



Town of Poughkeepsie

Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

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PLANNING BOARD

DECISION AGENDA

June 17, 2021

Meeting held in a hybrid format, with the public able to participate in person at Town Hall, or remotely via Zoom videoconferencing and via telephone, Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead
Member Peter Fanelli
Member Nicole Gemmati
Member Ben Paganelli
Member Joan Quinn

Members Nasser, Romeo and Katnani were absent.

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

1. VASSAR INN & INSTITUTE

Site Plan Public Hearing and Architectural Review 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; SEQRA Negative Declaration for a Type I Action adopted 4/15/21; *Vassar College, Owner.*

Motion that the Planning Board adjourn the Public Hearing to July 15, 2021.

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

2. 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 July 15, 2021.

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

3. ARLINGTON FARMS – MALABAR REALTY LLC

SEQRA Review, Special Use Permit and Site Plan Review, 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 # 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 July 15, 2021.

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

B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING 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. MANOR HILL COMMUNITY PROJECT
SEQRA Review, Rezoning Recommendation to the Town Board, and Site Plan, Special Use Permit and Aquatic Resource Permit Reviews for a proposed manufactured home community comprised of 18 lease lots, subject to Town Board rezoning to the R-MH (Residence, Mobile Home) District. The project includes a new access road from North Grand Avenue into the existing Manor Hill Mobile Home Park, and water and sewer services via connection to existing Town facilities. 246 North Grand Avenue; Zoned R-20 (Residence Single-Family 20,000 SF) District; ± 5.53 acres; Grid # 6162-16-970397; Type I Action; *Manor Hill Mobile Home Park, Owner.*

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

Moved: Nicole Gemmati
 Seconded: Ben Paganelli
 Carried: 5-0

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

2. NINE MALL PLAZA FAÇADE RENOVATION
Architectural Review for proposed exterior façade renovations to include removal of existing standing seam metal roof and demolition of existing peaked roof elements. 1810 South Road; Zoned BSC (Business Shopping Center) District; ± 10.0 acres and ± 1.74 acres; Grid #s 6158-01-484850 and 6158-02-506817, respectively; *Nine Mall Investors LLC, Owner.*

Motion that the Planning Board grant conditional architectural review, 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: Ben Paganelli
 Carried: 5-0

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

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 # 6362-01-320922. SEQRA Negative Declaration, Subdivision and Site Plan Approvals 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 July 16, 2021, forward to January 12, 2022.

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

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

MOTION TO TERMINATE THE MEETING AT 6:10 P.M.

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

PRESENT	ABSENT
Chairman Whitehead	
Member Fanelli	
Member Gemmati	
	Member Katnani, Alt.
	Member Nasser
Member Paganelli	
Member Quinn	
	Member Romeo