



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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NOTICE OF PLANNING BOARD

REGULAR MEETING

February 20, 2020

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: Nicole Gemmati
Carried: 6-0

Motion that the Planning Board close the public hearing

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

**A written public comment period is open for ten (10) days, beginning Friday, February 21 and ending Sunday, March 1. After that, no further written public comments will be accepted.*

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

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

2. HUDSON HERITAGE

- a. Amended Site Plan and Lot Line Revision Review** of development plans conditionally approved 6/4/19 for the former Hudson River Psychiatric Center in two phases for 750 residential units, 350,000 SF commercial space, and adaptive reuse of the Administration Building (80,000 SF) and five other structures; on 16 lots with two roads to be dedicated to the Town: Phase 1 includes 193,300 SF Commercial Space and 134 residential units, with related infrastructure. Proposed Phase 1 amendments are to the commercial component, and to move a lot line to accommodate a proposed building. 3532 North Road (U.S. Route 9); Zoned HRDD (Historic Revitalization Development District); ± 156.19 acres; Grid #6163-03-011149; SEQRA Findings for a Type 1 Action issued December 6, 2017 by the Town Board; SEQR Findings, Modified Development Master Plan, conditional Preliminary Subdivision and Phase 1 Site Plan approved by the Planning Board June 4, 2019; *EFG/DRA Heritage, LLC, a/k/a EFG Saber Heritage SC 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 adjourn the public hearing to March 19, 2020.

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

Motion that the Planning Board Direct Town Departments; Town Consultants and outside agencies to continue to engage in detailed amended site plan and lot line revision/subdivision review of Phase 1, 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

- b. 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/DRA Heritage, LLC, a/k/a EFG Saber Heritage SC LLC, Owner.*

Note: This item is not a public hearing.

Motion that the Planning Board recommend to the Town Board that EFG/Saber's proposed zoning text amendment to §210-9 regarding definition of "FLOOR AREA, NONRESIDENTIAL"...

be modified as shown above, and adopted
 be adopted as proposed
 not be adopted

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

Motion that the Planning Board recommend to the Town Board that EFG/Saber's proposed zoning text amendment to §210-9 regarding a new definition of 'MEMORY CARE FACILITY' ..."

be modified as shown above, and adopted
 be adopted as proposed
 not be adopted

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

Motion that the Planning Board recommend to the Town Board that EFG/Saber's proposed zoning text amendment to §210-30.B(16) to add new residential housing types in subsections (g), (h) and (i)..."

be modified as shown above, and adopted
 be adopted as proposed
 not be adopted

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

Motion that the Planning Board recommend to the Town Board that EFG/Saber's proposed zoning text amendment to §210-102.B amending certain criteria for Outdoor Restaurant Dining Facilities to change their applicability to the HRDD District ..."

be modified as shown above, and adopted
 be adopted as proposed
 not be adopted

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

Motion that the Planning Board recommend to the Town Board that EFG/Saber’s proposed zoning text amendment to §210-104.1.B amending certain criteria for “Sidewalk seating and tables for patrons” to change their applicability to the HRDD District ...”

- X be modified as shown above, and adopted
- be adopted as proposed
- not be adopted

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

Motion that the Planning Board recommend to the Town Board that EFG/Saber’s proposed zoning text amendments be modified to add an amendment to HRDD regulations to allow accessory outdoor dining and accessory sidewalk seating and tables subject to Site Plan approval by the Planning Board...”

- X be modified as shown above, and adopted
- be adopted as proposed
- not be adopted

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

3. 766 MAIN STREET
SEQRA Review, Special Use Permit Review, and Site Plan Hearing 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: 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 proposed 766 Main Street application would not have a significant adverse impact on the environment for the reasons set forth in the SEQRA Negative Declaration for an Unlisted Action dated February 20, 2020.

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

Motion that the Planning Board grant conditional special use permit approval and conditional site plan approval for 766 Main Street.

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

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

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Paganelli left room)

4. FOX RUN AT FULTON AKA FAIRVIEW COMMONS

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 \pm 53 units and \pm 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; \pm 15.88 acres; Grid # 6162-05-161788, -125791, -119824, and 6162-09-168737; Unlisted Action; *Fox Run at Fulton LLC, Avello Bros. Construction Inc., William J. Avella, Page Five LLC, Owners.*

Motion that the Planning Board adjourn the Site Plan public hearing to March 19, 2020.

Moved: Carl Whitehead
Seconded: Nicole Gemmati
Carried: 5-0 (B. Paganelli left room)

5. COREWOOD VENTURES OFFICES

SEQRA Review, Lot Line Revision Review, and Amended Site Plan Review regarding the development of a maintenance yard with a 4,400 SF ancillary office building, subsequent to 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 open the public hearing.

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

Motion that the Planning Board adjourn the public hearing to April 16, 2020.

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

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

- 6. 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 adjourn the Site Plan public hearing to March 19, 2020.

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

- 7. 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 adjourn the Site Plan public hearing to March 19, 2020.

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

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

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

MOTION TO END PUBLIC COMMENT SESSION.

