



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

March 19, 2020

5:00 PM

AGENDA

A) PUBLIC HEARINGS

1. HUDSON HERITAGE

Amended Site Plan Hearing for revision of development plans conditionally approved 6/4/19 for the former Hudson River Psychiatric Center in two phases for 750 residential units, 350,000 SF commercial space, and adaptive reuse of the Administration Building (80,000 SF) and five other structures; on 16 lots with two roads to be dedicated to the Town: Phase 1 includes 193,300 SF Commercial Space and 134 residential units, with related infrastructure. Proposed Phase 1 amendments are to the commercial component, and to move a lot line to accommodate a proposed building. 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/DRA Heritage, LLC, a/k/a EFG Saber Heritage SC LLC, Owner.*

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

8th Amended Site Plan Hearing for the proposed Ortega House Lot (949 Dutchess Turnpike, 0.711 acre) addition to the Eastdale Village project. Eastdale Avenue North, 20 & 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, 949 Dutchess Turnpike and Dutchess Turnpike; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± 64.353 acres; 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -743328, -742330, -750324, -726341, -713324, -740312, -738315, -732317 and -776348 (west of Dutchess Turnpike); and 6262-04-820277, and -929217 (east of Dutchess Turnpike); Prior 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 January 16, 2020. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, and Lot 2A Victory, LLC, Owners.*

3. **CAPOLINO SUBDIVISION – 655 VASSAR ROAD**
SEQRA 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. 655 Vassar Road; Zoned R20 (Residence, Single Family 20,000 sf) District; ± 2.53 acres; Grid # 6159-04-651113; Unlisted Action; *Guido Capolino*.

4. **FOX RUN AT FULTON AKA FAIRVIEW COMMONS**
Amended Site Plan Hearing to amend a previously approved site plan for 151 residential units in three apartment buildings (inclusive of community/office space) to: Increase Building A in size (34,000 to ±70,400 GSF) and site total dwelling units (from 151 to 204); reallocate unit counts in other buildings; increase site parking; and add three adjacent parcels subject to rezoning by the Town Board; resulting in a net increase of ±53 units and ±115 parking spaces. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center) with a PROD (Planned Residential Overlay District) designation; ± 15.88 acres; Grid # 6162-05-161788, -125791, -119824, and 6162-09-168737; SEQRA Negative Declaration issued 12/19/19 by the Planning Board as lead agency; *Fox Run at Fulton LLC, Avello Bros. Construction Inc., William J. Avella, Page Five LLC, Owners*.

5. **VASSAR INN & INSTITUTE**
SEQRA Review, Recommendation to the Town Board on a Zoning Text Amendment, and Site Plan 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); ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner. TO BE ADJOURNED*

6. **T-MOBILE @ FAITH ASSEMBLY OF GOD – 25 Golf Club Lane**
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. APPLICATION WITHDRAWN BY THE APPLICANT*

7. **MEDIUSA 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. TO BE ADJOURNED*

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

C) PLAN REVIEWS

1. FOAM & WASH CAR WASH

Lead Agency Intent, SEQRA Review, Coastal Consistency Review, Special Use Permit Review, and Site Plan 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.*

2. BP3 SPRINGSIDE DEVELOPMENT

Lead Agency Intent, Site Plan, Special Use Permit and Architectural Review for a proposed four-story mixed use building consisting of ±8,501 SF first-floor commercial / retail space and 21 residential units on stories two through four (7 units, 9,919 SF per floor); site and on-street parking. Springside Avenue; Zoned ATC; ± 1.277 acres; Grid # 6161-08-821910; Unlisted Action; *Built Parcel Three LLC, Owner.*

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

Architectural Review for the Community Center (building CC – Lot 3W). 10-12 Otto Way; Zoned MHC (MacDonnell Heights Center); ± 1.74 acres; Grid #s 6262-04-746391; Type II Action; Site Plan approval issued July 12, 2018, as conditionally amended through January 16, 2020. *Eastdale Residential II, LLC, Owners.*

4. SPACKENKILL PLAZA – NOTHING BUNDT CAKES

Architectural Review for proposed of demolition and alteration to storefront. 2519-2521 South Road; Zoned B-H (Business Highway) District; ± 3.77 acres; Grid # 6060-02-975536; Type II Action; *Selden Properties LLC., Owner.*

D) OTHER BUSINESS

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

Recommendation to the Town Board for proposed Rezoning of tax parcel number 6262-04-786243-0000 (a portion of which was merged with tax parcel number 6262-04-820277-0000 by Filed Map 11947B recorded on 3/15/2019) located at 15 Victory Lane, consisting of approximately 4.6 acres, from Heavy Industrial (I-H) District to MacDonnell Heights Center (MHC) District. *MHTC Development, LLC; Industrial Retro, LLC, Applicants.*

Field Trip on Tuesday, March 17, 2020 at 8:00 AM