



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

April 18, 2019

5:00 PM

DECISION AGENDA

A) **PUBLIC HEARINGS**

1. **CAMELOT VILLAGE MOBILE HOME PARK**

Public Hearing, SEQRA Review, Coastal Consistency Review, 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" at 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.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to June 20, 2019.

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

Motion that the Planning Board 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

2. MARIST 51 FULTON AMENDED SITE PLAN

Public Hearing, SEQRA Review, Amended Site Plan Review, and Architectural Review for a proposal to further renovate the 51 Fulton Street Building to accommodate additional office, classroom, and miscellaneous space for use by the College. Renovations also include completing the south façade, upgrading the current west facing façade, and removing an unused loading dock to be converted to a new building entry. 51 Fulton Street; Zoned FC (Fairview Center); ± 2.26 acres; Grid #6162-05-062838; Unlisted Action; *Marist Real Property Services, Inc., Owner.*

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: Ben Paganelli
Carried: 5-0

Motion that the Planning Board hereby determine that Marist College 51 Fulton Amended Site Plan would not have a significant adverse impact on the environment, and that no environmental impact statement will be required for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated April 18, 2019.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant conditional site plan approval for Marist College 51 Fulton Amended Site Plan.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

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

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

3. VASSAR COLLEGE – PRENTISS FIELD

Public Hearing, SEQRA Review, and Site Plan Review for a proposal to construct two (2) storage buildings and a 12 foot wide gravel drive with an 8 foot gate, along with removal of some existing chain link fence in the area of the new storage buildings. 358-360, 362, & Lot 3 Hooker Avenue; Zoned IN (Institutional); ± 4.9 acres, 0.72 acres, and 0.73 acres; Grid #6161-04-740465, 805415, 794375 & 800373; Type II Action; *Vassar College, Owner.*

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: Rocco Romeo
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)(7) and no further environmental review is required.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant conditional site plan approval for Vassar College – Prentiss Fields.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

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

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0

4. 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 adjourn the public hearing to May 16, 2019.

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

5. 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 ±134 residential units in four buildings with ±297 parking spaces; a total ±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); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings 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 adjourn the public hearing to Monday, April 29, 2019 at 5:00pm, at which time a Special Meeting of the Planning Board is scheduled to occur.

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

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. VASSAR INN & INSTITUTE

Planning Board to Declare Lead Agency Intent, and Site Plan Review for proposed demolition of the existing Williams House and construction of a hotel/conference center at the corner of Raymond Avenue and College Avenue. The building will be two stories on the north and contain the restaurant and institute while the southern portion will be three stories and contain 50 hotel rooms. 157-171 College Avenue; Zoned IN (Institutional); ± 8.66 acres; Grid # 6161-12-795630; Unlisted Action; *Vassar College, Owner.*

Motion that the Planning Board declare its intent to be Lead Agency to 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer action on this application pending establishment of a Lead Agency.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

2. MARIST DYSON CENTER ADDITION

Planning Board to Declare Lead Agency Intent, SEQRA Review, Coastal Consistency Review, and Site Plan Review for the proposed construction of a ± 40,650 gross SF addition at the south west corner of the existing Dyson Center building to include a complete renovation of the building. 1 John Winslow Drive; Zoned IN (Institutional); ± 20.48 acres; Grid #6062-02-890825; Unlisted Action; *Marist College, Owner.*

Motion that the Planning Board declare its intent to be the Lead Agency to 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 dated April 18, 2019, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer further 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

- 3. DUTCHESS DODGE INVENTORY PARKING LOT Planning Board to Declare Lead Agency Intent, SEQRA Review, Recommendation to the Town Board for Zoning District Change, Lot Line Revision, Special Use Permit Review, and Site Plan Review** for a proposal to realign a portion of adjoining parcel(s) for vehicle inventory storage. 25, 53 & 50 Nemes Way and 2285-2291 South Road; Zoned R-20 (Residence, Single Family 20,000 SF) District and B-H (Highway Business) District, respectively; ± 15.36 acres; Grid #s 6159-01-120956, 065967, 048975 & 155954, respectively; Unlisted Action; *Nemes Way Property Owners, LLC and DD 22852514 LLC, Owners.*

Motion that the Planning Board declare its intent to be the Lead Agency to 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 dated April 18, 2019, a copy of the EAF, and a copy of the application to the identified involved agencies.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer further 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

4. VERIZON WIRELESS @ NEW HAMBURG FIRE DISTRICT

Planning Board to Declare Lead Agency Intent, and Site Plan Review for a proposal to install and operate a small cell facility, including 50' wooden utility pole, antennas and related equipment within a 10' by 10' lease area. 15 Channingville Road; Zoned R-20 (Residence, Single Family 20,000 SF) District and WD1 (Waterfront District 1); ± 2.8 acres; Grid # 6058-04-694049; Unlisted Action; *New Hamburg Fire District, Owner.*

Motion that the Planning Board declare its intent to be Lead Agency to 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer action on this application pending establishment of a Lead Agency.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

5. HAIFA HOLDINGS, LLC

SEQRA Review, Special Use Permit Review, and Site Plan Review for proposed construction of a 15,427 SF, three (3) 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 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

6. BEACON RESIDENTIAL

Re-approval 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 determine that it retains its role as the SEQRA Lead Agency for the environmental review of this project as an Unlisted action, in the absence of any prior objection by any involved agency.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 4-0 (Member Ben Paganelli temporarily out of the room)

Motion that the Planning Board waive the site plan public hearing for this project in accordance with Town Code §210-151(D) on the basis that the site plan, as presented, is unchanged from the site plan approved by the Board on December 17, 2015 and reapproved September 14, 2017, and that the Board’s review of the project indicate that current site and neighborhood conditions remain unchanged.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board reaffirm the SEQRA Negative Declaration previously adopted by the Board on June 2, 2015 and reaffirmed on September 14, 2017, on the basis that the proposed site plan application and current environmental conditions remain substantially the same and not significantly different from those considered on June 2, 2015 and September 14, 2017.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant Conditional Site Plan approval for the Beacon Residential LLC Multi-Family Site Plan.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board re-issue Architectural Review approval for the architectural plans Sheets A-2 and A-1 revised 3/25/16, as presented.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

PRESENT: Chairman Whitehead Member Fanelli Member Gemmati Member Nasser (alt) Member Paganelli Member Romeo	ABSENT: Member Powers Member Quinn (alt)
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MOTION TO TERMINATE THE MEETING AT 8:32 P.M.

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0