



# *Town of Poughkeepsie*

## *Planning Department*

1 Overocker Road  
Poughkeepsie, NY 12603

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### **NOTICE OF PLANNING BOARD**

#### **REGULAR MEETING**

#### ***DECISION AGENDA***

***March 18, 2021 at 5:00 PM***

Meeting held only via Zoom platform, Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead  
Member Peter Fanelli  
Member Nicole Gemmati  
Member Ahmad Katnani, Alternate  
Member Ben Paganelli  
Member Bob Nasser  
Member Rocco Romeo

*Member Joan Quinn was absent.*

#### **2. STATEMENT OF COMPLIANCE BY THE CHAIR**

#### **3. AGENDA ITEMS**

##### **A) CONTINUED/NEW PUBLIC HEARINGS**

##### **1. EASTDALE VILLAGE 12<sup>TH</sup> SITE PLAN AMENDMENT**

**Amended Site Plan Public Hearing** for a proposed 12<sup>th</sup> Site Plan Amendment for modifications to site plan layout, parking, grading, landscaping, utilities and details, including increased residential area in Buildings 16 and 17 (+298 gross SF total); and no change in the total project commercial area, number of dwelling units or bedrooms, or height of buildings. Eastdale Avenue North; Otto Way; Hillside Drive; Town Center Drive; Elizabeth Lane; 949 Dutchess Turnpike; Eastdale Avenue South; Parkside Drive; and 15 Victory Lane; Zoned MHC (McDonnell Heights Center) District; ± 63.461 acres; Grid #s 6262-04-715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277; and 786243. Prior SEQRA Findings for a Type I Action adopted March 15, 2018, amended September 17, 2020; Site Plan and Special Use Permit approval issued July 12, 2018, as conditionally amended through November 19, 2020. *MHTC*

*Development, LLC, Premier Eastdale, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Rossi Eastdale LLC, and Industrial Retro, LLC, Owners.*

Motion that the Planning Board open the Public Hearing.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

Motion that the Planning Board close the Public Hearing.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

Motion that the Planning Board find that the Eastdale Village Twelfth Site Plan Amendment involves incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings as amended September 17, 2020, as modified by the proposed incremental changes described in the Planning Board Application, amended plans and supporting materials received February 22, 2021.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village Twelfth Site Plan Amendment, excluding the Darrow Place connector road.

Moved: Nicole Gemmati  
 Seconded: Ahmed Katnani  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**2. FRIENDLY FORD**

**Site Plan and Special Use Permit Public Hearing** for a proposal to demolish an existing service area of 2,840 SF and construct a new service bay addition of 6,800 SF. 2250 South Road; Zoned B-H (Highway Business); ± 2.87 acres; Grid # 6159-01-273908; Type I Action; *South Road Facilities, LLC, Owner.*

Motion that the Planning Board open the public hearing.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

Motion that the Planning Board adjourn the public hearing to May 20, 2021.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

Motion that the Planning Board as Lead Agency hereby determines that the Friendly Ford Special Use Permit and 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 March 18, 2021.

Moved: Nicole Gemmati  
 Seconded: Ahmad Katnani  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

Motion that the Planning Board defer further action on this application.

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**3. LAKEVIEW MAXI STORAGE AMENDED SITE PLAN**

**Amended Site Plan and Special Use Permit Public Hearing** to increase the length of previously approved storage buildings 3 and 4 and add a maintenance shed, extend the site development area eastward, and make related drainage and other modifications. 16 Creek Road; Zoned I-H (Heavy Industry) District; 1.8 ± acres; Grid # 6162-02-649538; SEQRA Unlisted Action; *DMS/Morganview Realty LLC, Owner.*

Motion that the Planning Board open the Site Plan and Special Use Permit public hearing.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
 Seconded: Ahmad Katnani  
 Carried: 7-0

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

Moved: Nicole Gemmati  
 Seconded: Rocco Romeo  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

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

Moved: Nicole Gemmati  
 Seconded: Ahmad Katnani  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**4. SOUTH HILLS COMMONS**

