



Town of Poughkeepsie

Planning Department

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PLEASE NOTE: The Planning Board will hold a work session beginning at 4:00 PM, for the purpose of conducting discussions with various Town Departments, including Highway, Water and Sewer, to provide general information to the Planning Board about these Departments and to address the areas of interest to these Departments in the Planning Board review process. This meeting is not a public hearing, and no public comment will be taken. However, it is open to the public and any interested persons may attend.

No motions or decisions were made at this work session.

NOTICE OF PLANNING BOARD

REGULAR MEETING

May 16, 2019

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 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 June 20, 2019.

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

2. 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 adjourn the Public Hearing to a Special Planning Board meeting to be held on June 04, 2019.

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

3. 11 MANCHESTER ROAD - IGNAFFO

Public Hearing, SEQRA Review, Special Use Permit Review, and Site Plan Review for the proposed use of the third floor of the existing residence as an apartment and for the associated site improvements. 11 Manchester Road. Zoned ATC (Arlington Town Center); \pm 0.1 acres; Grid # 6161-08-953768; Type II Action; *MTGLQ Investors LP, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

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)(1), requiring no further environmental review.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional special use permit and conditional site plan approval for the 11 Manchester Road application.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

- 4. EMERGENCY ONE – 2555 SOUTH ROAD
Public Hearing, SEQRA Review, Coastal Consistency Review, and Amended Site Plan Review** to amend the existing approved site plan to include a second driveway access via Hudson Harbour Drive. 2555 South Road; Zoned B-H (Highway Business) District and WD-1 (Waterfront District 1) District; ± 0.78 acres; Grid # 6060-02-994630; Type II Action; *FATM Properties LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board close the public hearing.

Moved: Carl Whitehead
Seconded: Robert Nasser
Carried: 6-0

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)(1), requiring no further environmental review.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board determine that the Emergency One Amended Site Plan application is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for Emergency One Amended Site Plan application.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

5. LA CABANITA RESTAURANT OUTDOOR SEATING

Public Hearing, SEQRA Review, and Site Plan Review for proposed outdoor seating to include the removal of existing concrete ramp and stairs and the installation of a new landing and stairs, concrete patio and decorative retaining wall/privacy wall. 763 Main Street; Zoned ATC (Arlington Town Center) District; ± 0.63 acres; Grid # 6161-07-738842; Type II Action; 763 Main Street LLC, Owner.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

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)(1), requiring no further environmental review.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional site plan approval for La Cabanita Restaurant Outdoor Seating application.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

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

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 6-0

C) PLAN REVIEWS

1. FAITH ASSEMBLY OF GOD SUBDIVISION

Lead Agency Intent and Preliminary Subdivision Review (Major) for a two (2) lot subdivision, resulting in the creation of three (3) lots. 254 Spackenkill Road; Zoned R-20 (Residence, Single Family 20,000 SF); 26.75 +/- acres; Grid # 6160-03-250125; Unlisted Action. *Faith Assembly of God Church, 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: Rocco Romeo
Carried: 6-0

Motion that the Planning Board defer action on this application pending the establishment of a Lead Agency, and direct the applicant to respond, in writing, to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

2. PAULA'S PUBLIC HOUSE

Site Plan Review for current conditions and for the addition of a shed and bocce ball court on a site with nonconforming restaurant and outdoor seating area. 2186 New Hackensack Road; Zoned R-20 (Residence, Single Family 20,000 SF) District; ± 5.2 acres; Grid # 6260-01-480676; Type II Action; *Yo-Bo Properties LLC, Owner.*

Motion that the Planning Board defer action on the application pending the applicant's response to comments of the Planning Board and those received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

3. SHADY BROOK TRAILER PARK

SEQRA recirculation, Revised Site Plan and Special Use Permit Review for improvements to an existing mobile home park including connection to municipal sewer, for a final configuration of 60 homes in conformance with Town Mobile Home Park design standards. 67 Old Manchester Road; Zoned R-MH (Residence, Mobile Home) District; ± 12.371 acres; Grid #6261-04-671364; Negative Declaration and Resolutions of Conditional Site Plan Approval and of Special Use Permit Approval adopted August 29, 2017, reapproved February 21, 2019; *67 Manchester, LLC, Owner.*

Motion that the Planning Board as Lead Agency authorize the Planning Department's circulation of a notice of the action as revised, together with a copy of the revised EAF and a copy of the revised application, to all new and previously involved agencies.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

Motion that the Planning Board defer further action on the application pending an opportunity for involved agencies to comment on the revised application; and that the Planning Board direct the applicant to respond to comments of the Planning Board and those received from Town departments and other agencies.

