



# *Town of Poughkeepsie*

## *Planning Department*

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### **NOTICE OF PLANNING BOARD REGULAR MEETING**

*August 16, 2018*

**5:00 PM**

### **DECISION AGENDA**

#### **A) PUBLIC HEARINGS**

##### **1. FORSONS APARTMENTS**

**Site Plan Public Hearing and Site Plan Review** 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 TO OPEN THE PUBLIC HEARING.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

#### ***MOTION TO CLOSE THE PUBLIC HEARING.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

#### ***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR FORSONS APARTMENTS.***

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

***MOTION TO MODIFY PREVIOUS MOTION TO INCLUDE A MAP NOTE TO READ:  
MUST OBTAIN ARCHITECTURAL APPROVAL BEFORE ISSUANCE OF A BUILDING  
PERMIT.***

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

**2. RAYMOND AVENUE SCHOOL REDEVELOPMENT**

**Site Plan Public Hearing** regarding an amended application for a proposed Anchor Project use designation, for a mixed use project of ± 168 residential units and clubhouse, 110-room hotel, ± 20,842 SF commercial use, open area and ± 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; ± 6.4 acres and ± 0.4 acre, respectively; Grid #s 6161-12-755735 and 6161-12-784726, respectively; Unlisted Action (Town Board as Lead Agency); *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

***MOTION THAT THE PLANNING BOARD ADJOURN THE PUBLIC HEARING TO  
SEPTEMBER 20, 2018.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

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

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

***MOTION TO END PUBLIC COMMENT SESSION.***

Moved: John Weisman  
Seconded: Carl Whitehead  
Carried: 6-0

C) **PLAN REVIEWS**

1. **EDMONDS TO SPENARD LOT LINE REVISION**

**Lot Line Revision Review** for a proposed conveyance of a parcel portion from Edmonds to Spenard. 361 Vassar Road and 12 Toddy Lane; Zoned R-20 (Residential 20,000 SF) District; ± 1.76 acres and ± 1.17 acres, respectively; Grid #s 6259-01-181603 and 199597, respectively; Unlisted Action; *Myron Edmonds and Laquitta Edmonds, Owners and James Spenard and Ophelia Spenard, Owners.*

***MOTION THAT THE PLANNING BOARD CONDUCT AN UNCOORDINATED SEQRA REVIEW AND DETERMINE THAT THE EDMONDS TO SPENARD LOT LINE REVISION 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 ATTACHED NEGATIVE DECLARATION DATED AUGUST 16, 2018 PREPARED BY THE PLANNING DEPARTMENT.***

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

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL LOT LINE REVISION APPROVAL AND ALSO GRANT A 60 DAY TIME EXTENSION OF SAID APPROVAL FROM OCTOBER 15, 2018 FORWARD TO DECEMBER 14, 2018.***

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

2. **CAMELOT VILLAGE MOBILE HOME PARK SITE PLAN**

**Planning Board to Declare Lead Agency Intent, and Amended Site Plan Review** for a proposal to combine an existing mobile home park with an adjoining 1-acre parcel, and redevelop the 1-acre parcel for two 3,600 SF storage unit buildings for mobile home park residents, expand the existing garage, and provide a new access drive of 24-foot width located to create a fourth “leg” to the Sheafe Road/Old Post Road intersection. 589 & 621 Sheafe Road; Zoned R-MH (Residence Mobile Home) District and WD1 (Waterfront District 1) District; ± 29.5 acres; Grid #s 6159-03-175445 and -247420; *Camelot Village NY LLC, Owner.*

***MOTION THAT THE PLANNING BOARD DECLARE ITS INTENT TO CONTINUE BEING THE LEAD AGENCY TO COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED REVISED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT’S CIRCULATION OF A NOTICE OF SAID INTENT, A***

***COPY OF THE EAF, AND A COPY OF THE REVISED APPLICATION TO ALL OF THE INVOLVED AGENCIES.***

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

***MOTION THAT THE PLANNING BOARD DEFER FURTHER ACTION PENDING ITS CONTINUATION AS LEAD AGENCY ON THIS APPLICATION, AND DIRECT THE APPLICANT TO RESPOND TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

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

**3. FOAM & WASH – 1942 SOUTH ROAD**

**Site Plan Amendment** to add seven (7) new vacuum stations with 6'0" wide concrete walk and two (2) vending stations. 1942 South Road; Zoned B-H (Highway Business); ± 2.27 acres; Grid # 6159-03-385134; Type II Action; TGS Associates, Inc., 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: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0

