



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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PLANNING BOARD DECISION AGENDA November 18th, 2021

1. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. DUNKIN DONUTS – VASSAR RD.

SEQRA Review, Special Use Permit and Site Plan Hearing and Architectural Review regarding an application submitted by ABDD Capital for proposed redevelopment of an existing 2,845 SF office building (former bank) into an approximately 2,948 SF Dunkin Donuts restaurant with drive-through, associated site septic system modifications, changes to parking, and discontinued use of an existing Dunkin Donuts restaurant at 35 Vassar Rd. 40, 46 & 48 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); ± 4.65 acres; Grid #s 6260-03-495219, 497247 & 495227; Unlisted Action; *ABDD Capital, Applicant, and Red Oaks Dutchess Realty LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board as Lead Agency hereby determines that the Dunkin Donuts - Vassar Road Special Use Permit and Site Plan would not have a significant adverse effect 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 November 18, 2021.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional special use permit approval and conditional site plan approval.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant architectural review of the building addition [and drive-through structures and freestanding sign(s)].

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

2. **MCDONALD'S – 2585 SOUTH ROAD**
SEQRA Review, Waterfront Consistency Review, Site Plan Review, and Architectural Review for a proposed free-standing McDonald's restaurant with an accessory side-by-side drive-thru with associated landscaping, parking, and site improvements. 2585 South Road; B-SC (Shopping Center Business) Zoning District and the Waterfront District 2 (WD2) Zoning District; ±26.427 acres; Grid # 6060-02-968700; Unlisted Action; *McDonald's Corporation (Applicant) and Mid-Hudson Associates, LLC (Owner)*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to January 20, 2022.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

Motion 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.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

- 3. EASTDALE VILLAGE 16TH SITE PLAN AMENDMENT**
SEQRA Review, Amended Site Plan Hearing and Architectural Review for a 16th Amended Site Plan application for the Eastdale Village project. It proposes modifications to site amenities; Buildings E2, E3, K1, I and S-2; refuse enclosures and curbing; and in-ground utilities. Site-wide there are no proposed changes in commercial square footage, residential units or bedrooms, however there is an increase in 130 SF residential. This application involves all address numbers on Eastdale Avenue North, Otto Way, Hillside Drive, Town Center Drive, Elizabeth Lane, Eastdale Avenue South and Parkside Drive; and at 900, 902, 904 and 949 Dutchess Turnpike, and 15 Victory Lane; tax lot numbers 6262-04-715370; -739356; -746391; -696343; -724392; -758382, -768412; -777377; -769361; -743328; -742330; -750324; -726341; -713324; -740312; -738315; -732317; -776348; -820277; ± 63.461 acres. The properties are located in the MHC (McDonnell Heights Center) District. 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 September 23, 2021. *MHTC Development, LLC, Applicant; and MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, 27 Eastdale, LLC, 31-35 Eastdale, LLC, 39 Eastdale, LLC, 43 Eastdale, LLC, 45 Eastdale, LLC, Premier Eastdale, LLC, and Rossi Eastdale, LLC, Owners.*

Motion that the Planning Board open the public hearing.

Moved: Nicole Gematti
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Nicole Gematti
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board find that the Eastdale Village 16th 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 October 25, 2021.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 16th Amended Site Plan.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant architectural review of Building K1 and Shed S-2

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

4. 44 LAGRANGE AVE – SHARED PARKING

SEQRA Review, Amended Site Plan and Special Use Permit Hearing for an application to amend the previously approved site plan and special use permit for a mixed-use development at 44 Lagrange Avenue consisting of a commercial use (restaurant) on the ground level and three one-bedroom dwelling units on the second floor. The approved site plan/special use permit that was granted in June 2020 included a covenant to locate shared off-street parking at 39 Lagrange Avenue for the residential use of 44 Lagrange Avenue. The applicant is seeking to eliminate the shared parking at 39 Lagrange avenue and relocate it to 42 Lagrange Avenue. 42 and 44 LaGrange Avenue; Zoned ATC (Arlington Town Center) District; Grid #6161-12-899671 and -905673; ± 0.17 and ± 0.08 acres; SEQRA Negative Declaration for an Unlisted Action adopted 4/30/2020; *INP Real Estate LLC, Applicant and Owner.*

Motion that the Planning Board open the public hearing.

Moved: Nicole Gematti
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Nicole Gematti
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board as an involved agency undertaking an uncoordinated SEQRA review, determine that the 44 Lagrange Avenue Amended Special Use Permit and Site Plan Shared Parking with 42 Lagrange Ave project will not have a significant adverse effect 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 November 18, 2021.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 4-2

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Absent
Member Fanelli	Nay
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Absent
Member Quinn	Aye
Member Romeo	Nay

Motion that the Planning Board grant conditional special use permit and site plan approval as amended for the 44 Lagrange Avenue Amended Special Use Permit and Site Plan Shared Parking with 42 Lagrange Ave project.

Moved: Robert Nasser
 Seconded: Ahmad Katnani
 Carried: 4-2

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Absent
Member Fanelli	Nay
Member Gemmati	Aye
Member Katnani, Alternate	Aye
Member Nasser	Aye
Member Paganelli	Absent
Member Quinn	Aye
Member Romeo	Nay

- 5. 8 TUCKER DRIVE**
SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Aquatic Resources Protection Permit Review, and Architectural 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, and a 30,000 square foot building. 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.

Motion that the Planning Board adjourn the public hearing indefinitely.

Moved: Nicole Gemmati
 Seconded: Robert Nasser
 Carried: 6-0

- 6. ARLINGTON FARMS – MALABAR REALTY LLC**
SEQRA Review, Special Use Permit and Site Plan Review, 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 # 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC*, Owner.

Motion that the Planning Board adjourn the public hearing to December 16, 2021.

Moved: Nicole Gemmati
 Seconded: Robert Nasser
 Carried: 6-0

7. **STEWARTS SHOP – 2245 SOUTH ROAD**
Special Use Permit Review, Site Plan Review, and Architectural Review for the construction of a new 3,696 square foot Stewart’s Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board adjourn the public hearing to December 16, 2021.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

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

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Nicole Gemmati
Seconded: Ahmad Katnani
Carried: 6-0

C) PLAN REVIEWS

1. **BRAGDON SUBDIVISION – 10 CONKLIN STREET**
SEQRA Review, Waterfront Consistency Review, and Subdivision Review (Minor) for the proposed subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 10 Conklin Street; R-20 (Residence, Single-Family 20,000 Square Foot) Zoning District and the Waterfront District 1 (WD1) Zoning District; ±1.56 acres; Grid # 6057-07-577875; Unlisted Action; *Sara Bragdon (Applicant & Owner).*

Motion 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

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

D) OTHER BUSINESS

MOTION TO TERMINATE THE MEETING AT 8:08 P.M.

Moved: Robert Nasser
Seconded: Rocco Romeo
Carried: 6-0

PRESENT	ABSENT
Member Fanelli	Chairman Whitehead
Acting Chair Gemmati	
Member Katnani, Alt.(attended via zoom)	
Member Nasser	Member Paganelli
Member Quinn	
Member Romeo	