



# Town of Poughkeepsie

## Planning Department

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Poughkeepsie, NY 12603

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### NOTICE OF PLANNING BOARD

### REGULAR MEETING

January 17, 2019

5:00 PM

### DECISION AGENDA

#### A) PUBLIC HEARINGS

##### 1. (a) HUDSON HERITAGE

**Review 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 and Aquatic Resource Permit Hearing** for Phase I development consisting of  $\pm$ 134 residential units in four buildings with  $\pm$ 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 Hearing** for a total of 13 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);  $\pm$  156.19 acres; 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.*

Motion that the Planning Board open the Public Hearing.

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

Motion that the Planning Board adjourn the Public Hearing to February 21, 2019.

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

Motion that the Planning Board Direct Town Departments, Town Consultants and outside agencies to continue to engage in detailed site plan and subdivision review, specifically site plan

and subdivision plat review of Phase 1 and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

**(b) HUDSON HERITAGE TREE REMOVAL PERMIT**

**Tree Removal Permit application review** pursuant to "Chapter 187. Tree Preservation" within a 60.54 acre portion of the site in connection with the Hudson Heritage Project. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; 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*.

Motion that the Planning Board adopt the Tree Clearing Resolution prepared by Town counsel, dated January 17, 2019, to grant conditional approval for a Tree Removal Permit.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-1-0 (P. Fanelli nay)

**2. 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 ± 196 apartments and ± 3,200 SF clubhouse, ± 19,990 SF commercial space, ± 110-room hotel, open area including outdoor seating, and ± 335 parking spaces. Proposed site redevelopment involves replacement of the existing school building with a 5-story hotel and construction of three 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; surface parking; and access from Raymond Avenue and by easement from Fulton Avenue. 25 and 31 Raymond Avenue; Zoned ATC (Arlington Town Center) District; ± 6.38 acres and ± 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 that the Planning Board open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0 (P. Fanelli recused)

Motion that the Planning Board adjourn the Public Hearing to February 21, 2019.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0 (P. Fanelli recused)

Motion that the Planning Board defer further action pending a response to all Planning Board conditions of December 18, 2018, as superseded or supplemented by more recent comments of reviewing agencies, Town departments and consultants, the Planning Board and the public hearing.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 4-0 (P. Fanelli recused)

**3. ALLSPACE STORAGE FACILITY EXPANSION**

**Public Hearing, 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 that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board grant conditional lot line approval, subject to the following: This Lot Line Revision Approval shall be valid from the date of Planning Board approval through Monday, March 18, 2019. The owners/applicant shall receive no notice of the pending expiration and it is the sole responsibility of the owners/applicant to complete conditions of Planning Board approval and to file a signed plat with the Dutchess County Clerk prior to its expiration.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

Motion that the Planning Board find that the criteria for the granting of a special use permit as set forth in Town Code §210-152.1(L)(3) and (M) have been met, and grant conditional special use permit approval for the two (2) additional self-storage buildings on the parcel, and grant conditional site plan approval for the project.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

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

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

**4. 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 that the Planning Board adjourn the Public Hearing to February 21, 2019.

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

C) **PLAN REVIEWS**

**1. EASTDALE VILLAGE**

**Amended Architectural Review** for residential buildings 1, 7, 8, 9, 10 and 11 within the approved Eastdale Village Site Plan. 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, as amended through December 13, 2018. *MHTC Development, LLC and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board grant architectural review approval with the renderings and samples as presented.

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

**2. HAIFA HOLDINGS – 819 MAIN STREET**

**Lead Agency Intent, Special Use Permit Review, and Site Plan Review** for proposed construction of a 15,427 SF, three story mixed-use building with 4,793 SF of commercial space on the first floor and a total of 12 residential units on the upper floors. 819 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.51 acres; Unlisted Action; Grid # 6161-08-871823; *Haifa Holdings, 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: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

Motion that the Planning Board defer action on this application pending the 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: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

**3. LEXINGTON CENTER OFFICE CONSOLIDATION**

**Site Plan Review** for a proposed expansion of existing Lexington center facility to provide additional administrative space, doctor's offices, counseling/educational rooms, medication storage room and a new reception area, along with modifications to the existing restrooms and entrance. 41 Page Park Drive; Zoned IH (Heavy Industrial) District; ± 5.27 acres; Type II Action; Grid # 6261-02-590555; *Henry G. Page Jr. Associates, Owner.*

Motion that the Planning Board waive the public hearing for Lexington Center Office Park – 41 Page Park Drive Site Plan Review per Town Code §210-151(L).

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

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)(2) and no further environmental review is required.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

Motion that the Planning Board grant a conditional site plan approval for Lexington Center Office Park – 41 Page Park Drive.

Moved: Nicole Gemmati  
Seconded: Ben Paganelli  
Carried: 5-0

**4. 6 VIOLET AVENUE SELF STORAGE**

**Discussion** regarding a conceptual plan to amend an existing Site Plan and self-storage facility known as M and M Self Storage to construct additional storage units, on two Town and one City of Poughkeepsie parcels. 6 Violet Avenue, 5-16 Budget Drive and Parker Avenue; Zoned I-H (Heavy Industry) District; ± 5.01 acres; Grid # 6162-10-436570 and -463586 (Town), and 6162-48-428562 (City); *Barbara Mesuda Inc., Owner.*

No action taken, item for discussion only.

**D) OTHER BUSINESS**

**1. STRATFORD FARMS TOWNHOMES**

**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 ± 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 # 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 January 28, 2019, forward to July 27, 2019.

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

**2. STRATFORD FARMS WATER BOOSTER STATION**

**Time extension** for an approved site plan for a 293 SF single story water pressure booster station. Lot 11, Stratford Drive; Zoned R- 4A (Residential, Single-Family 4 acre) District; 1.896 ± acres; Grid #6363-03-223070. SEQRA Negative Declaration adopted December 14, 2006; *ABD Stratford, LLC, Owner.*

Motion that the Planning Board grant a twelve month time extension from February 15, 2019 forward to February 15, 2020.

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

**3. 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 a second ninety (90) day time extension of conditional Site Plan approval from December 13, 2018 forward to March 13, 2019.

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

***MOTION TO TERMINATE THE MEETING AT 8:31 P.M.***

Moved: Ben Paganelli  
 Seconded: Nicole Gemmati  
 Carried: 5-0

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