



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

REGULAR MEETING

August 20, 2020 at 5:00 PM

DECISION AGENDA

1. ROLL CALL

Meeting held via Zoom platform, Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead
Member Peter Fanelli
Member Nicole Gemmati
Member Bob Nasser
Member Ben Paganelli
Member Joan Quinn

Member Ben Paganelli – Absent
Member Joan Quinn - Absent

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

- 1. FOAM & WASH – 2629 South Road**
Special Use Permit Review, Site Plan Review, and Architectural Review for the demolition of an existing restaurant building and construction of a new 7,666 sf car wash and dog wash building. 2629 South Road. Zoned Highway Business (B-H) District; ± 1.66 acres; Grid # 6160-01-005822; Unlisted Action; *Third Rock Realty LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board grant conditional special use permit approval and conditional site plan review approval for Foam & Wash -2629 South Road.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

Motion that the Planning Board to grant architectural review approval with elevations and samples as presented.

Moved: Carl Whitehead
 Seconded: Rocco Romeo
 Carried: 5-0

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

2. HUDSON HERITAGE SUBDIVISION

Final Subdivision Plat Approval for Hudson Heritage Major Subdivision Section 2 and Final Subdivision Plat Approval for Hudson Heritage Major Subdivision Section 3. Section 2 would consist of nine (9) lots and Right-of-Way Parcel A (Hudson Heritage Drive). Section 3 would consist of three (3) lots and Right-of-Way Parcel C (Paint Shop Road). 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; and Planning Board approval of SEQR Findings, Modified Development Master Plan, Preliminary Subdivision and Phase I Site Plan on June 4, 2019, Amended Phase I Site Plan approval on April 16, 2020, and Final Major Subdivision approval on April 30, 2020; *EFG/DRA Heritage, LLC, a/k/a EFG Saber Heritage SC LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board adopt the attached Town of Poughkeepsie Planning Board Resolution Granting Conditional Final (Major) Subdivision Approval for the Hudson Heritage Project.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

- 3. EASTDALE VILLAGE 10th SPA SEQRA Consistency Review and Amended Site Plan Hearing** for a proposed 10th (Tenth) Amended Site Plan proposing to: Enlarge the project site area by 4.6 acres adjacent land zoned MHC, increasing allowable residential density from 353 to 380 dwelling units; Increase commercial uses by 40,000 SF and an additional 20 residential units over commercial; Add a fourth story to Buildings 16-18, inclusive of a zoning variance; Increase and revise parking spaces and land banked parking; Modify the project Development Program of uses; Modify utilities, landscaping and lighting. Eastdale Avenue North, 20, 22 & 50 Eastdale Avenue North, 10-50 Town Center Drive, 10-35 Otto Way, Hillside Drive, Elizabeth Lane, 949 Dutchess Turnpike and 2 & 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 64.461 acres; 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -786243, -892195, -769361, -743328, -742330, -750324, -726341, -713324, -740312, -738314, -732317 and -776348 (west of Dutchess Turnpike); and 6262-04-820277, -929217 and -786243 (east of Dutchess Turnpike); Prior SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through April 30, 2020. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC and Industrial Retro, LLC, Owners.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board adjourn the public hearing to September 17, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board defer conditional Amended Site Plan Approval for the Eastdale Village Tenth Amended Site Plan.

Moved: Carl Whitehead
 Seconded: Bob Nasser
 Carried: 5-0

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

4. 11 WILTSE LANE (WILTSE ESTATES LOT 55) SUBDIVISION

Preliminary Subdivision hearing for subdivision of existing residential lot into two single family residential lots each with house, driveway, connection to municipal sewer and water and necessary grading. 11 Wiltse Lane, Zoned R-20 (Residential Single Family 20,000 SF); ± 1.67 acres; Grid # 6262-04-623260; Unlisted Action; *Alexey Nechaev & Maria Dvurechenskaya, Owner.*

Motion that the Planning Board determine that it will conduct an uncoordinated SEQRA review of the proposed project as an Unlisted Action.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board adjourn the subdivision public hearing to September 17, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

Motion that the Planning Board determine that the application is incomplete, to defer action on the application, and to direct the applicant to respond in writing to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

5. DUTCHESS DODGE INVENTORY PARKING – AMENDED SITE PLAN
Amended Site Plan Review and Special Use Permit for the reconfiguration of the proposed parking spaces as previously approved by the Planning Board in August 2018. The proposed reconfiguration to be installed in two (2) phases; 2285 South Road; BH (Highway Business) Zoning District; ±5.84 acres; Grid # 6159-01-155954; Unlisted Action; *DD 22852514 LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board adjourn the public hearing to September 17, 2020

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board defer action, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