**SEQRA Review, Recommendation to the Town Board for Zoning District Change, Site Plan Review, and Architectural Review** for a proposed zoning district change from R-20 to R-M in order to construct four (4) multifamily, two-story buildings, containing six (6) units each, for a total of 24 units. The application includes merging the parcels under review. Route 9D and Delavergne Avenue; R-20 (Residence, Single-Family 20,000 SF) Zoning District; ±5.50 acres and ±1.04 acres; Grid #'s: 6158-01-261673 and 6158-01-237655, respectively; Unlisted Action; *John Tremblay, Owner and MidHudson Development Corp, Applicant.*

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**5. DEPARTMENT OF CORRECTIONS & COMMUNITY SUPERVISION**

**Site Plan Hearing** for a proposed conversion from Market to Office Space. 20 Manchester Road; Zoned ATC (Arlington Town Center) District; Grid #6161-12-965745; ± 2.95 acres; Type II Action; *20 Manchester LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**6. LOCUST GROVE CROSSINGS – 2736-2738 South Road**

**Site Plan Review and Architectural Review** for the development of a 32-unit multifamily development in four (4) buildings, eight units per building, with associated parking. The proposed buildings will be two (2) stories at 5,275 square feet per floor. 2736-2738 South Road; Zoned RM (Residence, Multifamily) District; ± 2.68 acres; Grid # 6161-03-078100; Unlisted Action; *Tara Maguire, Owner.*

No action was taken, the Planning Board recognized that this application is removed from the agenda and the applicant will be required to re-notice the public hearing upon return to the Planning Board.

**7. STEWARTS SHOP – 2245 SOUTH ROAD**

**SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural 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 B-H (Highway Business) District; ± 0.949 acres; Grid # 6159-01-249880; Unlisted Action; *Stewart’s Ice Cream, Co., Inc., Owner.*

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**8. ARLINGTON FARMS – MALABAR REALTY LLC**

**SEQR Review, Special Use Permit, Site Plan and Architectural Review** for proposed demolition of the existing structures on the site and the construction of a one-story gas station-convenience store (3,400 SF), gas canopy with eight gasoline filling positions, and other site improvements. 798-802 Dutchess Turnpike; Zoned B-H (Highway-Business) District; 0.81 +/- acre; Grid #s 6262-04-571014; SEQRA Negative Declaration adopted February 19, 2015, conditional Site Plan approval granted December 17, 2015 (expired); *Malabar Realty, LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**9. VASSAR INN & INSTITUTE**

**SEQRA Review, Zoning Text Amendment Recommendation to the Town Board, and Site Plan Public 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) District; ± 8.66 acres; Grid # 6161-12-795630; Type I Action; *Vassar College, Owner.*

Motion that the Planning Board adjourn the public hearing to April 15, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

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

Moved: Carl Whitehead  
Seconded: Ahmad Katnani  
Carried: 7-0

**MOTION TO END PUBLIC COMMENT SESSION.**

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 7-0

**C) PLAN REVIEWS**

**1. 8 TUCKER DRIVE**

**Lead Agency Intent, SEQRA Review, Recommendation to the Town Board for a Zoning District Change, Site Plan Review, Floodplain Development Permit Review, Aquatic Resource Protection Permit Review, and Architectural Review** for a proposed zoning district change from B-SC to I-L in order to construct a contractor’s yard used for storing contractor’s materials and equipment, and a 30,000 square foot storage building. File Lot #8 – Tucker Drive; B-SC (Shopping Center Business) Zoning District; ±11.51 acres; Grid # 6262-03-194055; Unlisted Action; *Lepore Real Estate Holdings, LLC, Applicant.*

No action was taken as this item was removed from the agenda.

**2. 900 DUTCHESS TURNPIKE - AP PACKAGING**

**SEQRA Declaration of Lead Agency Intent and Site Plan Review** for a proposed reuse of manufacturing space for AP Packaging Headquarters. 900 Dutchess Turnpike; Zoned I-H (Heavy Industrial) District; Grid #6262-04-830160; ± 58.3 acres; Type 2 Action; *Phoenix Poughkeepsie, LLC, Owner.*

Motion that the Planning Board determine the proposed project is a Type II action pursuant to 617.5(c)(9).

