



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

June 21, 2018

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)

Subdivision, Site Plan and Special Use Permit Public Hearing for a proposed mixed use development consisting of up to 390 residential dwelling units in apartments and townhomes; up to 124,995 SF of commercial and non-residential uses; and supporting infrastructure and amenities. 928, 932, 935 & 936 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 60.87 acres; Grid #s 6262-04-723342, 761394, 749282, 754298, 758301, 864243 and 892195; SEQRA Findings for a Type I Action adopted March 15, 2018. *Meadow View Properties LLC, Kirchhoff Properties, LLC and Industrial Retro LLC, Owners.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD CLOSE THE PRELIMINARY SUBDIVISION (MAJOR), SITE PLAN AND SPECIAL USE PERMIT PUBLIC HEARINGS.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD FIND THAT:

A) THE RESIDENTIAL COMPONENT OF THE PROPOSED EASTDALE VILLAGE DEVELOPMENT PRESENTS A PROPER CASE FOR REQUIRING PUBLIC PARKLAND FOR RECREATIONAL PURPOSES; AND,

B) THE INTENDED OFFERING BY EASTDALE VILLAGE, OF LOT 4E (18.4 ACRES) FOR DEDICATED PARKLAND, AND THE ADJACENT INDUSTRIAL RETRO LOT (2.75 ACRES) FOR DONATION TO THE TOWN FOR SUPPORT FACILITIES, ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE TOWN WITH RESPECT TO PARKS AND RECREATION FACILITY DEVELOPMENT AND ARE SUITABLE FOR SUCH PARKLAND DEDICATION AND LAND DONATION WITH RESPECT TO A BALANCED CONSIDERATION OF THE CRITERIA IN §210-93(D); AND,

C) THE PROPOSED PARKLAND DEDICATION MEETS THE REQUIREMENT FOR PUBLIC PARKLAND FOR THE EASTDALE VILLAGE DEVELOPMENT, AND THEREFORE NO FEE IN LIEU OF LAND RESERVATION SHALL BE REQUIRED.

D) THE PRECEDING FINDINGS REGARDING PUBLIC PARKLAND SHALL BE CONDITIONED UPON A WRITTEN SUBMITTAL BY EASTDALE VILLAGE (MHTC) CONFIRMING ITS INTENDED OFFER OF PARKLAND DEDICATION AND LAND DONATION, INCLUSIVE OF DEVELOPMENT AT ITS OWN COST OF PARKING, PAVILION, WATER AND SEWER SERVICES, PUBLIC BATHROOMS, AND SUBSEQUENT MAINTENANCE OF THE SAME FOR 10 YEARS FOR A FEE OF \$1 PER YEAR, SUBJECT TO REVIEW AND APPROVAL BY TOWN COUNSEL, AND SUBJECT TO AN OPINION FROM TOWN COUNSEL THAT USE OF ARCHAEOLOGICALLY SENSITIVE LAND IS APPROPRIATE AND ACCEPTABLE.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD DIRECT COUNSEL AND STAFF TO PREPARE DRAFT CONDITIONAL RESOLUTIONS OF SITE PLAN APPROVAL AND SPECIAL USE PERMIT APPROVALS, PRELIMINARY (MAJOR) SUBDIVISION APPROVAL, AND FINAL (MAJOR) SUBDIVISION APPROVAL, FOR CONSIDERATION BY THE PLANNING BOARD AT THE JULY 12, 2018 5:00 PM SPECIAL MEETING OF THE PLANNING BOARD.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE EASTDALE VILLAGE PROJECT APPLICATIONS PENDING RECEIPT OF DRAFT RESOLUTIONS FOR THE PLANNING BOARD'S CONSIDERATION.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

2. RAYMOND AVENUE SCHOOL REDEVELOPMENT

Site Plan Public Hearing and Lead Agency Consent for an Amended Application regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of \pm 168 residential units and clubhouse, 110-room hotel, \pm 20,842 SF commercial use, open area and \pm 279 parking spaces. The site redevelopment anticipates two 3-story buildings of ground-floor commercial and residential apartments above; two 4-story residential buildings; a 5-story hotel; a one-story commercial building; a clubhouse; parking and site amenities. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; \pm 6.4 acres and \pm 0.4 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action; *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

MOTION TO ADJOURN THE PUBLIC HEARING TO AUGUST 16, 2018.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 4-0 (P. Fanelli recused)

