



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

December 13, 2018

5:00 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT**

Involved Agency SEQRA Review, Recommendation to the Town Board on Zoning Text Amendment and Site Plan Public Hearing regarding revised applications for a proposed Town Board zoning amendment to allow a new Anchor Project use designation, and a proposed Site Plan for a mixed use project of \pm 196 apartments and \pm 3,200 SF clubhouse, \pm 19,990 SF commercial space, \pm 110-room hotel, open area including outdoor seating, and \pm 335 parking spaces. Proposed site redevelopment involves replacement of the existing school building with a 5-story hotel and construction of two 2-story buildings of ground-floor commercial and residential apartments above; two 7-story residential buildings with first-floor garages; a clubhouse with offices and amenities; a one-story commercial building; surface parking; and access from Raymond Avenue and by easement from Fulton Avenue. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; \pm 6.38 acres and \pm 0.43 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 to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (P. Fanelli recused)

Motion to adjourn the Public Hearing to January 17, 2018.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 5-0 (P. Fanelli recused)

Motion that the Planning Board defer action on: a recommendation on the Zoning Text Amendment to add the “Anchor Project” use to the ATC zoning district; and the site plan application; and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Brian Powers
Carried: 5-0 (P. Fanelli recused)

2. EASTDALE VILLAGE (MACDONNELL HEIGHTS TOWN CENTER)

Amended Site Plan Hearing regarding a Second Amendment of an approved Site Plan for a 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; ± 63.62 acres; Grid #s 6262-04-723342 (20.11 acres) and -864243 (40.76 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, amended through September 20, 2018. *MHTC Development, LLC and Lot 2A Victory, LLC, Owners.*

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 6-0

Motion that the Planning Board find that the action contemplated by the Eastdale Village Second Amended Site Plan Application dated August 27, 2018 is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and grant conditional Amended Site Plan Approval for the Eastdale Village Second Amended Site Plan Application.

Moved: Carl Whitehead
Seconded: Brian Powers
Carried: 6-0

3. 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: Rocco Romeo
Carried: 5-0

Motion to adjourn the public hearing to January 17, 2019.

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

Motion that the Planning Board determine that the Verizon Wireless-Rondek Road Micro (Fox Run Apartments) Site Plan application is incomplete for review and that further action is deferred pending submittal of additional information.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

4. ALLSPACE STORAGE FACILITY EXPANSION

Public Hearing, SEQRA Review, Recommendation to the Town Board for Zoning District Change, Lot Line Revision, Special Use Permit Review, and Site Plan Review for a proposed redesign of internal site access on the parcel with existing self-storage facility, and the development of two (2) additional self-storage units on the adjacent, vacant parcel. 100-120 Salt Point Turnpike (Lot 1) and 231-245 North Grand Avenue (Lot 2); Zoned IL (Light Industry) and RM (Residence Multifamily), respectively; Grid #s 6162-02-814518 and 6162-16-860468, respectively; Unlisted Action; *Allspace LLC and Page Park Associates LLC, Owners, respectively.*

Motion to adjourn the Public Hearing to January 17, 2019.

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

5. PLANET WINGS AND PIZZA E BIRRA – 830 MAIN STREET

Site Plan and Special Use Permit Public Hearing for a proposed remodel of a 2,050 SF former bank to a new restaurant with a 975 SF addition and an outdoor dining area. 830 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.59 acres; Grid #6161-08-888795; Type II action; 830 Main Street LLC, Contract Vendee; Catskill Hudson Bank, Owner.

Motion to open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion to close the Public Hearing.

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

Motion that the Planning Board grant conditional Site Plan Approval for the Planet Wings and Pizza e Birra – 830 Main Street Site Plan Application, and to grant conditional Special Use Permit Approval for the Planet Wings and Pizza e Birra – 830 Main Street Outdoor Restaurant Dining Area.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion to grant architectural review approval with the samples and renderings as presented.