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

C) PLAN REVIEWS

1. HABITAT FOR HUMANITY DUTCHESS COUNTY RESTORE SEQRA Review and Site Plan Review for the proposed reuse of an existing building and will require a change of use from storage to mercantile or retail use. 8 Neptune Road, Zoned Highway Business (B-H) District and Crown Heights Center Overlay (CHCO) District; ± 5.5 acres; Grid # 6159-01-123903; Type II Action; *Van Buren Stamford, LLC, Owner.*

No action taken; applicant requested to be withdrawn from the agenda.

2. VALLEY CHRISTIAN CHURCH Amended SEQRA and Site Plan Review of a conditionally approved Site Plan for change of use from a recreation facility to a religious place of worship, including building alterations and parking expansion, to implement the Site Plan in three phases. 657 Sheafe Road; Zoned B-H (Highway Business) District; ± 3.63 acres; Grid # 6159-01-278549; Unlisted Action; *Valley Christian Church, Owner.*

Motion that the Planning Board waive the public hearing for the Site Plan as amended in accordance with Town Code §210-151(L), because the proposed amendment does not warrant a full site plan review or a public hearing.

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

Motion that the Planning Board as Lead Agency hereby determines that SEQRA review of the proposed Site Plan as amended is substantially unchanged from and consistent with the previous October 17, 2019 Negative Declaration for the Valley Christian Church project, and therefore the Planning Board reaffirms said October 17, 2019 SEQRA Negative Declaration.

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

Motion that the Planning Board grant Conditional Site Plan Approval for the Valley Christian Church Site Plan as amended for implementation in three phases.

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

Motion that the Planning Board approve site tree felling activity consistent with approved bat mitigation prior to Chairman's signature of an approved Site Plan.

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

3. **IDOM EQUITIES, INC. (MODI-23 DAVIS AVENUE)**
SEQRA Lead Agency Declaration of Intent, and Preliminary Subdivision, Site Plan and Special Use Permit Review for subdivision of one lot with existing Special Use Permit and Site Plan approvals for two existing buildings, into two lots to separate the buildings. 23 Davis Avenue; Zoned ATC (Arlington Town Center); Unlisted Action; ± 1.64 acres; Grid # 6161-12-879739; *Idom Equities Inc., Owner.*

Motion that the Planning Board acknowledge completion of Pre-application Subdivision review based upon previous Site Plan review concluding with a 12/14/2017 approval, Discussion of a potential Subdivision application on 1/16/20, and review of the present Subdivision Application submitted 1/27/20.

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

Motion that the Planning Board declare its intent to be the SEQRA 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 all involved and interested agencies.

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

Motion that the Planning Board defer action on this application 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

4. 44 LAGRANGE AVENUE

SEQRA Lead Agency Declaration of Intent, Special Use Permit and Site Plan Review for proposed replacement of a single-family residence with a mixed-use development at 44 Lagrange Avenue (2,530 SF commercial ground floor and three (3) one bedroom dwellings on second floor); and proposed eight (8) shared parking spaces inclusive of one handicap at 39 Lagrange Avenue. 44 & 39 Lagrange Ave, Zoned ATC (Arlington Town Center); ± 1.67 acres; Grid # 6161-12-905673 & 901690; Unlisted Action; *INP Real Estate LLC, Owner.*

Motion that the Planning Board determine that it will conduct an uncoordinated SEQRA review of the proposed project as an Unlisted Action.

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

Motion that the Planning Board determine that the application is incomplete, defer action on the application, 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

5. 11 WILTSE LANE (WILTSE ESTATES LOT 55) SUBDIVISION

Pre-application Subdivision Review for subdivision of existing residential lot into two single family residential lots each with house, driveway, connection to municipal sewer and water and necessary grading. 11 Wiltse Lane, Zoned R-20 (Residential Single Family 20,000 SF); ± 1.67 acres; Grid # 6262-04-623260; Unlisted Action; *Alexey Nechaev & Maria Dvurechenskaya, Owner.*

No action taken; applicant held a pre-application subdivision discussion with the applicant's engineer.

- 6. **EASTDALE VILLAGE (f/k/a MacDonnell Heights Town Center)**
Architectural Review for the Community Center (building CC – Lot 3W). 10-12 Otto Way; Zoned MHC (MacDonnell Heights Center); ± 1.74 acres; Grid #s 6262-04-746391; Type II Action; Site Plan approval issued July 12, 2018, as conditionally amended through January 16, 2020. *Eastdale Residential II, LLC, Owners.*

No action taken; this item was removed from the agenda at the applicant’s request.

- 7. **FORSONS APARTMENTS – ARCHITECTURAL REVIEW**
Architectural Review for two (2) previously approved buildings for the Forsons Apartments site plan application. Sheafe Road; Zoned B-H (Business Highway) District; ± 4.00 acres; Grid # 6159-01-283578; Type II Action; *Redhead Properties LLC., Owner.*

Motion that the Planning Board grant architectural review approval, subject to the applicant submitting revised architectural materials for review by Town Planning staff and the Planning Board Chairman based on comments provided by the Planning Board.

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

MOTION TO TERMINATE THE MEETING AT 9:15 P.M.

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

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