



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

September 17, 2020

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. EASTDALE VILLAGE 10th SPA

SEQRA Consistency Review and Amended Site Plan Hearing for a proposed 10th (Tenth) Amended Site Plan proposing to: Enlarge the project site area by 4.6 acres adjacent land zoned MHC, increasing allowable residential density from 353 to 380 dwelling units; Increase commercial uses by 40,000 SF and an additional 20 residential units over commercial; Add a fourth story to Buildings 16-18, inclusive of a zoning variance; Increase and revise parking spaces and land banked parking; Modify the project Development Program of uses; Modify utilities, landscaping and lighting. Eastdale Avenue North, 20, 22 & 50 Eastdale Avenue North, 10-50 Town Center Drive, 10-35 Otto Way, Hillside Drive, Elizabeth Lane, 949 Dutchess Turnpike and 2 & 15 Victory Lane; Zoned MHC (MacDonnell Heights Center); ± 64.461 acres; 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -786243, -

892195, -769361, -743328, -742330, -750324, -726341, -713324, -740312, - 738314, -732317 and -776348 (west of Dutchess Turnpike); and 6262-04-820277, -929217 and -786243 (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 30, 2020. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC and Industrial Retro, LLC, Owners.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board adopt a Resolution Adopting an Amended SEQRA Statement of Findings for the MacDonnell Heights Town Center Project dated September 17, 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 Tenth 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

2. FOAM & WASH – 1942 SOUTH ROAD

Amended Site Plan Hearing to modify an existing car wash and motor vehicle service facility by demolishing an existing motor vehicle service addition to accommodate a new car wash queuing pattern; and to convert existing motor vehicle service area to office space. 1942 South Road; Zoned B-H (Highway Business) District; ± 2.27 acres; Grid # 6159-03-385134; Type II Action; *TGS Associates, Inc., Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board determine that the proposed activity is a Type II Action and is not subject to SEQRA review pursuant to 6 NYCRR 617.5(c)(7) of the SEQRA regulations.

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 Foam & Wash – 1942 South Road 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 of the modified building portion and cashier station 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. 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; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board adjourn the public hearing to October 15, 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

4. ARLINGTON FARMS/MALABAR REALTY
SEQR Review, Special Use Permit and Site Plan Hearing and Architectural Review for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid #s 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, 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 November 19, 2020.

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

Motion that the Planning Board defer action on this application 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

5. 11 WILTSE LANE (WILTSE ESTATES LOT 55) SUBDIVISION
SEQR Review and Preliminary Subdivision Hearing for subdivision of existing residential lot into two single family residential lots each with house, driveway, connection to municipal sewer and water and necessary grading. 11 Wiltse Lane, Zoned R-20 (Residential Single Family 20,000 SF); ± 1.67 acres; Grid # 6262-04-623260; Unlisted Action; *Alexey Nechaev & Maria Dvurechenskaya, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board, as an involved agency for an uncoordinated SEQRA review of an Unlisted action, determine that the 11 Wiltse Lane Lot 55 Subdivision action 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 dated September 17, 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 the 11 Wiltse Lane Lot 55 Minor Subdivision 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

6. DUTCHESS DODGE INVENTORY PARKING – AMENDED SITE PLAN
SEQRA Review and Amended Site Plan Review for the reconfiguration of the proposed parking spaces as previously approved by the Planning Board in August 2019. The proposed reconfiguration to be installed in two (2) phases; 2285 South Road; BH (Highway Business) Zoning District; ±5.84 acres; Grid # 6159-01-155954; Unlisted Action; *DD 22852514 LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board hereby determine that Dutchess Dodge Inventory Parking 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 September 17, 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 site plan approval for the Dutchess Dodge Inventory Parking Amended Site Plan 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

7. MERCURY GRAND (f/k/a/ Best Western) HOTEL RENOVATION
Amended Site Plan Review for pool area and ramp renovations; patio alteration on east side of building; below grade grease interceptor addition and revised landscaping plan. 2170 South Road; Zoned B-H (Highway Business) District; ± 7.9 acres; Grid #6159-01-331731; Type II Action; *Hudson Conference Center LLC, Owner.*

Motion that the Planning Board determine that the proposed activity is a Type II Action and is not subject to SEQRA review pursuant to 6 NYCRR 617.5(c)(7) of the SEQRA regulations.

