



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

September 19, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. FAITH ASSEMBLY OF GOD SUBDIVISION

Public Hearing, SEQRA Review, and Final 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 # 6260-03-230300; Unlisted Action. *Faith Assembly of God Church, Owner.*

Motion to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board determine that the proposed Faith Assembly of God Subdivision (254 Spackenkill Road) 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 dated September 19, 2019.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board determine per Town Code §210-93(I)(3), that the proposed residential development presents a proper case for requiring a park or parks suitably located for playgrounds or other recreational purposes, but that a suitable park or parks of adequate size cannot be properly located as part of the Faith Assembly of God Subdivision (254 Spackenkill Road) application and therefore a fee in lieu of recreation land shall be required as required by Town Code §105-4(S)(5).

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board grant conditional Preliminary and Final (Major) Subdivision Approval.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

2. **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 to open the Public Hearing.

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

Motion to close the Public Hearing.

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

Motion that the Planning Board hereby determine that Camelot Village Mobile Home Park 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 September 19, 2019.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board determine that the Camelot Village Mobile Home Park Amended Site Plan is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board grant conditional site plan approval for Camelot Village Mobile Home Park Amended Site Plan.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

- 3. T-MOBILE @ FAITH ASSEMBLY OF GOD – 25 Golf Club Lane**
Public Hearing, SEQRA Review, and Site Plan Review for a proposal to add three new panel antennas within a stealth canister to visually match its existing installation; addition of one new line of hybrid cable and three RRU's are required, with no change to T-Mobile's existing footprint. 25 Golf Club Lane; Zoned R2A (Residential Single Family 2 Acre) District; ± 26.75 acres; Grid #6160-03-250125; Type II Action; *Faith Assembly of God Church, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

A motion was made to amend the previous motion; and to instead adjourn the public hearing to October 17, 2019.

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

Motion that the Planning Board determine that the application is incomplete for SEQRA review; and that the Planning Board defer action on the Site Plan application pending a revised submittal.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

4. **SOUTH ROAD CROSSINGS**

Public Hearing, SEQRA Review, Recommendation to the Town Board, Subdivision Review (Minor), and Site Plan Review for a proposed minor subdivision with the creation of an Open Development Area (ODA) on the proposed rear hotel lot. Construction of five (5) new buildings including a five (5) story hotel, bank, two (2) retail sites and a retail/coffee shop with associated landscaping and parking. 2611-2629 South Road; Zoned BH (Business Highway) District; ± 17.45 acres; Grid # 6060-02-950800; Unlisted Action; *Cameron Poughkeepsie LLC, Owner.*

Motion that the Planning Board open the public hearing.

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

Motion that that Planning Board adjourn the public hearing to October 17, 2019.

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

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

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

5. **VASSAR INN & INSTITUTE**

SEQRA Review, Recommendation to the Town Board on a Zoning Text Amendment, and Site Plan Hearing for proposed construction of a 3-story hotel of 50 rooms and attached 2-story conference center (±195 seats) and restaurant with outdoor dining (±120 seats), total 48,142 SF, parking and pedestrian improvements, demolition of the existing Williams House and a single-family residence, and road access from College Avenue, on the same site as the existing

Alumnae House; subject to a proposed Zoning Text Amendment. 157-171 College Avenue; Zoned IN (Institutional); ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, 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 October 17, 2019.

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

Motion that the Planning Board defer action on this application and request the applicant respond 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: Bob Nasser
Carried: 5-0

6. 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 ±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 to open the Public Hearing.

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

Motion to adjourn the Public Hearing to October 17, 2019.

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

7. **EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center) Preliminary Major Subdivision Hearing and Amended Site Plan Hearing** for a proposed Fifth Amendment to the previously approved, mixed use Eastdale Village project, including: Subdivision of Lot 10W into three lots and Lot 13W into two lots; Site Plan revisions to mixed-use Buildings E-4 and E-5, commercial cottage D-4 and the Community Center; and Commercial Sign Standards for the project. Eastdale Avenue North, 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± 63.642 acres; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -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 August 15, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion to open the Subdivision and Site Plan public hearing.

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

Motion to close the public hearing for the Subdivision and Site Plan public hearing.

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

Motion that the action contemplated by the Eastdale Village Subdivision Application dated August 26, 2019 was considered in the SEQRA review for the MacDonnell Heights Town Center Project as a Type I action (inclusive of a concurrent SEQRA and subdivision public hearing) and that the proposed Eastdale Village Major Subdivision is consistent with SEQRA Findings Statement for the MacDonnell Heights Town Center as adopted March 15, 2018; and that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and that the Planning Board grant conditional Preliminary Major Subdivision Approval for the Eastdale Village (f/k/a MacDonnell Heights Town Center) project.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board waive a public hearing on Final (Major) Subdivision Approval and grant conditional Final (Major) Subdivision Approval, subject to the preceding conditions of Preliminary (Major) Subdivision Approval.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board find that the action contemplated by the Eastdale Village Fifth Amended Site Plan revised through August 26, 2019 and by correspondence and attachments dated August 26, 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 Fifth Amended Site Plan.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

8. VALLEY CHRISTIAN CHURCH

SEQRA Review and Site Plan Hearing for a proposed change of use from a recreation facility to a religious place of worship, including alteration and addition to an existing building, and repair and expansion of existing parking. 657 Sheafe Road; Zoned B-H (Highway Business) District; ± 3.63 acres; Grid # 6159-01-278549; Unlisted Action; *Valley Christian Church, Owner.*

Motion to open the Public Hearing.

