



Town of Poughkeepsie

Planning Department

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Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

DECEMBER 19, 2019

5:00 PM

DECISION AGENDA

A) PUBLIC HEARINGS

1. CENTRAL HUDSON KNAPPS CORNERS SUBSTATION

SEQRA Review and 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 open the public hearing.

Moved: Carl Whitehead

Seconded: Bob Nasser

Carried: 5-0

Motion that the Planning Board adjourn the public hearing to February 20, 2020.

Moved: Carl Whitehead

Seconded: Rocco Romeo

Carried: 5-0

Motion that the Planning Board approve a public hearing notification sign on the proposed action property.

Moved: Carl Whitehead

Seconded: Rocco Romeo

Carried: 5-0

Motion that the Planning Board defer action on this application and direct the applicant to respond to comments of the Planning Board.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

2. **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 site total dwelling units (from 151 to 204); reallocate unit counts in other buildings; increase site parking; and add three adjacent parcels subject to rezoning by the Town Board; resulting in a net increase of ± 53 units and ± 115 parking spaces. 1-60 Campus View Court, 7-11 Rondek Road, 60 Fulton Street, Lake Street; Zoned FC (Fairview Center), PROD (Planned Residential Overlay District), B-N (Neighborhood Business) District and R-20 (Residence Single-Family 20,000SF) District; ± 15.88 acres; Grid # 6162-05-161788, -125791, -119824, and 6162-09-168737; Unlisted Action; *Fox Run at Fulton LLC, Owner.*

Motion that the Planning Board open the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board adjourn the Public Hearing to February 20, 2020.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board determine that the proposed Fox Run at Fulton a/k/a/ Fairview Commons action 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 December 19, 2019, with the corrected increase in parking spaces (117) and initial date of Planning Board approval [to be inserted].

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board convey to the Town Board that it is unable to make a recommendation regarding to the Town Board's referral of a proposed Zoning Map Amendment to rezone tax parcels 6162-05-161788, 6162-05-125791, 6162-05-119824, and 6162-09-168737,

consisting of +/- 15.88 acres, to Fairview Center (FC) District with a Planned Residential Overlay District (PROD) designation because it is unclear whether student housing is consistent with the intent and purpose of the PROD as outlined in §210-21(A). The Planning Board notes that the existing Fox Run at Fulton project f/k/a Fairview Commons serves primarily as student housing. (This fact was not established at the time of the initial recommendation by the Planning Board to the Town Board.) The Planning Board has no objection to the project, finding that it is well run, provides needed student housing and otherwise benefits the Town. The Planning Board notes that the Town Board could clarify its intent that the PROD include such student housing by adopting a zoning text amendment to add “students” to the illustrative (and admittedly not exclusive) list of tenant types set forth in §210-21(A).

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer further action on the Site Plan application pending action on the proposed rezoning by the Town Board and a revised submittal by the applicant, and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

3. **766 MAIN STREET**

SEQRA Review, Site Plan Review, and Special Use Permit Review for the proposed renovation of an existing building to include four (4) residential units (3 units on the second floor and 1 accessible unit on the first floor), as well as 1,970 square feet of retail space on the first floor. The first floor will also include a lobby to serve the residential units. 766 Main Street; Zoned ATC (Arlington Town Center); ± 0.15 acres; Grid # 6161-07-742820; Unlisted Action; *RS2 Holdings, LLC*.

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0

Motion that the Planning Board adjourn the public hearing to February 20, 2020.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

4. VASSAR INN & INSTITUTE

Site Plan Hearing, SEQRA Review, and Recommendation to the Town Board on a Zoning Text Amendment 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 adjourn the Public Hearing to January 16, 2020.

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0

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

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0

MOTION TO END PUBLIC COMMENT SESSION.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

C) **PLAN REVIEWS**

1. **VASSAR SCIENCE BUILDING AMENDED SITE PLAN – TRASH ENCLOSURE**
Amended Site Plan Review for relocation of existing trash enclosure with proposed brick enclosure wall, relocation of existing light pole, addition of new asphalt areas including sidewalk to connect to existing sidewalk, removal of existing asphalt and curbing to be replaced with new landscaping, and relocation of handicap parking spaces. 124 Raymond Avenue; Zoned IN (Institutional); 255.89 ± acres; Grid # 6261-03-100450; Type II Action; *Vassar College, Owner.*

Motion that the Planning Board waive the Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant conditional Site Plan approval.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board waive architectural review and leave it to the discretion of staff.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