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 open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board grant Conditional Amended Site Plan Approval for the Mercury Grand (F/K/A/ Best Western) Hotel Renovation Site Plan, and conditionally dismiss the Aquatic Resource Permit 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

8. LOCUST GROVE CROSSINGS – 2736-2738 South Road
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, Owner.*

Motion that the Planning Board adjourn the public hearing to October 15, 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

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

Moved: Carl Whitehead
 Seconded: Rocco Romeo
 Carried: 7-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
 Seconded: Rocco Romeo
 Carried: 7-0

C) PLAN REVIEWS

- 1. EASTDALE VILLAGE BUILDINGS 12-18 ARCHITECTURAL REVIEW**
Architectural Review of Buildings 12-18 (on Lot 1E). Eastdale Avenue South and Parkside Drive; Zoned MHC (MacDonnell Heights Center); Grid #6262-04-820277; Type II Action; *MHTC Development, LLC, Owner.*

Motion that the Planning Board grant architectural review approval for Buildings 12-18 subject to ZBA height variance approval for Buildings 16-18, and to Planning Board approval of a corresponding Site Plan.

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 MONUMENT/DIRECTIONAL SIGNS

Site Plan and Architectural Review of monument and directional signage at Hudson Heritage. 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: 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 Site Plan and Architectural Review Approval for the Hudson Heritage Monument/Directional Signs Application, subject to a revised submittal showing three potential sign designs revised in accordance with comments by the Planning Board.

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. NESHEIWAT DENTAL, P.C.

Architectural Review for conversion of interior of building to a dental office, including parking striping and markings, addition of a site sign and conversion of drive thru to interior building space. 16 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center) District; ± 0.56 acres; Grid # 6260-04-511305; Type II Action; Hez Corp., *Owner.*

Motion that the Planning Board grant architectural review approval for the building and freestanding sign, with 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

D) OTHER BUSINESS

1. CHABAD LUBAVITCH – 63 VASSAR ROAD

Time Extension of a conditionally approved Site Plan for a one-story, 2,285 SF addition to an existing structure for religious organization and worship and related parking expansion, previously approved in 2009 and expired. 63 Vassar Road; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 2.44 acres; Grid # 6260-04-566185; Unlisted Action; *Chabad Lubavitch of the Mid-Hudson; Owner.*

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from October 17, 2020 forward to April 15, 2021, noting that no further time extensions are available.

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. GREYSTONE DAYHAB

Time Extension of a conditionally approved site plan to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, INC, Owner.*

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from October 17, 2020 forward to April 15, 2021, noting that no further time extensions are available..

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. PAULA’S PUBLIC HOUSE

Time Extension of a conditionally approved 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) additional ninety (90) day time extension of conditional Site Plan approval from September 18, 2020 forward to December 17, 2020, noting that no further time extensions are available.

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. CAPOLINO SUBDIVISION – 655 Vassar Road

Time Extension for an approved 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 grant two (2) 90-day time extensions for the Capolino Minor Subdivision application, moving the expiration date from October 16, 2020 to April 14, 2021.

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

5. AMENDMENT TO TOWN CODE CHAPTER 210-29 ROMNSCD

Recommendation to the Town Board regarding an amendment to Town Code Chapter 210-29 Red Oaks Mill Neighborhood Services Center District with respect to drive-in and drive through facilities in this district.

Motion that the Planning Board make a positive recommendation to the Town Board regarding the proposed zoning amendment.

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 9:06 P.M.

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

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