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

Motion to adjourn the Public Hearing to October 17, 2019.

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

Motion that the Planning Board determine that the action is incomplete for a SEQRA determination and that the Planning Board defer action on the application pending a revised submittal and directed the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

9. 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 October 17, 2019.

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

10. RAYMOND AVENUE SCHOOL PROPERTY REDEVELOPMENT

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 ± 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; ± 6.38 acres and ± 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 public hearing to October 17, 2019.

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

11. STEWARTS SHOPS – 6 MANCHESTER CIRCLE

Public Hearing, SEQRA Review, and Site Plan Review for a proposed canopy replacement and fuel tank replacement and associated site improvements. 6 Manchester Circle; Zoned IH (Heavy Industrial); ±0.77 acres; Grid #6261-01-237642; Unlisted Action; *Stewart's Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board adjourn the public hearing to October 17, 2019.

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

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. MAZDA EXPANSION – 2309 ROUTE 9

SEQRA Review, Rezoning Recommendation to Town Board, Site Plan and Special Use Permit Review to expand the existing Mazda facility to accommodate new inventory and parking areas, and a 5,000 SF building expansion, subject to rezoning approval by the Town Board. 2309 Route 9; Zoned B-H (Highway-Business) & R-M (Residential Multi Family); ± 13.89 acres; Grid #s 6160-03-132019 and 100001; Unlisted Action; *Danielle Associates LLC and Elgen Associates Inc., Owner(s)*.

Motion that the Planning Board determine that the proposed Mazda Expansion – 2309 Route 9 project 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 September 19, 2019.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Moved that the Planning Board convey a positive recommendation to the Town Board regarding adoption of the proposed Zoning Map Amendment to rezone a +/- 5.91 acre portion of parcel 6160-03-100001 from the Residence Multifamily (R-M) District to the Highway Business (B-H) District.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board defer action on the application pending a revised submittal and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

2. SAYAGO/SHANER LOT LINE REVISION

Lot Line Revision review regarding a proposal to convey a 0.043- acre portion of 3 River Road to 4 Main Street in New Hamburg; Zoned R-NH (Residence Single Family 20,000 SF), R-NH (Residence New Hamburg), and WD1 (Waterfront District 1); ± 1.057 acres; Grid #6057-06-491851 and 6057-07-501839; Type II Action; *Andrea Sayago and Edward Sayago, Owner and Marjorie E. Shaner, Owner.*

Motion that the Planning Board determine the proposed activity is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program (LWRP) because it will be conducted in a manner consistent with such program.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board grant Conditional Lot Line Revision Approval and also grant a 60 day time extension of said Approval from November 18, 2019 forward to January 17, 2020.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

3. HUDSON HERITAGE - SHOPRITE

Architectural Review of a proposed ShopRite Supermarket. 3532 North Road; Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type II Action; *EFG/Saber Heritage SC, LLC, Owner.*

Motion that the Planning Board certify that the proposed architecture for the Shop Rite building at Hudson Heritage is consistent with the Design Guidelines-Phase I dated April 29, 2019, and that the Planning Board accepts the renderings and samples presented for architectural review.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

D) OTHER BUSINESS

1. PLANET WINGS – 661 DUTCHESS TURNPIKE

Time Extension of the completion date for a Site Plan approved on 9/14/2017 for renovation of the existing 2,985 SF restaurant building for retail use only. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.721 acre; Grid # 6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of the Site Plan completion date required by §210-151(J), from September 14, 2019 forward to March 11, 2020, noting that no further time extensions are available.

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

2. VERIZON STORE ADDITIONAL RETAIL EXPANSION

Time Extension of Site Plan conditional approval granted 10/18/2018 to add a 1,500 SF retail building addition to a previously approved site plan for conversion of an existing 2,985 SF fast food restaurant to a retail Verizon Store. 661 Dutchess Turnpike; Zoned B-SC (Business Shopping Center) District; ± 0.68 acres; Grid #6261-01-119864; Unlisted Action; *Planet Wings of Poughkeepsie, Owner.*

Motion that the Planning Board grant two (2) ninety (90) day time extensions of conditional Site Plan approval from October 18, 2019 forward to April 22, 2020, noting that no further time extensions are available.

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

MOTION TO TERMINATE THE MEETING AT 9:47 P.M.

Moved: Nicole Gemmati
Seconded: Bob Nasser
Carried: 5-0

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