



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

August 15, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. VERIZON WIRELESS @ NEW HAMBURG FIRE DISTRICT

SEQRA Review, Coastal Consistency Determination and Site Plan Hearing 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) Districts; ± 2.8 acres; Grid # 6058-04-694049; Unlisted Action; *New Hamburg Fire District, 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 hereby determines that the Verizon Wireless @ New Hamburg Fire District Site Plan would not have a significant adverse effect 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 August 15, 2019.

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

Motion that the Planning Board determine that the Verizon Wireless @ New Hamburg Fire District Site Plan 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 the Verizon Wireless @ New Hamburg Fire District Site Plan.

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

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

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

2. **DUTCHESS DODGE INVENTORY PARKING**

Public Hearing, Lot Line Revision Review, Special Use Permit Review, and Site Plan Review for the realignment of a portion of adjoining parcel(s) for vehicle inventory storage. 25, 53 & 50 Nemes Way and 2285-2291 South Road; Zoned R-20 (Single Family 20,000 SF) and BH (Highway Business) Districts, 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 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 grant conditional lot line approval.

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

Motion that the Planning Board grant conditional special use permit approval and conditional site plan review approval.

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

- 3. HAIFA HOLDINGS, LLC**
Public Hearing, SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for proposed construction of a 13,862 SF, three story mixed-use building with 4,377 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 adjourn the Public Hearing to September 19, 2019.

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

- 4. EASTDALE VILLAGE**
Amended Site Plan Hearing for a proposed Fourth Amendment to the previously approved, mixed use Eastdale Village Site Plan, including revised mixed-use Buildings A and E, outdoor dining areas, revised residential Buildings 2, 3, 16 and 17, modifications to site infrastructure, lighting and landscaping, and updated phasing. Eastdale Avenue North, Town Center Drive, Otto Way, Elizabeth Lane, Hillside Drive, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) Districts; ± 63.642 acres; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769391, -743328, -726341, -713324, and -732317 (west of Dutchess Turnpike); and 6262-04-820277, -929217, -892195 and part of -786243 (east of Dutchess Turnpike); 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 March 21, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, and Lot 2A Victory, LLC, Owners.*

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 find that the action contemplated by the Eastdale Village Fourth Amended Site Plans revised through July 22, 2019 and by correspondence and attachments dated July 22, 2019, is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018, and that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village Fourth Amended Site Plan.

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

5. **ARLINGTON DENTAL**
Public Hearing, SEQRA Review, Site Plan Review, and Architectural Review for a proposed addition of a new entry vestibule and new signage for the existing business. 876 Dutchess Turnpike; Zoned I-H (Heavy Industry) District; ± 0.677 acres; Grid # 6262-04-786170; Type II Action; *Melvin Stier, Amelia Stier & Ira Stier, Owners.*

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)(2), 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 the Arlington Dental application.

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

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

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

6. 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 333 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; Type 1 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 Site Plan public hearing to September 19, 2019.

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

7. 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; \pm

29.5 acres; Grid #s 6159-03-175445 and -247420; Unlisted Action; *Camelot Village NY LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to September 19, 2019.

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

8. FOX RUN AT FULTON AKA FAIRVIEW COMMONS SEQRA Review, Rezoning Recommendation to Town Board and Amended Site Plan Hearing to amend a previously approved site plan for 151 residential units in three apartment buildings (inclusive of community/office space), to: Increase Building A in size (34,000 to $\pm 70,400$ GSF) and number of units (up to ± 57 units); reallocate unit counts in other buildings; increase site parking from 447 spaces to ± 617 spaces; and add three adjacent parcels subject to rezoning by the Town Board; resulting in a net increase of ± 53 units and ± 170 parking spaces. 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) Districts; ± 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 adjourn the public hearing to September 19, 2019.

Moved: Carl Whitehead
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. **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) District; ± 6.7 acres; Grid # 6159-047-505383; Unlisted Action; *C H G & E Corp., Owners.*

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

2. **CHABAD LUBAVITCH – 63 VASSAR ROAD**

Site Plan Review regarding a Site Plan application for a one-story, 2,285 SF addition to an existing structure for religious organization and worship and related parking expansion, previously approved in 2009 and expired. 63 Vassar Road; Zoned R-20 (Residential Single Family 20,000 SF) District; ± 2.44 acres; Grid # 6260-04-566185; Unlisted Action; *Chabad Lubavitch of the Mid Hudson; Owner.*

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

3. **FAIRVIEW FIRE DISTRICT LAND CONTOUR**

Land Contour (Major) Permit Review and Erosion Sediment Control Review to excavate and place structural fill in the open field on the north side of the building. 258 Violet Avenue; Zoned IN (Institutional) District; ± 5.24 acres; Grid # 6163-19-545040; Unlisted Action; *Fairview Fire District, Owner.*

Motion that the Planning Board determine that the proposed Fairview Fire District Land Contour (Major) Permit application 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.

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

Motion that the Planning Board grant conditional land contour permit (major) approval.

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

4. CENTERPOINT COMMERCIAL DEVELOPMENT

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.*

No action taken, removed from agenda by applicant.

5. SALT POINT CENTER

Discussion of Subdivision Preapplication, Site Plan, Special Use Permit and Aquatic Resource Permit review, and Declaration of Lead Agency Intent regarding a proposal for a 3-lot subdivision and development of two 3-story residential buildings (total 48 units), 5,460 SF commercial building, gas station with 4,500 SF convenience store, and associated parking and landscaping; subject to Town Board approval of a proposed zoning amendment. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.13 acres; Grid # 6162-02-750540; Type I Action; *Kirchhoff Properties, LLC, Contract Vendee; Maturin Smith, Owner.*

Motion that the Planning Board declare its intent to be the Lead Agency to coordinate the environmental review of the proposed project as a Type I 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 this application pending establishment of a Lead Agency and submittal of more complete plans, application and SEQRA information as needed.

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

6. STEWARTS SHOP AT 2245 SOUTH ROAD

Lead Agency Intent, SEQRA Review, Site Plan Review, and Special Use Permit Review for the construction of a new 3,696 square foot Stewart’s Shop and a 2,440 square foot self-service gasoline canopy and fueling area. 2245 South Road; Zoned BH (Highway Business) District; ± 0.91 acres; Grid # 6159-01-249880; Unlisted Action; *MCRJ Realty Corp., 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 August 15, 2019, 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 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: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 6-0

D) OTHER BUSINESS

1. MARIST COLLEGE CITY/TOWN LOT LINE REVISION

Time Extension of an Approved Lot Line Revision to add the Town of Poughkeepsie’s three-eighths interest in a portion of 173 Kittredge Place (tax parcel no. 6062-02-835560) and adjacent property Kittredge Place (tax parcel no. 6062-02-818562) to Marist College. 11-21 Champagnat Way, 176 Kittredge Place and Kittredge Place; Zoned IN (Institutional) WD1 (Waterfront District 1) and WD2 (Waterfront District 2) Districts; ± 1.157 acres; Grid #6062-02-870603, 818562 & 835560; Type II Action; *Town of Poughkeepsie, City of Poughkeepsie, and Marist College, Owners.*

Motion that the Planning Board grant a one-time 60-day time extension from Monday, August 19, 2019 to Friday, October 18, 2019.

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

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

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

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