



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

(Postponed from March 19th)

April 16, 2020 at 5:00 PM

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

Chairman Carl Whitehead

Member Nicole Gemmati

Member Bob Nasser

Member Ben Paganelli

Member Joan Quinn

Member Rocco Romeo

DECISION 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.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing

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

Motion that the Planning Board adopt the resolution of conditional amended site plan approval, for Phase 1 of the Hudson Heritage project.

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

Roll Call Vote: Whitehead Aye Gemmati Aye
Paganelli Aye Quinn Aye
Nasser Aye Romeo Aye

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.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 6-0

Motion that the Planning Board find that the Eastdale Village Eighth 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 as modified by the proposed incremental changes described in the Eastdale Village correspondence and assessment dated January 9, 2020 and February 25, 2020.

Moved:	Nicole Gemmati	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Ben Paganelli		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village Eighth Amended Site Plan

Moved:	Nicole Gemmati	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Ben Paganelli		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

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*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board per Town Code §177-10(D) grant an information waiver for the following items:

1. Aerial map at a scale of one inch equals four hundred feet (1" = 400'), showing the location of the proposed parcel with respect to all streets and property within one thousand (1,000) feet its boundary and superimposed with 10' contours, regulated freshwater wetlands, floodplains, streams, slopes of 20% or greater, water bodies and public trails and recreation areas.
2. List of all natural features on the parcel including but not limited to, historic

buildings, stone walls, rock outcrops, significant trees and stands of trees, potential wildlife habitats and viewsheds. This list is a preliminary step in identifying natural features and is subject to modification and interpretation by the Planning Board.

- 3. Provide an 8 ½ x 11 soils map indicating if Prime and/or Statewide important soils, as defined by the Soil Survey of Dutchess County New York, exist on the property.

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Ben Paganelli		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

Motion that the Planning Board determine that the proposed Capolino Subdivision – 655 Vassar Road application would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated March 19, 2020.

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Ben Paganelli		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

Motion that the Planning Board grant conditional minor subdivision approval for Capolino Subdivision – 655 Vassar Road.

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Ben Paganelli		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

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.*

Motion that the Planning Board open the public hearing.

Moved:	Carl Whitehead
Seconded:	Nicole Gemmati

Carried: 5-0 (B. Nasser left meeting)

Motion that the Planning Board close the public hearing

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Nasser left meeting)

Motion that the Planning Board grant conditional Amended Site Plan Approval for Fox Run at Fulton (a/k/a Fairview Commons) - Building A.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 5-0 (B. Nasser left meeting)

Roll Call Vote: Whitehead Aye Gemmati Aye
Paganelli Aye Quinn Aye
Nasser Absent Romeo Aye

Motion that the Planning Board grant Architectural Review Approval, with the samples and renderings as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Nasser left meeting)

Roll Call Vote: Whitehead Aye Gemmati Aye
Paganelli Aye Quinn Aye
Nasser Absent Romeo Aye

- 5. **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.*

No action taken, the Planning Board recognized the withdrawal of this application.

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

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Nasser left meeting)

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Nasser left meeting)

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.*

Motion that the Planning Board accept James Nelson, Esq., of Van DeWater & Van DeWater, as project counsel.

Moved:	Carl Whitehead	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Ben Paganelli		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	5-0 (B. Nasser left meeting)		<i>Nasser</i>	<i>Absent</i>	<i>Romeo</i>	<i>Aye</i>

Member Nasser returned to the meeting.

Motion 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 dated April 17, 2020, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Rocco Romeo		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

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

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Rocco Romeo		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

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.*

Motion 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 dated April 17, 2020, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved:	Nicole Gemmati	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Rocco Romeo		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

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

Moved:	Nicole Gemmati	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Rocco Romeo		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

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. *Estdale Residential II, LLC, Owners.*

Motion that the Planning Board grant Architectural Review Approval, with the samples and renderings as presented.

Moved:	Carl Whitehead	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Nicole Gemmati		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

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.*

Motion that the Planning Board grant Architectural Review Approval, with the samples and renderings as presented.

Moved:	Carl Whitehead	Roll Call Vote:	Whitehead	Aye	Gemmati	Aye
Seconded:	Rocco Romeo		Paganelli	Aye	Quinn	Aye
Carried:	6-0		Nasser	Aye	Romeo	Aye

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.*

Motion that the Planning Board convey a positive recommendation to the Town Board regarding the 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 from Heavy Industrial (I-H) District to MacDonnell Heights Center (MHC) District.

Moved:	Nicole Gemmati	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Rocco Romeo		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

- 2. 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 April 22, 2020 forward to July 21, 2020, noting that no further time extensions are available.

Moved:	Carl Whitehead	<i>Roll Call Vote:</i>	<i>Whitehead</i>	<i>Aye</i>	<i>Gemmati</i>	<i>Aye</i>
Seconded:	Nicole Gemmati		<i>Paganelli</i>	<i>Aye</i>	<i>Quinn</i>	<i>Aye</i>
Carried:	6-0		<i>Nasser</i>	<i>Aye</i>	<i>Romeo</i>	<i>Aye</i>

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

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

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