



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

June 18, 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 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, 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; *Stewart's Ice Cream, Co., Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 20, 2020.

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

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

Motion that the Planning Board determine that the proposed Stewart’s – 2245 South 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 June 18, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

Motion that the Planning Board defer 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

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

2. 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 open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 20, 2020.

Moved: Carl Whitehead
 Seconded: Bob Nasser
 Carried: 5-0-1

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

*Abstention due to computer issue and couldn't be heard.

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

Moved: Carl Whitehead
 Seconded: Bob Nasser
 Carried: 6-0

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

3. 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; *Locust Grove Crossing LLC, Applicant.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to August 20, 2020.

Moved: Carl Whitehead
 Seconded: Rocco Romeo
 Carried: 6-0

Motion that the Planning Board determine that the proposed Locust Grove Crossing 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 June 18, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

Motion that the Planning Board defer 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

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

4. 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: Ben Paganelli
 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 grant conditional special use permit approval and conditional site plan approval for the Proposed Mixed use Development 44 LaGrange Avenue and Proposed Shared Parking 39 LaGrange Avenue Application.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
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 samples and elevations as presented.

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

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

5. FOAM & WASH CAR WASH
SEQRA Review, Coastal Consistency Review, 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: 6-0

Motion that the Planning Board adjourn the public hearing to July 16, 2020.

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

Motion that the Planning Board determine that the proposed Foam & Wash – 2629 South 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 June 18, 2020.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

Motion that the Planning Board determine that the Foam & Wash – 2629 South Road Plan is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

Motion that the Planning Board defer 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

ROLL CALL VOTE	AYE/NAY
Chairman Whitehead	Aye
Member Fanelli	Absent
Member Gemmati	Aye
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
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: 6-0

MOTION TO END PUBLIC COMMENT SESSION.

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

C) **PLAN REVIEWS**

1. **HUDSON HERITAGE – MAIN PYLON SIGN**

Site Plan and Architectural Review of Pylon and Monument/Directional Signs. 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 waive the Site Plan public hearing.

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

Motion that the Planning Board grant Conditional Site Plan and Architectural Review Approval for the Hudson Heritage – Pylon Sign application.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

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

2. **HUDSON HERITAGE – BUILDINGS C, D, E, F, L, N**

Architectural Review of exterior elevations for Buildings C, D, E and F on Lot 4 and Buildings L and N on Lot 3 of the Amended Site Plan. 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 conditional architectural approval for Buildings C, D, E, F & N in accordance with the materials presented for each building subject to:

- A) Obtaining architectural design approval for the related trash enclosure from staff prior to issuance of a Building Permit or within four weeks of the Planning Board’s building architectural approval, in accordance with design discussion at the meeting; and
- B) Any specific conditions indicated below:
 - i. Building C condition: Blank walls shall have either art work or windows, not additional signage.
 - ii. Building D: No additional conditions.
 - iii. Building E condition: Show more brick on the back of the Smoothie King building.
 - iv. Building F condition: Show a weathervane on top of the peak (in place of a finial).

- v. Building N: No additional conditions.
- vi. For all buildings, screen HVAC and gas meters to staff discretion.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

Motion that the Planning Board defer architectural approval for Building L, direct the applicant to respond to comments of the Planning Board.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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

D) OTHER BUSINESS

1. SHADY BROOK TRAILER PARK

Time Extension of an approved site plan for improvements to an existing mobile home park including connection to municipal sewer, for a final configuration of 60 homes in conformance with Town Mobile Home Park design standards. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Negative Declaration and Resolutions of Conditional Special Use Permit Approval and of Amended Site Plan Approval adopted June 20, 2019; 67 Manchester, LLC, Owner.

Motion that the Planning Board grant two (2) 90-day time extensions of conditional Special Use Permit approval and of conditional Site Plan approval from June 20, 2020 forward to December 17, 2020.

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

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

2. STRATFORD FARMS TOWNHOMES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of Site Plan approval and of Final (Major) Subdivision Approval from July 21, 2020 forward to January 17, 2021.

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

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

MOTION TO TERMINATE THE MEETING AT 11:02 P.M.

Moved: Nicole Gemmati
 Seconded: Rocco Romeo
 Carried: 6-0

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