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

C) **PLAN REVIEWS**

1. **VERIZON STORE ADDITIONAL RETAIL EXPANSION**

Architectural Review for an approved site plan to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

Motion to grant architectural review approval with samples and elevations as presented.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 4-0 (P. Fanelli out of the room)

2. **LOCUST GROVE CROSSING, LLC**

Discussion with the Planning Board regarding a concept plan proposing 4 eight unit apartment buildings, each building is two stories with two garages. 2736-2738 South Road; Zoned RM (Residential Multi-Family) District; ± 2.46 acres; Grid #6161-03-078100;; *Tara Maguire and Patrick Joyce, Owners.*

No action taken, item for discussion only.

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 ±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.*

Motion that the Planning Board direct Town Departments, Town Consultants and outside agencies to engage in detailed site plan and subdivision review, specifically site plan and subdivision plat review of Phase 1; to anticipate preparation of an associated SEQRA Findings Statement based on such review; and to direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

4. HUDSON HERITAGE TREE REMOVAL PERMIT

Tree Removal Permit application review pursuant to "Chapter 187. Tree Preservation" for a 63.82 acre portion of the ± 156.19 acre site at 3532 North Road (U.S. Route 9), in connection with the Hudson Heritage Project; Zoned HRDD (Historic Revitalization Development District); Grid #6163-03-011149; SEQRA Negative Declaration for a Type 1 Action issued December 6, 2017 by the Town Board; *EFG/DRA Heritage LLC, Owner.*

No action taken, item for discussion only.

D) OTHER BUSINESS

1. CREEK ROAD APARTMENTS

Time Extension for an approved site plan proposing 31 apartments in one building of three-story height. 84-92 Creek Road; Zoned R-M (Residence Multifamily) District; ± 5.18 acres; Grid # 6162-02-735705; *JPJR Holdings, LLC, Owner.*

Motion that the Planning Board grant one 90-day time extension from January 18, 2019 forward to April 18, 2019.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

2. MODI – 23 DAVIS AVENUE NEW OPHTHALMOLOGY BUILDING

Time Extension for an approved 2-story, medical office building of 11,200 GSF and reconfiguration of parking, on a site with an existing one-story medical office building of 12,500 GSF. 23 Davis Avenue; Zoned ATC (Arlington Town Center) District; ± 1.64 acres; Grid #6161-12-879739; Negative Declaration adopted 12/14/17; *Idom Equities Inc., Owner.*

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

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

3. FRIENDLY HONDA COMPREHENSIVE SITE PLAN

Time Extension 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, Amendment approved June 21, 2018; *Dutchess Facilities Management, LLC., Owner.*

Motion that the Planning Board modify condition (c) of the June 21, 2018 Conditional Amended Site Plan Approval for the Friendly Honda Comprehensive Site Plan, as follows: ‘c. *Provide Owner/Applicant, Planning Board and Departmental signature blocks on the Amended Site Plan set, and obtain Chairman’s signature no later than ~~October 18, 2018~~ January 31, 2019.*

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

4. ARLINGTON FARMS – MALABAR REALTY LLC

Time Extension of an approved site plan for proposed demolition of the existing structures on the site and the construction of a one story gas station-convenience store (3,400 SF) with a gas canopy and four gas pumps. 798 Dutchess Turnpike and 219 Overocker Road; Zoned B-H (Highway Business) District; 0.81 +/- acres; Grid #s 6262-04-571014 & 574003; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015; *Malabar Realty, LLC, Owner.*

Motion that the Planning Board grant a time extension of conditional Site Plan approval for two 90-day periods forward to May 29, 2019.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

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| PRESENT: Chairman Whitehead Member Fanelli Member Gemmati Member Nasser (alt) | ABSENT: Member Paganelli Member Powers* Member Quinn (alt) |
| Member Romeo | |
| * Member Powers left the meeting at 6:30 pm | |

MOTION TO TERMINATE THE MEETING AT 9:25 P.M.

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