmental cleanup and redevelopment of the former Schatz Bearing Corporation property located at 60, 68-70 Fairview Avenue in the Town of Poughkeepsie. On October 11, 2023, the Town Board sent a notice of its intent to serve as the Lead Agency under SEQR for the review of the proposed Schatz Property Redevelopment.

A motion was made that the Planning Board consents to the Town Board acting as Lead Agency in regards to the Schatz Property Redevelopment.

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

7. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

Architectural Review for two proposed monument signs located on the approved amended Raymond Avenue School Development Anchor Project site plan. Zoned ATC (Arlington Town Center) District; 17 Anya Court, 21 Raymond Avenue, and Raymond Avenue; Grid #s 6161-12-745724; -755735; -778745; and -778723 (total 6.8 acres); SEQR Negative Declaration for a Type I Action adopted 4/15/21; *Arthur May Redevelopment, LLC* (Applicant and Owner).

A motion was made to accept architecture as presented for two monument signs, respectively located at the Lot 1 site entrance and at the site northeast corner.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (*Member Fanelli Recused*)

MOTION TO TERMINATE THE MEETING AT 7:33 PM.

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