



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

SPECIAL MEETING

April 30, 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 Rocco Romeo

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. 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 open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

Motion that the Planning Board adjourn the public hearing to June 18, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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: Rocco Romeo
 Carried: 6-0 (P. Fanelli inaudible)

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

2. COREWOOD VENTURES OFFICES
SEQRA Review, Lot Line Revision, Amended Site Plan Review, and Architectural Review
 for proposed development of a maintenance yard with a 4,400 SF ancillary office building, subsequent to a lot line alteration between the two parcels. 240 Van Wagner Road and 300 Van Wagner Road; Both parcels Zoned IH (Heavy Industrial) District; ± 6.87 acres; Grid #s 6262-03-213321 & 226351; Unlisted Action; *240 Van Wagner Road Holdings, LLC and Corewood Ventures Inc., Owners.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board hereby determine that Corewood Ventures Lot Line Revision and Amended Site Plan would not have a significant adverse impact 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 April 30, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board grant conditional lot line revision approval and amended site plan approval for Corewood Ventures – 240 and 300 Van Wagner Road.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board grant Architectural Review approval with the samples and elevations as presented.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

- 3. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)**
Amended Site Plan Hearing for a proposed 9th (Ninth) Amended Site Plan proposing four sets of items: 1) Modification of utilities and related easements on the East Side of Route 44 inclusive of relocating two stormwater basins to an adjacent 1.85-acre parcel owned by Industrial Retro, LLC; 2) Relocation of the Ortega House subject to concurrence by NYS OPRHP and related adjustment to Townhome Building #12, elimination of Garage Building G4 and expansion of surface parking, and slightly modified footprints and/or architecture for Townhome Buildings 12-19; 3) Minor changes to East Side Buildings A1-A6 and B, and to West Side Buildings I and L, resulting in overall project commercial space unchanged, residential unit and bedroom counts unchanged, and residential building area increased by 128 SF; 4) Minor changes to eliminate stamped colored asphalt from Eastdale Avenue North and South and to propose crosswalks and pedestrian signage instead. 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 approval issued July 12, 2018, as conditionally amended through April 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: 7-0

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

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board find that the Eastdale Village Ninth 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 March 23, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

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

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board defer architectural review approval for the Ortega House.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

4. IDOM EQUITIES, INC. (MODI-23 DAVIS AVENUE)
Minor Subdivision, Special Use Permit and Site Plan Hearing regarding a proposed subdivision of one lot with existing Special Use Permit and Site Plan approvals for two existing buildings, into two lots to separate the buildings. 23 Davis Avenue; Zoned ATC (Arlington Town Center); Unlisted Action; ± 1.64 acres; Grid # 6161-12-879739; *Idom Equities Inc., Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board as Lead Agency hereby determines that the Idom Equities, Inc. (Modi-23 Davis Avenue) Subdivision, 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 April 30, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board grant conditional minor subdivision approval for Idom Equities, Inc. (Modi-23 Davis Avenue).

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board adopt the Resolution In the Matter of Idom Equities, Inc. (Modi-23 Davis Avenue) for conditional Special Use Permit and Site Plan approval.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

- 5. 44 LAGRANGE AVENUE**
Special Use Permit and Site Plan Hearing for proposed replacement of a single-family residence with a mixed-use development at 44 Lagrange Avenue (2,650 SF commercial ground floor and three (3) one bedroom dwellings on second floor); and proposed seven (7) shared parking spaces inclusive of one handicap at 39 Lagrange Avenue. 44 & 39 Lagrange Ave, Zoned ATC (Arlington Town Center); ± 1.67 acres; Grid # 6161-12-905673 & 901690; Unlisted Action; *INP Real Estate LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board adjourn the public hearing to June 18, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

Motion that the Planning Board, as an involved agency undertaking an uncoordinated SEQRA review, determine that the 44 Lagrange Avenue Special Use Permit and Site Plan 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 April 30, 2020.

Moved: Nicole Gemmati
 Seconded: Joan Quinn
 Carried: 7-0

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

Motion that the Planning Board defer action on the application as incomplete, 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: Rocco Romeo
 Carried: 7-0

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

6. 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 dismiss the Site Plan application for this project for failure to prosecute the application.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

B) CLOSED PUBLIC HEARINGS

1. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

SEQRA Review and Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

Motion that the Planning Board find that no further information is required from the applicant and defer further action on this application.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

C) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS

Comments limited to three (3) minutes.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

D) PLAN REVIEWS

1. MARIST COLLEGE DYSON CENTER

SEQRA Review, Coastal Consistency Review, Site Plan Review, and Architectural Review for a complete renovation of the existing Dyson Center including an addition to the south face of the existing structure and the addition of a full floor resulting in a new 4-story, 107, 351 square foot building with various site modifications to accommodate the proposed renovations and addition. 1 John Winslow Drive; Zoned IN (Institutional) and WD-1 (Water District-1); ± 20.28 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*

Motion that the Planning Board waive the public hearing for Marist College Dyson Center Addition per Town Code §210-151(L).

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board hereby determine that Marist College Dyson Center Addition Site Plan would not have a significant adverse impact 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 April 30, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board determine that the Marist College Dyson Center Addition Site Plan is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmai
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board grant conditional site plan approval for Marist College Dyson Center Addition Site Plan.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

Motion that the Planning Board grant Architectural Review approval with the samples and elevations as presented.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

2. HUDSON HERITAGE

Final (Major) Subdivision review for a total of 16 lots on the site and roads to be dedicated to the Town. 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; Planning Board approved SEQR Findings, a Modified Development Master Plan, Preliminary Subdivision and Phase I Site Plan approval on June 4, 2019, and conditional Amended Phase I Site Plan approval on April 16, 2020; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board adopt the resolution of Conditional Final Approval of a Major Subdivision Plat for the Hudson Heritage project as prepared by Town Planning Staff; and Town Consultants, dated April 30, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

3. HUDSON HERITAGE

Architectural Review for adaptive reuse of the Administration Building (80,000 SF). 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; Planning Board approved SEQR Findings, Modified Development Master Plan, Preliminary Subdivision and Phase 1 Site Plan approval on June 4, 2019, and conditional Amended Phase I Site Plan approval on April 16, 2020; *EFG/DRA Heritage, LLC, a/k/a EFG Saber Heritage SC LLC, Owner.*

Motion that the Planning Board grant architectural review approval for the Hudson Heritage Administration Building according to the elevations and materials presented.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 7-0

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

E) OTHER BUSINESS

1. PAULA’S PUBLIC HOUSE

Time Extension for an approved conditional site plan for a lawful nonconforming restaurant use inclusive of a 625 SF outdoor dining area, a new proposed bocce ball court (since deleted from the proposal) and a storage shed. 2186 New Hackensack Road; Zoned R-20 (Residence 20,000 SF District); ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner.*

Motion that the Planning Board grant one (1) ninety (90) day time extension of conditional Site Plan approval from June 20, 2020 forward to September 18, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

2. DALIA SITE PLAN

Time Extension of a signed Site Plan for four senior housing and two mixed use buildings, total ±84 dwelling units and ±10,124 SF non-residential. 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District); ± 7.01 acres; Grid #6162-10-427650; SEQR Negative Declaration (Unlisted Action) adopted 5/16/19; *Linda E. Dalia, Owner.*

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from May 16, 2020 forward to November 12, 2020.

Moved: Carl Whitehead
 Seconded: Nicole Gemmati
 Carried: 7-0

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

MOTION TO TERMINATE THE MEETING AT 9:49 P.M.

Moved: Nicole Gemmati
 Seconded: Bob Nasser
 Carried: 7-0

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