



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
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NOTICE OF PLANNING BOARD

REGULAR MEETING

March 21, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. 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 18 buildings with 1,276 parking spaces; related streets and utility infrastructure; **and Preliminary (Major) Subdivision Hearing** for a total of 16 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/Saber Heritage SC, LLC, f/k/a/ 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 April 18, 2019.

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

2. EASTDALE VILLAGE

Amended Site Plan Hearing for a proposed Third Amendment to the previously approved, mixed use Eastdale Village Site Plan, including redistribution of approved uses among buildings in the development, and modifications to site infrastructure, lighting and landscaping. 935 Dutchess Turnpike, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 63.62 acres; Grid #s 6262-04-723342 (20.11 acres), -864243 (38.01 acres), -892195 (2.75 acres), and part of -786243 (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, Eastdale Residential I, LLC, Premier Eastdale, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
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 find that the action contemplated by the Eastdale Village Third Amended Site Plans revised through February 25, 2019 and by correspondence and attachments received February 26, 2019, is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and, move that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village Third Amended Site Plan.

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

Motion that the Planning Board grant architectural review approval, for the Mail/Leasing Building (MB-1) and for Commercial Cottage D-1, with the samples and renderings for each as presented.

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

3. 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 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; \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 that the Planning Board adjourn the Public Hearing to April 18, 2019.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 4-0 (P. Fanelli recused)

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) **PLAN REVIEWS**

1. **CENTRAL HUDSON KNAPPS CORNERS SUBSTATION**

Site Plan Review for a proposed new 115/69/13.8 Kv rated substation. 19 Spring Road; Zoned R-1.5A (Residence Single Family 1.5 Acre); ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

Motion made that the Planning Board (1) defer action on this application, (2) authorize the Planning Department to retain an independent consultant or consultants per planning staff review comment #1 in compliance with all local procurement policies or regulations, and (3) 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

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

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; Unlisted Action; *Camelot Village NY LLC, Owner.*

Removed from the agenda by applicant.

3. **CENTERPOINT COMMERCIAL DEVELOPMENT**

Reaffirm Lead Agency Status and Site Plan Review for proposed construction of a 4,860 square foot building for tenant retail business and restaurant uses (no drive-through) with associated parking, utility connections, landscaping and lighting improvements, on a site with an existing 11,265 SF retail pharmacy. 3350 Route 9 North; Zoned B-N; ± 2.37 acres; Grid # 6062-02-973599; Unlisted Action; *Marist Centerpoint LLC, Owner.*

Motion that the Planning Board reaffirm its intent to continue to be Lead Agency and coordinate the environmental review of the proposed project as an Unlisted Action, and to 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: Rocco Romeo
Carried: 5-0

Motion that the Planning Board determine the application is incomplete for SEQRA review, defer action on this 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: Rocco Romeo
Carried: 5-0

4. FOX RUN AKA FAIRVIEW COMMONS

Time Extension of the required construction commencement date for Building A pursuant to an approved amended site plan for phasing. 1-60 Campus View Court; Zoned FC (Fairview Center) District and PROD (Planned Residential Overlay District); ±13.895 acres; Grid # 6162-05-161788; SEQRA Negative Declaration adopted August 21, 2014, Amended Site Plan approval issued June 15, 2017; *Fox Run at Fulton LLC, Owner.*

Motion that the Planning Board grant a one-year time extension to the effective dates of Amended Site Plan Phase Two Construction for Land of Fox Run at Fulton, LLC, dated November 22, 2017, by revising Amended Site Plan Note #2.

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

5. BURLINGTON COAT FACTORY

Architectural Review for a proposal to remove former Toys R US vestibule and construct a new storefront for Burlington Coat Factory including a complete interior remodel. 463 South Road; Zoned B-SC (Business Shopping Center); ± 4.7 acres; Grid # 6160-01-064676; Type II Action; *KLA BPL Portfolio LLC, Owner.*

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).

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

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

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

D) OTHER BUSINESS

- 1. RECOMMENDATION TO THE TOWN BOARD**
Planning Board to make a recommendation to the Town Board regarding proposed amendments to Zoning Law §210-62.1 and §210-9 regarding the keeping of chickens.

Motion that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed code amendments.

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

PRESENT: Chairman Whitehead Member Fanelli Member Gemmati Member Paganelli Member Romeo	ABSENT: Member Nasser (alt) Member Powers Member Quinn (alt)
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MOTION TO TERMINATE THE MEETING AT 9:06 P.M.

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