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

Motion that the Planning Board defer further action on this application pending establishment of a Lead Agency.

Moved: Nicole Gemmati  
 Seconded: Ahmed Katnani  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**D) OTHER BUSINESS**

**1. GREYSTONE DAYHAB**

**Time Extension** of a conditionally approved site plan 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 R-M (Residence, Multifamily); 0.647 +/- acres; Grid # 6162-10-467608 and 6162-10-474616; Type II Action. *Greystone Programs, Inc., Owner.*

Motion that the Planning Board grant a 12-month time extension of conditional Site Plan approval from April 15, 2021 forward to April 15, 2022.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

**2. COREWOOD VENTURES**

**Time Extension** for a previously approved Lot Line Revision and Amended Site Plan 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 grant two (2) 90-day time extensions for Corewood Ventures Offices, moving the conditional approval expiration date from April 30, 2021 to October 27, 2021.

Moved: Carl Whitehead  
 Seconded: Ahmad Katnani  
 Carried: 7-0



**3. BP3 SPRINGSIDE DEVELOPMENT**

**Tree Felling before March 31, 2021** regarding a conditionally approved, unsigned Amended Site Plan, Special Use Permit and Architectural Review of proposed modifications to add 2 residential units and revise the 5<sup>th</sup> floor layout, for a conditionally approved Site Plan for a 5-story mixed use building consisting of ±7,184 SF first-floor service business and commercial tenant space and 23 residential apartments in the floors above; site and on-street parking, hardscape and landscaping. Springside Avenue; Grid #6161-08-821910 Zoned ATC (Arlington Town Center) District; ± 1.277 acres; SEQR Negative Declaration (Unlisted Action) adopted 08/20/2020; *Built Parcel Three LLC, Owner.*

Motion that the Planning Board allow the applicant to cut trees until March 31, 2021 and prior to signature of the conditionally approved Site Plan, as indicated on the tree cutting plan subject to Town Engineering inspection to ensure tree removal only according to the plan.

Moved: Carl Whitehead  
 Seconded: Ahmad Katnani  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**4. MAZDA EXPANSION – 2309 ROUTE 9**

**Tree Felling before March 31, 2021** regarding a conditionally approved, unsigned Amended Site Plan and Special Permit to expand the existing Mazda Route 9 motor vehicle sales and service facility by a ±7,550 SF building expansion and to accommodate new inventory and parking areas. 2309 Route 9; Grid #s 6160-03-132019 and 100001; Zoned B-H (Highway-Business) and R-M (Residential Multi Family) Districts; ± 13.89 acres; SEQRA Negative Declaration (Unlisted Action) adopted 9/19/19; *Danielle Associates LLC and Elgen Associates Inc., Owners.*

Motion that the Planning Board allow the applicant to cut trees until March 31, 2021 and prior to signature of the conditionally approved Site Plan, as indicated on the tree cutting plan with the stipulation of a fully executed undertaking.

Moved: Carl Whitehead  
 Seconded: Nicole Gemmati  
 Carried: 7-0

| ROLL CALL VOTE            | AYE/NAY |
|---------------------------|---------|
| Chairman Whitehead        | Aye     |
| Member Fanelli            | Aye     |
| Member Gemmati            | Aye     |
| Member Katnani, Alternate | Aye     |
| Member Nasser             | Aye     |
| Member Paganelli          | Aye     |
| Member Quinn              | Absent  |
| Member Romeo              | Aye     |

**MOTION TO TERMINATE THE MEETING AT 7:45 P.M.**

Moved: Ben Paganelli  
Seconded: Ahmad Katnani  
Carried: 7-0

| <b>PRESENT</b>            | <b>ABSENT</b> |
|---------------------------|---------------|
| Chairman Whitehead        |               |
| Member Fanelli            |               |
| Member Gemmati            |               |
| Member Katnani, Alternate |               |
| Member Nasser             |               |
| Member Paganelli          |               |
| Member Romeo              | Member Quinn  |