2. **COREWOOD VENTURES OFFICES**
SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review regarding the development of a maintenance yard with a 4,000 SF ancillary office space, along with a lot line alteration between the two parcels. 240 Van Wagner Road and 300 Van Wagner Road; Both parcels Zoned IH (Heavy Industrial) District; 6.87 ± acres; Grid #s 6262-03-213321 & 226351; Unlisted Action; *240 Van Wagner Road Holdings, LLC and Corewood Ventures Inc., Owners.*

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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer action on this application pending the 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

3. EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)

a) Amended Site Plan Review for a proposed Sixth Amendment to the previously approved, mixed use Eastdale Village project, including: Replacement of Garages G2 and G3 behind Buildings 2 and 3 with surface parking; Revised “D Block” plans (Buildings D1-D4 and vicinity). 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 September 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board waive the Site Plan Public Hearing.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board find that the action contemplated by the Eastdale Village Sixth Amended Site Plan (excluding addition of the Ortega House Lot), correspondence and attachments as revised through November 25 and December 6, 2019, is consistent with the 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 Sixth Amended Site Plan (excluding addition of the Ortega House Lot).

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board grant architectural review of revised Buildings D1-D4 and Y-5 (Bandstand) with samples and renderings as presented.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

- b) Declaration of Lead Agency Intent, SEQRA and Amended Site Plan Review** for the proposed addition of the Ortega House Lot (949 Dutchess Turnpike, 0.711 acre) into the Eastdale Village project. Eastdale Avenue North, 50 Eastdale Avenue North, 10-20 and 30 Town Center Drive, 10 and 15 Otto Way, Hillside Drive, Elizabeth Lane, **949 Dutchess Turnpike**, Dutchess Turnpike, Victory Lane-Rear and 15 Victory Lane; Zoned MHC (MacDonnell Heights Center) and I-H (Heavy Industrial) District; ± **64.353 acres**; Grid #s 6262-04-715370, -739356, -746391, -696343, -724392, -758382, -768412, -777377, -769361, -743328, -726341, -713324, -732317 **and -776348** (west of Dutchess Turnpike); and 6262-04-820277, -929217, -892195 and part of -786243 (east of Dutchess Turnpike); Prior 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 September 19, 2019. *Premier Eastdale, LLC, MHTC Development, LLC, Eastdale Residential I, LLC, and Lot 2A Victory, LLC, Owners.*

Motion that the Planning Board declare its intent to continue to be the Lead Agency to coordinate the environmental review of the proposed Type 1 action, as amended to incorporate the Ortega House Lot (949 Dutchess Turnpike, 0.711 acre) into the Eastdale Village project; and authorize the Planning Department to circulate a Notice of said intent, and a copy of the proposed Amended Site Plan and SEQRA evaluation and other materials, to the involved agencies.

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

Motion that the Planning Board defer further action on this Amended Site Plan pending reestablishment 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: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

- 4. HUDSON HERITAGE REDEVELOPMENT PROJECT**
Response to Town Board SEQR Lead Agency Intent, and Recommendation to the Town Board on Zoning Text Amendments proposed for Section 210-9, 210-30 and 210-102. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; Type I Action; *EFG/Saber Heritage SC, LLC, f/k/a/ EFG/DRA Heritage, LLC, Owner.*

Motion that the Planning Board consent to designation of the Town Board as lead agency for coordinated SEQRA review of the actions in the October 31, 2019 application by EFG/Saber to the Town Board (transmitted by its Notice of Intent dated 12/5/2019).

Moved: Bob Nasser
Seconded: Rocco Romeo
Carried: 5-0

D) OTHER BUSINESS

1. STRATFORD FARMS TOWNHOMES

Time Extensions of Final (Major) Subdivision Approval and of Site Plan Approval for 26 individual townhouse lots, a common area lot and site improvements on a ± 6.832 acre parent lot within a previously approved 185 lot subdivision. Stratford Drive; Zoned R-4A (Residence Single Family, 4 acre) District; 6.832 +/- acres; Grid # 14-6362-01-320922. SEQRA Negative Declaration on file; *ABD Stratford LLC, Owner.*

Motion that the Planning Board grant two (2) 90-day time extensions of Site Plan Approval and of Final (Major) Subdivision Approval from January 23, 2020, forward to July 21, 2020.

Moved: Carl Whitehead
Seconded: Rocco Romeo
Carried: 5-0

MOTION TO TERMINATE THE MEETING AT 8:10 P.M.

Moved: Carl Whitehead
Seconded: Bob Nasser
Carried: 5-0

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