



# Town of Poughkeepsie

## Planning Department

1 Overocker Road  
Poughkeepsie, NY 12603

845-485-3657 Phone  
845-486-7885 Fax

### NOTICE OF PLANNING BOARD

### SPECIAL MEETING

*April 29, 2019*

**5:00 PM**

### **DECISION AGENDA**

#### **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  $\pm 273$  parking spaces; a total  $\pm 193,300$  SF commercial space in 16 buildings with 1,126 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 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 open the Public Hearing.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 7-0

Motion that the Planning Board adjourn the Public Hearing to May 16, 2019.

Moved: Carl Whitehead  
Seconded: Rocco Romeo  
Carried: 6-0 (R. Romeo left at 5:45 PM)

Motion that the Planning Board direct staff and consultants to prepare resolutions regarding Conformance and SEQRA Findings for a Proposed Modified Development Master Plan (Modified DMP); Preliminary Subdivision Approval, with conditions, of the entire site; and Phase 1 Site Plan Approval with conditions. The conditions in the above-described approvals would be based on the comments of the Planning Board and those received from Town departments and Agencies, including but not limited to the comments listed below; and also that the Planning Board 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: 6-0 (R. Romeo left at 5:45 PM)

<b>PRESENT:</b>	<b>ABSENT:</b>
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Nasser (alt – left at 5:45 PM)	
Member Paganelli	
	Member Powers
Member Quinn (alt)	
Member Romeo	

***MOTION TO TERMINATE THE MEETING AT 6:30 P.M.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 6-0 (R. Romeo left at 5:45 PM)