



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

DECISION AGENDA

January 21, 2021

Meeting held only 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

Alternate Member Ahmad Katnani was absent.

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. SOUTH ROAD CROSSINGS AMENDMENT SITE PLAN

Public Hearing, SEQRA Review, Coastal Consistency Review, Amended Site Plan Review, and Architectural Review for proposed amendments to include change of hotel brand whereas the hotel is four floors instead of five floors, proposed changes to building square footages, and related parking area and landscaped area modifications. 2611-2625 South Road; Zoned B-H (Highway Business) District; ± 17.45 acres; Grid # 6060-02-950800; Unlisted Action; *Cameron Poughkeepsie 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 determines that the South Road Crossings 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 January 21, 2021.

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

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

Motion that the Planning Board determine that the South Road Crossings Amended Site Plan is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

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

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

Motion that the Planning Board grant conditional site plan approval for South Road Crossings 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant architectural review approval.

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

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

- 2. AT HOME STORE at THE SHOPPES AT SOUTH HILLS**
Public Hearing, SEQRA Review, Amended Site Plan Review, and Architectural Review to retrofit an existing structure with a new business; to remove two (2) parking spaces to create a striped crosswalk from the at-large parking area to the front entrance; and remove a portion of the existing garden center for proposed parking. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Unlisted Action; *South Hills Improvements, 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 determines that the At Home Store at The Shoppes at South Hills 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 January 21, 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board grant conditional site plan approval for At Home Store at The Shoppes at South Hills Amended 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 Katnani, Alternate	Absent
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: 7-0

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

3. 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; *Tara Maguire, Owner.*

Motion that the Planning Board adjourn the public hearing to February 18, 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

4. 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 February 18, 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

5. ARLINGTON FARMS – MALABAR REALTY LLC
SEQR Review, Special Use Permit, Site Plan 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 adjourn the public hearing to February 18, 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

6. 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 adjourn the public hearing to March 18, 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 Katnani, Alternate	Absent
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: 7-0

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

- LA CABANITA RESTAURANT OUTDOOR SEATING**
Re-approval for a previously approved site plan amendment including an outdoor seating area, the removal of an existing concrete ramp and stairs, the installation of a new landing, stairs, concrete patio, and decorative retaining wall/privacy wall. 763 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.63 acres; Grid # 6161-07-738842; Type II Action; 763 Main Street LLC, Owner.

Motion that the Planning Board waive 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

Motion that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(1), requiring no further environmental review.

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

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

Motion that the Planning Board grant conditional site plan re-approval for the La Cabanita Restaurant Outdoor Seating, as depicted on the plan set received August 12, 2019, and last revised on August 5, 2019, and signed by the Chairman on September 5, 2019.

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

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

D) OTHER BUSINESS

1. VALLEY CHRISTIAN CHURCH

Time Extension of a conditionally approved Site Plan for change of use from a recreation facility to a religious place of worship, including building alterations and parking expansion, for implementation in three phases. 657 Sheafe Road; Zoned B-H (Highway Business) District; ± 3.63 acres; Grid # 6159-01-278549; Negative Declaration adopted 10/17/19 for an Unlisted Action, Site Plan approval granted 2/20/20; *Valley Christian Church, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of conditional Site Plan approval, from February 20, 2021, forward to August 19, 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 Katnani, Alternate	Absent
Member Nasser	Aye
Member Paganelli	Aye
Member Quinn	Aye
Member Romeo	Aye

MOTION TO TERMINATE THE MEETING AT 6:28 P.M.

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

PRESENT	ABSENT
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Katnani, Alternate	Absent
Member Nasser	
Member Paganelli	
Member Quinn	
Member Romeo	