MOTION THAT THE PLANNING BOARD CONSENT TO DESIGNATION OF THE TOWN OF POUGHKEEPSIE TOWN BOARD AS LEAD AGENCY FOR THE COORDINATED SEQRA REVIEW OF THE ANCHOR PROJECT ZONING TEXT AMENDMENT AND ARTHUR MAY SCHOOL PROPERTY REDEVELOPMENT A/K/A RAYMOND AVENUE SCHOOL REDEVELOPMENT PROJECT.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 4-0 (P. Fanelli recused)

3. MARIST COLLEGE MCCANN CENTER ADDITION II

Site Plan Public Hearing, SEQRA Review, Waterfront Consistency Review, Site Plan Review for the construction of a \pm 64,000 gross SF addition to the north and west side of the McCann Recreation Center, including renovations to locker rooms and racquetball courts inside the existing McCann Center, demolition of the existing Fitness Center, relocation of water, sewer, gas and electric. Also, site improvements include traffic circulation, parking modifications and expansion, pedestrian access adjustment, site lighting and drainage

modifications. Also requires a variance from the Town and easements from both Town and City of Poughkeepsie. 11-21 Champagnat Way, 37-41 Half Moon Walk, 5 Edvard Bech Drive; Zoned IN (Institutional) District and (WD1) Waterfront District 1; ± 16.94 acres; Grid #s 6062-02-870603, 874650, 884713; Unlisted Action; *Marist College, Owner.*

MOTION THAT THE PLANNING BOARD OPEN THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD CLOSE THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD HEREBY DETERMINE THAT MARIST MCCANN CENTER ADDITION II SITE PLAN AMENDMENT 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 JUNE 21, 2018.

Moved: John Weisman
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE MARIST MCCANN CENTER ADDITION II SITE PLAN AMENDMENT IS CONSISTENT WITH THE TOWN OF POUGHKEEPSIE'S APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAM.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR MARIST MCCANN CENTER ADDITION II SITE PLAN AMENDMENT.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO ACCEPT ARCHITECTURAL REVIEW WITH ELEVATIONS AND SAMPLES AS PRESENTED.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

4. FORSONS APARTMENTS

Site Plan Public Hearing regarding proposed Town Board rezoning to R-M (Residence, Multifamily) District, and Planning Board Site Plan approval for construction of 24 apartment units in two buildings with corresponding parking and offsite connection to Town sewer facilities. Sheafe Road; Zoned B-H (Business Highway) District; ± 4.00 acres; Grid # 6159-01-283578; Unlisted Action; *Forsons Realty Corp., Owner.*

MOTION THAT THE PLANNING BOARD OPEN THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD ADJOURN THE PUBLIC HEARING TO JULY 19, 2018.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0

MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE SITE PLAN APPLICATION PENDING A REVISED SUBMITTAL.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

5. STEWART'S SHOPS – 85 CREEK ROAD

Site Plan Public Hearing, SEQRA and Site Plan Review for a proposed building addition of 397 SF, replacement of fueling station canopy with 130 SF of additional canopy, upgrades to gasoline sign toppers, and relocation and replacement of site monument sign. 85 Creek Road; Zoned BN (Neighborhood Business); 0.58 ± acres; Grid # 6162-02-689709; Unlisted Action; *Stewart's Ice Cream Co., Inc., Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD HEREBY DETERMINE THAT 85 CREEK ROAD – STEWART’S SHOPS SITE PLAN AMENDMENT 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 JUNE 21, 2018.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR 85 CREEK ROAD – STEWART’S SHOPS SITE PLAN AMENDMENT.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO ACCEPT ARCHITECTURAL REVIEW WITH ELEVATIONS AND SAMPLES AS PRESENTED.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

6. STEWART’S SHOPS – 1200 DUTCHESS TURNPIKE

Site Plan Public Hearing and Site Plan Review for a proposed addition of an exterior freezer and patio area, upgrades to fueling station sign toppers, improvements to an existing storage shed, and an addition of one (1) parking space. 1200 Dutchess Turnpike; Zoned BN (Neighborhood Business); 0.72 ± acres; Grid #6362-01-275751; Type II Action; *Stewart’s Ice Cream, Co., Inc., Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR 1200 DUTCHESS TURNPIKE – STEWART’S SHOPS SITE PLAN AMENDMENT.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO ACCEPT ARCHITECTURAL REVIEW WITH ELEVATIONS AND SAMPLES AS PRESENTED.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

