



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

JANUARY 16, 2020

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. VASSAR INN & INSTITUTE

Site Plan Hearing, SEQRA Review, and Recommendation to the Town Board on a Zoning Text Amendment 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); ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board adjourn the Public Hearing to February 20, 2020.

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

2. MEDIIUSA GROUP

Site Plan Hearing for a proposal to modify use of an existing building to provide for processing. 259 North Grand Avenue; Zoned I-L (Light Industrial) District; ± 1.071 acres; Grid # 6162-16-967480; Type II Action; *Peter Schoonmaker, Owner.*

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

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

- 3. T-MOBILE @ FAITH ASSEMBLY OF GOD – 25 Golf Club Lane**
Public Hearing, SEQRA Review, and Site Plan Review for a proposal to add three new panel antennas within a stealth canister to visually match its existing installation; addition of one new line of hybrid cable and three RRU's are required, with no change to T-Mobile's existing footprint. 25 Golf Club Lane; Zoned R2A (Residential Single Family 2 Acre) District; ± 26.75 acres; Grid #6160-03-250125; Type II Action; *Faith Assembly of God Church, Owner.*

Motion that the Planning Board adjourn the Public Hearing to February 20, 2020.

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

B) MOTION TO ALLOW PUBLIC COMMENT ON 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. HUDSON HERITAGE REDEVELOPMENT PROJECT**
Recommendation to the Town Board on Zoning Text Amendments proposed for Section 210-9, 210-30 and 210-102. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type I Action; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

The Planning Board discussed the proposed zoning text amendments and potential revisions to them, no action was taken.

- 2. HUDSON HERITAGE**
Amended Site Plan and Lot Line Revision Review of development plans conditionally approved 6/4/19 for the former Hudson River Psychiatric Center, in two principal phases, with 750 residential units, 350,000 square feet of new commercial space (the "commercial space"), and adaptive reuse of the main wing of the Administration Building (80,000 square feet) and five other structures. Phase 1 of the project is the development of approximately 193,300 square feet of Commercial Space and 134 residential units, with related infrastructure. 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; SEQR Findings, Modified Development Master Plan, conditional Preliminary Subdivision and Phase 1 Site Plan approved by the Planning Board June 4, 2019; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

The Planning Board discussed the proposed Site Plan Amendments and Lot Line Revision, no action was taken.

3. STEWARTS SHOP – 2245 SOUTH ROAD

SEQRA Review, Special Use Permit Review, and Site Plan 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 defer further action on this application and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

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

4. CAPOLINO SUBDIVISION – 655 Vassar Road

SEQRA Review, Site Plan Review, 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. 655 Vassar Road; Zoned R-20 (Residence, Single Family 20,000 sf) District; ± 2.53 acres; Grid # 6159-04-651113; Unlisted Action; *Guido Capolino.*

Motion that the Planning Board declare its intent to be Lead Agency, 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 agencies.

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

Motion that the Planning Board defer action on this application pending the 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.

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

5. MOBIL STATION - 3480 NORTH ROAD (MID-HUDSON CENTER)

Site Plan Review for renovation of an existing 3,110 SF gasoline service station and convenience store, with the addition of a Dunkin Donuts and drive-through access, as well as accompanying site plan improvements to accommodate drive-through access. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acre; Grid # 6062-02-992924; Type II Action; *TFS Midhudson LLC, Owner.*

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

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

6. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)

Amended Site Plan Review for a proposed Seventh Amendment to the previously approved, mixed use Eastdale Village project, including: Modifications to Building B, Lot 12W. Eastdale Avenue North, 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± **63.642 acres**; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -743328, -726341, -713324, and -732317 (west of Dutchess Turnpike); and 6262-04-820277, -929217, -892195 and part of -786243 (east of Dutchess Turnpike); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018, as amended through September 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.* SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018, as amended through December 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board waive the Site Plan public hearing.

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

Motion that the Planning Board finds that the action contemplated by the Eastdale Village Seventh Amended Site Plan submittal is consistent with the SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and to grant conditional Amended Site Plan Approval for the Eastdale Village Seventh Amended Site Plan.

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

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

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

D) OTHER BUSINESS

1. IDOM EQUITIES, INC. (MODI-23 DAVIS AVENUE)

Discussion of a potential subdivision to allow two existing buildings to be on their own independent parcels, with regard to traffic flow and parking requirements of the existing Site Plan and Special Use Permit. 23 Davis Ave.; Zoned ATC (Arlington Town Center); 1.64 +/- acres; Grid # 6161-12-879739. *Idom Equities Inc., Owner.*

No action was taken, item for discussion only.

2. VAN WAGNER NEIGHBORHOOD (SPRINGSIDE)

Discussion of a proposed 4-story mixed-use building. Springside Avenue; Zoned ATC (Arlington Town Center); ±1.277 acres; Grid # 6161-08-821910. *Built Parcel 3, LLC, Owner.*

No action was taken, item for discussion only.

3. SPACKEN PARTNERS, LLC – II

Time Extension of a previously approved Site Plan for rehabilitation of existing parking areas, construction of landscape areas, new site access to Route 9 and relocation of the main building entrance and parking area, in connection with re-use of an office building. 56 Enterprise Drive (2467 South Road); Zoned I-H (Heavy Industry) District; ± 23.84 acres; Grid #6060-04-922413; Negative Declaration and Site Plan reapproved February 21, 2019; *Spacken Partners LLC, Owner.*

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from February 21, 2020 forward to August 19, 2020, noting that no further time extensions are available.

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

MOTION TO TERMINATE THE MEETING AT 8:26 P.M.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

PRESENT: Chairman Whitehead Member Fanelli Member Gemmati Member Nasser Member Paganelli Member Quinn	ABSENT: Member Romeo
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