Moved: Nicole Gemmati
Seconded: Ben Paganelli
Carried: 6-0

4. FOX RUN AT FULTON AKA FAIRVIEW COMMONS

Lead Agency Intent, Rezoning Recommendation to Town Board, and Amended Site Plan Review to modify Phase 2 of a previously approved site plan for construction of a 151 unit apartment complex and 8,500 square feet of support space in three buildings: Proposed Building

A to be modified from 34,000 to 70,400 SF with additional parking, with the addition of three adjacent parcels subject to rezoning. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center) District, PROD (Planned Residential Overlay District), B-N (Neighborhood Business) and R-20 (Residence Single-Family 20,000SF) District; ±15.88 acres; Grid # 6162-05-161788, -125791, 119824, and 6162-09-168737; SEQRA Negative Declaration adopted August 21, 2014, Amended (Phase 2) Site Plan approval issued June 15, 2017; *Fox Run at Fulton LLC, 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: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board defer further action on SEQRA review, a rezoning recommendation and Site Plan review 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 other agencies.

Moved: Nicole Gemmati
Seconded: Robert Nasser
Carried: 6-0

5. DALIA SITE PLAN

Re-approval of a Site Plan Application for four senior housing and two mixed use buildings, total ±84 dwelling units and ±10,124 SF non-residential. Sophias Way and Violet Avenue lots, and 35 Violet Avenue; Zoned R-20 (Residence, Single Family 20,000 SF) and SHOD (Senior Housing Overlay District); ± 7.01 acres; Grid #6162-10-448647, 450614, 436615, 429640, 407662; SEQRA Negative Declaration and Conditional Site Plan re-approval granted December 14, 2017; *Linda E. Dalia, Owner.*

Motion that the Planning Board waive the site plan public hearing for this project in accordance with Town Code §210-151(D) because the Site Plan proposed for re-approval is presently valid and in effect, and was previously subject to a public hearing on March 17, 2016.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board as Lead Agency hereby reaffirms the Dalia Senior Housing 'Determination of Non-Significance - Negative Declaration' dated December 14, 2017 because it is presently valid and in effect, and the Board's review indicates that current site and neighborhood conditions remain substantially unchanged.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant Conditional Site Plan Re-Approval for the Dalia Senior Housing Project Site Plan, incorporating by reference the attached 'Resolution Of Conditional Site Plan Re-Approval - In The Matter Of Dalia Senior Housing Facility' as previously adopted on December 14, 2017, and additional conditions.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board re-issue architectural approval for the Dalia Senior Housing Project as depicted on the plan set dated November 24, 2014 and last revised on March 25, 2016.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

6. 110 GRILL @ POUGHKEEPSIE GALLERIA

Architectural Review for proposed changes to exterior façade, entrance and patio renovations to the former Melting Pot location at the Poughkeepsie Galleria. 2001 South Road; Zoned B-SC (Business Shopping Center); ± 86.06 acres; Grid # 6159-03-273276; Type II Action; *Poughkeepsie Galleria LLC, Owner.*

Motion that the Planning Board acknowledge the submitted Planning Board Application for Architectural Approval as also an Application for Site Plan Approval, and waive additional information required for Site Plan review except as required by action of the Planning Board.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board determine that the application 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: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board waive the site plan public hearing for this project in accordance with Town Code §210-151(D).

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that the Planning Board grant conditional Site Plan and Architectural approval for the 110 Grill - Poughkeepsie Galleria project as depicted in the Planning Board Application and for submitted material and color samples.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

D) OTHER BUSINESS

- 1. ONE DUTCHESS AVENUE – THE O’NEILL GROUP-DUTTON, LLC**
Recommendation to the Town Board regarding a Waterfront Housing Overlay District (WHOD) Designation for development of 2 four-story buildings with 84 dwelling units and a third building with 4,000 square feet of commercial space on approximately 4 acres in the Town that is part of a larger mixed use waterfront re-development involving an approximately 14.3 acre site in the Town and the City of Poughkeepsie. One Dutchess Avenue; Town portion Zoned I-H (Heavy Industry) and WD-2 (Waterfront District 2), Grid #'s 6062-02-763508 and 6062-02-745510. City of Poughkeepsie Common Council is Lead Agency, Type I Action, Final EIS on file. *O’Neill Group-Dutton LLC, and Dutchess Avenue Riverwalk, Owners.*

Motion that the Planning Board is hereby in receipt of this application from the Town Board and will make a recommendation to the Town Board within 62 days of this date pursuant to §210-21.1(D)(2).

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

Motion that Pursuant to §210-21.1(D)(2), the Planning Board recommends to the Town Board that the application does support a Waterfront Housing Overlay designation.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

- 2. 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 from May 29, 2019 forward to November 25, 2019.

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

PRESENT:	ABSENT:
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
Member Nasser (alt)	
Member Paganelli	
Member Romeo	
	Member Quinn (alt)

MOTION TO TERMINATE THE MEETING AT 7:35 P.M.

Moved: Ben Paganelli
Seconded: Nicole Gemmati
Carried: 6-0