7. BANK OF AMERICA – 11 RAYMOND AVENUE

Site Plan Public Hearing and Site Plan Review of a proposed project for exterior lighting upgrades. 11 Raymond Avenue; Zoned ATC (Arlington Town Center); ± 1.93 acres; Grid # 6161-08-770792; Type II Action; *Balbo Management, Owner.*

MOTION TO OPEN THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO CLOSE THE PUBLIC HEARING.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR BANK OF AMERICA – 11 RAYMOND AVENUE SITE PLAN AMENDMENT.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

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

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: John Weisman
Seconded: Carl Whitehead
Carried: 5-0

C) PLAN REVIEWS

1. ADAMS FAIRACRE FARMS GREENHOUSE SOLAR PANELS

Site Plan Review regarding installation of a 28.776 KWp ground-mounted solar electric system consisting of 88 modules. 759 Dutchess Turnpike; ± 26.2 acres; Grid # 6262-03-454036; Type II Action; *Adams Fairacre Farms Inc., Owner.*

MOTION THAT THE PLANNING BOARD WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D).

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD DETERMINE THAT THE PROPOSED ACTIVITY IS A TYPE II ACTION REQUIRING NO FURTHER ENVIRONMENTAL REVIEW, PURSUANT TO 6 NYCRR 617.5(C)(7) OF THE SEQRA REGULATIONS.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE ADAMS FAIRACRE FARMS GREENHOUSE SOLAR PANELS SITE PLAN.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0

2. CENTRAL HUDSON PROJECTS

Pre-application presentation about several projects that will be coming before the Planning Board and other Town agencies in the coming months, located partially within the Town and partially in other towns. The projects are designed to replace damaged and deteriorated facilities, upgrade infrastructure to current standards and improve resiliency and storm hardening.

NO ACTION WAS TAKEN AS THIS WAS A PRE-APPLICATION PRESENTATION.

3. FRIENDLY HONDA COMPREHENSIVE PLAN

Time Extension of Site Plan Completion for a previously approved site plan for comprehensive building and site improvements throughout an existing motor vehicle sales and service facility to be expanded from five to six parcels. 1121-1159 Dutchess Turnpike; Zoned B-H (Highway Business); 5.64 +/- acres; Grid #'s 6362-01-100640, 120653, 128675, 145678, 160689 & 170698. SEQRA Negative Declaration dated June 21, 2012, Site Plan approved July 19, 2012; *Dutchess Facilities Management, LLC., Owner.*

MOTION THAT THE PLANNING BOARD WAIVE THE SITE PLAN PUBLIC HEARING FOR THIS PROJECT IN ACCORDANCE WITH TOWN CODE §210-151(D).

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD AS LEAD AGENCY HEREBY DETERMINES THAT THE PHASING PLANS PROPOSED FOR AMENDED SITE PLAN APPROVAL OF THE FRIENDLY HONDA COMPREHENSIVE SITE PLAN DO NOT SUBSTANTIALLY ALTER THE CONDITIONS OF THE NEGATIVE DECLARATION ADOPTED BY THE BOARD ON JUNE 21, 2012, AND THE PLANNING BOARD HEREBY REAFFIRMS THE JUNE 21, 2012 NEGATIVE DECLARATION.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL AMENDED SITE PLAN APPROVAL FOR THE FRIENDLY HONDA COMPREHENSIVE SITE PLAN CONSISTING OF PHASE I SITE PLAN, PHASE II SITE PLAN AND LANDSCAPING PLAN.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0

D) OTHER BUSINESS

- 1. RECOMMENDATION TO THE TOWN BOARD**
Planning Board to make a recommendation to the Town Board regarding MacDonnell Heights Center (MHC) District proposed zoning amendments.

MOTION THAT THE PLANNING BOARD CONVEY A POSITIVE RECOMMENDATION TO THE TOWN BOARD REGARDING THE PROPOSED ZONING TEXT AMENDMENT FOR THE MACDONNELL HEIGHTS CENTER (MHC) DISTRICT.

Moved: John Weisman
Seconded: Nicole Gemmati
Carried: 5-0

PRESENT:	ABSENT:
Chairman Weisman	
Member Fanelli	
Member Gemmati (Alt.)	
Member Paganelli	Member Nasser (alt)
	Member Powers
	Member Romeo
Member Whitehead	

MOTION TO TERMINATE THE MEETING AT 8:12 P.M.

Moved: Carl Whitehead
Seconded: Ben Paganelli
Carried: 5-0