



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

October 17, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. CHABAD LUBAVITCH – 63 VASSAR ROAD

SEQRA Review and Site Plan Hearing 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 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 as Lead Agency hereby determines that the Chabad Lubavitch – 63 Vassar Road 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 October 17, 2019.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant Conditional Site Plan Approval for the Chabad Lubavitch – 63 Vassar Road Site Plan.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

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

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

2. 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 close the Public Hearing.

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

Motion that the Planning Board as Lead Agency hereby determines that the Valley Christian Church 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 October 17, 2019.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant Conditional Site Plan Approval for the Valley Christian Church Site Plan.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant architectural review approval with samples and elevations as presented. And, windows for the East Elevation are discussed above. The appearance of signage, inclusive of the graphic logo on the new eastern entry, is subject to Planning Board architectural review of their appearance, as well as sign permitting by the Zoning Department for size and quantity.

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

3. **GREYSTONE DAYHAB**

Amended Site Plan Hearing to convert the first floor of 36 Violet Ave into a Dayhab for 20 individuals with support office space. 36 and 42 Violet Ave; Zoned RM; 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Unlisted Action. *Greystone Programs, INC, 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 grant Conditional Site Plan and Special Use Permit Approvals for the Greystone Dayhab project.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant architectural review approval with samples, elevations and photos as presented.

Moved: Carl Whitehead

Seconded: Nicole Gemmati
Carried: 5-0

4. SOUTH ROAD CROSSINGS

Public Hearing, SEQRA Review, Coastal Consistency Review, Recommendation to the Town Board, Subdivision Review (Minor), and Site Plan Review for a proposed minor subdivision with creation of an ODA (Open Development Area) on the 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 to open the Public Hearing.

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

Motion to adjourn the Public Hearing to November 21, 2019.

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

Motion that the Planning Board hereby determine that South Road Crossings 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 October 17, 2019.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board determine that South Road Crossings is consistent with the Town of Poughkeepsie's approved Local Waterfront Revitalization Program.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board provide a positive recommendation to the Town Board regarding the Open Development Area (ODA) for South Road Crossings.

Moved: Nicole Gemmati
Seconded: Rocco Romeo
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: Rocco Romeo
Carried: 5-0

5. 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; Unlisted Action; *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 November 21, 2019.

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

6. 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 to adjourn the Public Hearing to January 17, 2020.

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

7. **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 to adjourn the Public Hearing to November 21, 2019.

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

8. **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 to adjourn the Public Hearing to November 21, 2019.

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

9. **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 $\pm 3,200$ SF clubhouse, $\pm 19,990$ 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; SEQRA Negative Declaration for a Type 1 Action, Zoning Text Amendment and Development Master Plan approved by the Town Board 8/21/19; *Paz Management, Inc. Contract Vendee; Arlington Grade School and Arlington Central School District, Owners.*

Motion to adjourn the Public Hearing to November 21, 2019.

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

10. 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 to adjourn the Public Hearing to November 21, 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. SALT POINT CENTER

SEQRA Review, Recommendation to the Town Board, and Subdivision, Site Plan, Special Use Permit and Aquatic Resource Permit review, 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 3,600 SF canopy, and parking and landscaping; subject to Town Board approval of a proposed zoning amendment. 53 Salt Point Turnpike; Zoned SPC (Salt Point Center) District; ±12.73 acres; Grid # 6162-02-750540; Type I Action; *Kirchhoff Properties, LLC, Contract Vendee; Maturin Smith, Owner.*

Removed from the agenda by the applicant.

2. **VASSAR COLLEGE – PRENTISS FIELD AMENDED SITE PLAN**
SEQRA Review and Amended Site Plan Review for the construction of a 2,990 square foot storage building; Zoned IN (Institutional); ± 63.35 acres; Lot 1 (334 Hooker Avenue) Grid # 6161-04-740465 and Lot 2 (358-360 Hooker Avenue) Grid # 6161-04-805415; Type II Action; *Vassar College, Owner.*

Motion that the Planning Board waive a public hearing for the Vassar College – Prentiss Field Amended Site Plan application per Town Code §210-151(L).

Moved: Nicole Gemmati
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: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

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

Moved: Nicole Gemmati
Seconded: Rocco Romeo
Carried: 5-0

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

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

3. **766 MAIN STREET**
Site Plan Review and Special Use Permit Review for the proposed renovation of an existing building to include four (4) residential units with a 1,000 SF rooftop deck on the second floor, and a fitness club and lobby to serve residential units and associated parking on the first floor. 766 Main Street; Zoned ATC (Arlington Town Center); ± 0.15 acres; Grid # 6161-07-742820; Unlisted Action; *US Bank National Association, Trustee.*

Removed from the agenda by the applicant.

4. MOBIL STATION - 3480 NORTH ROAD (MID-HUDSON CENTER)

Discussion of an anticipated site plan amendment for the addition of a Dunkin Donuts within the existing building, and a drive thru lane. 3480 North Road; Zoned FC (Fairview Center); ± 15.07 acre; Grid # 6062-02-992924; *TFS Midhudson LLC, Owner.*

No action was taken, for discussion with the Planning Board only.

D) OTHER BUSINESS

1. DUTCHESS DODGE INVENTORY PARKING

Time Extension for a previously approved Lot Line Revision Review, Special Use Permit Review, and Site Plan 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 grant a one-time 60-day time extension from Monday, October 14, 2019 to Friday, December 13, 2019.

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

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

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

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