6. BP3 SPRINGSIDE DEVELOPMENT

SEQRA Review, Site Plan and Special Use Permit Hearing and Architectural Review of a revised application for a 5-story mixed use building (±8,414 SF footprint) consisting of ±7,184 SF first-floor service business and commercial tenant space and 23 residential apartments in the floors above; site and on-street parking, hardscape and landscaping. Springside Avenue; Zoned ATC; ± 1.277 acres; Grid # 6161-08-821910; Unlisted Action; *Built Parcel Three LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

Motion that the Planning Board, as SEQRA lead agency, determine that the BP3 Springside Development project 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 August 20, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

Motion that the Planning Board grant conditional special use permit approval and conditional site plan approval for the BP3 Springside Development Application.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

Motion to grant architectural review approval for the main building as presented.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

Motion to defer architectural review approval of the pavilion to a future Planning Board meeting.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

**7. VASSAR INN & INSTITUTE
 SEQRA Review, Zoning Text Amendment Recommendation to the Town Board, and Site Plan Public Hearing** for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (±195 seats) and restaurant with outdoor dining (±120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional) District; ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board adjourn the Public Hearing to November 19, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

8. LOCUST GROVE CROSSINGS – 2736-2738 South Road
SEQRA Review, Site Plan Review, and Architectural Review for the development of a 32-unit multifamily development in four (4) buildings, eight units per building, with associated parking. The proposed buildings will be two (2) stories at 5,275 square feet per floor. 2736-2738 South Road; Zoned RM (Residence, Multifamily) District; ± 2.68 acres; Grid # 6161-03-078100; Unlisted Action; *Tara Maguire, Owner.*

Motion that the Planning Board adjourn the Public Hearing to September 17, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

9. 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; ± 0.91 acres; Grid # 6159-01-249880; Unlisted Action; *MCRJ Realty Corp., Owner.*

Motion that the Planning Board adjourn the Public Hearing to September 17, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

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

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

C) PLAN REVIEWS

- ONE DUTCHESS AVENUE – THE O’NEILL GROUP-DUTTON, LLC**
SEQRA Review and Site Plan Review for development of 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 I-H (Heavy Industry) and WD-2 (Waterfront District 2), Grid #'s 6062-02-763508 and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, and Dutchess Avenue Riverwalk, Owners*

Motion 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.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

- EASTDALE VILLAGE – LOT LINE REVISION BETWEEN LOTS 10Wa and 10Wb**
Lot Line Revision Review for the proposed transfer of 0.140 acre from Lot 10Wb to Lot 10Wa. 38 and 36 Eastdale Ave North; Zoned MHC (MacDonnell Heights Center); ± 0.529 acre; Grid #s 6262-04-743328 (Lot 10Wa, 0.242 acre) and -742330 (Lot 10Wb, 0.287 acre); *MHTC Development, LLC, Owner.*

Motion that the Planning Board grant Conditional Lot Line Revision Approval (valid for 60 days) and also grant a 60 day time extension of said Approval from October 19, 2020 forward to December 18, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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

3. EASTDALE VILLAGE BUILDINGS A3-A6 & E5 ARCHITECTURAL REVIEW
Architectural Review of Buildings A3-A6 (on Lot 13Wb) and Building E5 (on Lot 10Wa).
 Eastdale Avenue North; Zoned MHC (MacDonnell Heights Center); Grid #6262-04-740312;
 Type II Action; *MHTC Development, LLC, Owner.*

Motion that the Planning Board to grant architectural review approval with elevations and samples as presented.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

4. HUDSON HERITAGE - BUILDING L
Architectural Review for exterior elevations of proposed Building L at Hudson Heritage
 (pending Lot #3, 24.31 acres). 3532 North Road; Zoned HRDD (Historic Revitalization
 Development District); Part of Grid #6163-03-011149; Type II Action; *EFG/Saber Heritage SC,
 LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board grant architectural approval for Building L and its trash enclosure as presented, subject to the following: Artwork or graphics shown on the walls in renderings should be specified as such or as windows, and not additional signage.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

Motion [as amended] that the Planning Board grant architectural approval of the Versa Lock retaining walls [#1, 2, 3, 7] and the Albany Post Road stone retaining walls [#4, 5, 6], except that Wall #7 (adjoining the Great Lawn opposite the former Administration Building) should be clad with the Albany Post Road stone or equivalent appearance.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

D) OTHER BUSINESS

1. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Time Extension of Site Plan conditional approval granted 10/18/2018 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

Motion that the Planning Board grant one (1) ninety (90) day time extension of conditional Site Plan approval from July 21, 2020 forward to October 19, 2020, noting that no further time extensions are available.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 5-0

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

MOTION TO TERMINATE THE MEETING AT 8:30 P.M.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 5-0

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