***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: Rocco Romeo  
Carried: 6-0

***MOTION THAT THE PLANNING BOARD GRANT CONDITIONAL SITE PLAN APPROVAL FOR THE FOAM & WASH SITE PLAN AMENDMENT.***

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

***MOTION THAT THE PLANNING BOARD WAIVE ARCHITECTURAL REVIEW.***

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

**4. EMERGENCY ONE**

**Lead Agency and Site Plan Review** for construction of a new 6,200 SF single story structure and demo of the 11,000 SF existing building. 2555 South Road; Zoned B-H (Highway Business) District and WD-1 (Waterfront District 1) District; ± 0.78 acres; Grid # 6060-02-994630; Unlisted Action; *FATM Properties LLC, Owner.*

***MOTION THAT THE PLANNING BOARD DECLARE ITS INTENT TO BE LEAD AGENCY, COORDINATE THE ENVIRONMENTAL REVIEW OF THE PROPOSED PROJECT AS AN UNLISTED ACTION, AND AUTHORIZE THE PLANNING DEPARTMENT'S CIRCULATION OF A NOTICE OF SAID INTENT, A COPY OF THE EAF, AND A COPY OF THE APPLICATION TO THE IDENTIFIED INVOLVED AGENCIES.***

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

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THIS APPLICATION PENDING ESTABLISHMENT OF A LEAD AGENCY, 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

**5. WENDY'S – 753 MAIN STREET**

**Site Plan Approval** for a proposed Y-lane drive-thru for an existing Wendy's restaurant. 753 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.96 acres; Grid # 6161-07-709857; Unlisted Action; *TJM & Associates, Owner.*

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THIS APPLICATION PENDING A REVISED SUBMITTAL AND DIRECT THE APPLICANT TO RESPOND, IN WRITING, TO COMMENTS OF THE PLANNING BOARD AND THOSE RECEIVED FROM TOWN DEPARTMENTS AND AGENCIES.***

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

**6. PAULA'S PUBLIC HOUSE**

**Site Plan Review** for current conditions and for the addition of a shed and bocce ball court on a site with nonconforming restaurant and outdoor seating area. 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 DEFER FURTHER ACTION PENDING A MORE COMPLETE APPLICATION FROM THE APPLICANT.***

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

**7. HUDSON HERITAGE PROJECT**

**Conformance and SEQRA Findings for a Proposed Modified Development Master Plan** for a total 750 residential units, 350,000 SF new commercial space, and adaptive re-use of the Administrative Building main wing and five other buildings; **and Site Plan and Subdivision Review** for Phase I development consisting of 125 multi-family residential units in five buildings with 168 parking spaces; a total 193,300 SF commercial space in 13 buildings with 1,260 parking spaces; related streets and utility infrastructure; and subdivision into seven development lots 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; Type 1 Action; *EFG/DRA Heritage LLC, Owner.*

***MOTION THAT THE PLANNING BOARD DEFER ACTION ON THE SUBMITTAL PENDING FURTHER REVIEW BY STAFF AND CONSULTANTS.***

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

**D) OTHER BUSINESS**

**1. GREYSTONE APARTMENTS – 36 VIOLET AVENUE**

**Time Extension** for an approved site plan to convert the existing offices in the basement and first floor of 36 Violet Avenue into six one bedroom apartments. 36 & 42 Violet Avenue; Zoned R-M (Residence Multi-Family) District; ± 0.647 acres; Grid #s 6162-10-467608 & 6162-10-474616; Conditional Site Plan approval granted August 3, 2017; *Greystone Programs, Inc., Owner.*

***MOTION THAT THE PLANNING BOARD GRANT TWO NINETY (90) DAY TIME EXTENSIONS OF CONDITIONAL SITE PLAN APPROVAL FROM AUGUST 3, 2018 FORWARD TO JANUARY 30, 2019.***

Moved: John Weisman  
Seconded: Nicole Gemmati  
Carried: 6-0

**2. BEACON RESIDENTIAL - 297 VIOLET AVENUE**

**Time Extension** for a previously approved site plan to construct a new two story residence of four units. 297 Violet Avenue; Zoned R-M (Residence, Multifamily) District; ± 0.445 acres; Grid # 6163-19-523128; Conditional Site Plan approval granted September 14, 2017; *Beacon Residential LLC, Owner.*

***MOTION THAT THE PLANNING BOARD GRANT ONE NINETY (90) DAY TIME EXTENSION OF CONDITIONAL SITE PLAN APPROVAL FROM SEPTEMBER 14, 2018 FORWARD TO DECEMBER 13, 2018.***

Moved: John Weisman  
Seconded: Nicole Gemmati  
Carried: 6-0

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

***MOTION TO TERMINATE THE MEETING AT 8:40 P.M.***

Moved: John Weisman  
Seconded: Nicole Gemmati  
Carried: 6-0