



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

November 20, 2018

5:00 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

- 1. VERIZON WIRELESS – RONDEK ROAD MICRO (FOX RUN APARTMENTS) Site Plan Public Hearing** for the proposed installation of a small cell wireless telecommunications facility on the rooftop of an existing 4-story residential building. 1-60 Campus View Court; Zoned FC (Fairview Center) District and PROD (Planned Residential Overlay District); ± 14.09 acres; Grid # 6162-05-161788; Unlisted Action; *Fox Run at Fulton LLC, Owner.*

Motion to open the Public Hearing.

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

Motion to adjourn the Public Hearing to December 13, 2018.

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

B) **MOTION TO ALLOW PUBLIC COMMENT ON 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. EDMONDS TO SPENARD LOT LINE REVISION

Lot Line Revision Review as revised 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; \pm 1.76 acres and \pm 1.17 acres, respectively; Grid #s 6259-01-181603 and 199597, respectively; Negative Declaration adopted August 16, 2018; *Myron Edmonds and Laquitta Edmonds, Owners and James Spenard and Ophelia Spenard, Owners.*

Motion that the Planning Board find that environmental conditions for the proposed lot line revision as revised are substantially unchanged since August 16, 2018, and that the Planning Board reaffirms the SEQRA Negative Declaration of August 16, 2018.

Moved: Nicole Gemmati
Seconded: Joan Quinn
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 January 14, 2019 forward to March 15, 2019.

Moved: Nicole Gemmati
Seconded: Joan Quinn
Carried: 6-0

2. INDUSTRIAL RETRO, LLC LOT LINE REVISION

Lot Line Revision Review for a proposal to convey a lot portion of \pm 2.75 acres, inclusive of a 50-foot access easement, from Industrial Retro LLC to MHTC Development LLC which is the beneficiary of the easement. 15 Victory Lane, Zoned I-H (Heavy Industrial) District, \pm 4.60 acres, Grid #6062-04-786243; and Dutchess Turnpike, Zoned MHC (MacDonnell Heights Center), \pm 19.6 acres, Grid # 6062-04-864243; Unlisted Action; *Industrial Retro, LLC and MHTC Development, LLC, Owners.*

Motion that the Planning Board as an involved agency for an uncoordinated SEQRA review determine that the Industrial Retro LLC 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 Negative Declaration dated November 15, 2018 prepared by the Planning Department.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
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 January 14, 2019 forward to March 15, 2019

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

3. HUDSON HERITAGE

Discussion of 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 (80,000 SF) and five other structures; **Site Plan Review** for Phase I development consisting of ± 125 multi-family residential units in four buildings with ± 297 parking spaces; a total $\pm 193,300$ SF commercial space in 15 buildings with 1,276 parking spaces; related streets and utility infrastructure; **and Preliminary (Major) Subdivision Review** for a total of 12 lots on the site 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.*

No action was taken on this item, discussion only.

4. DUTCHESS COUNTY WATER & WASTEWATER AUTHORITY

Amended Site Plan Review for reconfiguration of parking in existing parking lot for office building. 1 & 3 LaGrange Avenue; Grid #s 6161-12-812719 & 821717, respectively; Zoned ATC (Arlington Town Center) District; ± 0.41 acres & ± 0.40 acres, respectively; Type II Action; *Dutchess County Water & Wastewater Authority, Owner.*

Motion that the Planning Board waive a public hearing for Dutchess County Water & Wastewater Authority Amended Site Plan Review per Town Code §210-151(L).

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

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) and no further environmental review is required.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

Motion that the Planning Board grant Conditional Site Plan approval for DCWWA 1 and 3 Lagrange Avenue.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

5. RIVERSIDE OFFICE PARK II – 2645 SOUTH ROAD

Amended Site Plan Review for conversion of a 3-bay garage ($\pm 1,200$ SF) to office space and of adjoining vehicle access areas to seating courtyards, at an existing 15,500 SF office park building. 2645 South Road; Grid # 6060-02-955876; Zoned O-R (Office Research) District and WD-1 (Waterfront District 1); ± 5.515 acres; Type II Action; *South Road Properties LLC, Owner.*

Motion that the Planning Board waive the site plan public hearing in accordance with §210-151(D).

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

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

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

Motion that the Planning Board determine that the Riverside Office Park II – 2645 South Road Site Plan is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program because it will be conducted in a manner consistent with such program.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

Motion that the Planning Board grant Conditional Site Plan Review Approval for the Riverside Office Park II – 2645 South Road Site Plan.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

6. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)

Architectural Review for an approved Amended Site Plan 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. 935 Dutchess Turnpike, Dutchess Turnpike and Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; \pm 60.87 acres; Grid #s 6262-04-723342 (20.11 acres) and -864243 (38 acres) and -892195 (2.75 acres); SEQRA Findings for a Type I Action adopted March 15, 2018; Site Plan and Special Use Permit conditional approval issued July 12, 2018. *MHTC Development, LLC and Industrial Retro LLC, Owners.*

Motion to grant architectural review approval of Building C based on submitted elevation views and a list of colors/materials for a New Medical Office Building.

Moved: Carl Whitehead
Seconded: Joan Quinn
Carried: 6-0

D) OTHER BUSINESS

1. DALIA SITE PLAN

Time Extension for an approved site plan for four senior housing and two mixed use buildings, total \pm 84 dwelling units and \pm 10,124 SF non-residential. Sophias Way and Violet Avenue lots, and 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District); \pm 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration and Conditional Site Plan re-approval granted December 14, 2017; *Linda E. Dalia, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of conditional Site Plan approval, from December 14, 2018 forward to June 12, 2019.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

2. STRATFORD FARMS TOWNHOUSES

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 \pm 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, Subdivision and Site Plan Approvals 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 August 1, 2018 forward to January 28, 2019.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

PRESENT:	ABSENT:
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Nasser (alt)	
Member Paganelli	
Member Quinn (alt)	Member Powers
	Member Romeo

MOTION TO TERMINATE THE MEETING AT 7:03 P.M.

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