



# Town of Poughkeepsie

## Planning Department

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Poughkeepsie, NY 12603

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### PLANNING BOARD

### DECISION AGENDA

July 15, 2021

#### I. AGENDA ITEMS

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

#### 1. VASSAR COLLEGE INSTITUTE FOR THE LIBERAL ARTS (f/k/a Vassar Inn & Institute)

**Special Use Permit and Site Plan Public Hearing and Architectural Review** for proposed construction of a College/University Conference Center in a  $\pm 48,000$  SF building including a 2-story portion with conference facilities ( $\pm 195$  seats) and a restaurant with outdoor dining ( $\pm 120$  seats), a 3-story lodging facility of 50 guest rooms/suites, and a common 1-story lobby, with related site parking and pedestrian improvements on the same site as the existing Alumnae House, including demolition of the existing Williams House and a single-family residence, and with road access and improvements on College Avenue. 157-171 College Avenue; Zoned IN (Institutional) District;  $\pm 8.66$  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 August 19, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

#### 2. EASTDALE VILLAGE 14TH SITE PLAN AMENDMENT & SUBDIVISIONS

SEQRA Review, Amended Site Plan, Preliminary Major Subdivision and Preliminary Minor Subdivision Hearing for a proposed application, submitted by MHTC Development, LLC, seeking Eastdale Village 14th Amended Site Plan, Preliminary Major Subdivision and Preliminary Minor Subdivision approvals. It proposes subdivision of Lot 10Wc into two lots, subdivision of Lot 5E into five lots and subdivision of Lot 6E into two lots, and amendment of the site plan to support the subdivisions: Buildings A, P, L and K are to be on their own lots or divided into separate units, and revised outdoor storage and trash enclosures are proposed for Building A1, among other modifications. This application involves tax lot numbers 6262-04-

715370; 739356; 746391; 696343; 724392; 758382, 768412; 777377; 769361; 743328; 742330; 750324; 726341; 713324; 740312; 738315; 732317; 776348; 820277; 25, 27, 31, 32, 34, 35, 36, 38, 39, 42, 43, 44, 45, 46, 48, and 50 Eastdale Avenue North; 10, 15, 20, 35, and 55 Otto Way; 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Hillside Drive; 10, 20, 30, 40, and 50 Town Center Drive; 900, 902, 904 and 949 Dutchess Turnpike; 1, 2, 3, 5, 7, 9, 11, 13, 15 and 28 Eastdale Avenue South; 15 Victory Lane; 29, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58 and 60 Parkside Drive; + 63.461 acres. The properties are located in the MHC (McDonnell Heights Center) District. 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 March 18 2021. MHTC Development, LLC, Premier Eastdale, LLC, Eastdale Residential I, LLC, Eastdale Residential II, LLC, Rossi Eastdale LLC, 45 Eastdale Avenue LLC, 27 Eastdale Avenue LLC, 31-35 Eastdale Avenue LLC, 39 Eastdale Avenue LLC, 43 Eastdale Avenue LLC, and Industrial Retro, LLC, Owners.

Motion that the Planning Board open the preliminary subdivision and site plan public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

Motion that the Planning Board close the preliminary subdivision and site plan public hearing.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

Motion that the Planning Board find that the Eastdale Village 14th Amended Site Plan and Subdivisions involve incremental changes to the Eastdale Village project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Findings adopted March 15, 2018 and amended September 17, 2020, as modified by the proposed incremental changes described in the Eastdale Village application received June 21, 2021.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board find that proposed modifications to the area, yard and bulk provisions of §210-27 are consistent with the goals and objectives of the Town Plan and Chapter 210 pertaining to the intent and purposes of the MHC District, pursuant to §210-27(I)(10); and, that the Planning Board grant conditional Preliminary and Final Subdivision Approvals for the 'Final Subdivision Plat Showing the Resubdivision of Lot 10Wc As Shown On Filed Map No. 8062C Eastdale Village, West,' and for the 'Final Subdivision Plat Showing the Resubdivision of Lots 5E and 6E As Shown On Filed Map No. 11947C Eastdale Village, East.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo

Carried: 4-0

Motion that the Planning Board grant conditional Amended Site Plan Approval for the Eastdale Village 14th Amended Site Plan.

Moved: Nicole Gemmati

Seconded: Rocco Romeo

Carried: 4-0

Motion that the Planning Board grant architectural review approval of Buildings L1-L8 and Mailroom Building MB-2.

Moved: Carl Whitehead

Seconded: Nicole Gemmati

Carried: 4-0

### **3. BP3 SPRINGSIDE DEVELOPMENT**

Amended Site Plan and Special Use Permit Hearing and Architectural Review of proposed new construction of a 5-story mixed use building consisting of 1st floor commercial/retail space of 7,028 SF, residential apartments on floors above, a parking lot and on-street parking. Proposed amendments include an increased number of residential units from 25 to 28, a revised fifth floor layout, and other adjustments. Springside Avenue; Zoned ATC (Arlington Town Center) District; ± 1.277 acres; Grid # 6161-08-821910; SEQRA Negative Declaration (Unlisted Action) adopted 08/20/2020; *Built Parcel Three LLC, Owner.*

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

Moved: Carl Whitehead

Seconded: Nicole Gemmati

Carried: 4-0

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

Moved: Carl Whitehead

Seconded: Nicole Gemmati

Carried: 4-0

Motion that the Planning Board, as SEQRA lead agency, determines that the BP3 Springside Development Site Plan and Special Use Permit and Architectural Planning Board application as amended June 16, 2021 involve incremental changes to the project of negligible magnitude and scope, that are non-significant and consistent with the previous SEQRA Negative Declaration adopted August 20, 2020 and reaffirmed February 18, 2021.

Moved: Nicole Gemmati

Seconded: Rocco Romeo

Carried: 4-0

Motion that the Planning Board grant conditional amended site plan and special use permit approval for the BP3 Springside Development Site Plan and Special Use Permit amended application dated June 16, 2021.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board accept amended architecture as presented and require future architectural review of the pavilion structure prior to its construction.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**4. AT HOME STORE AT SHOPPES AT SOUTH HILLS AMENDED SITE PLAN**

SEQRA Review and Amended Site Plan Review for a proposed parking area to contain 44 parking spaces in a previously undeveloped portion of the South Hills Center to be available for the At Home retailer. 1895 South Road; Zoned SHC (South Hills Center) District; ± 72.62 acres; Grid # 6158-01-297959; Unlisted Action; *South Hills Improvements, LLC, Owner.*

Motion that the Planning Board adjourn the public hearing to August 19, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

**5. SOUTH HILLS COMMONS**

**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 August 19, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

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

**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 August 19, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

**7. 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 August 19, 2021.

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

***B) MOTION TO ALLOW PUBLIC COMMENT ON REMAINING AGENDA ITEMS***

***Comments limited to three (3) minutes.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

***MOTION TO END PUBLIC COMMENT SESSION.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

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.

Motion that the Planning Board declare its intent to be the 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 dated July 15, 2021, a copy of the EAF, and a copy of the application to the identified interested and involved agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

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: 4-0

2. **DUNKIN DONUTS - VASSAR ROAD**

**SEQR Declaration of Lead Agency Intent, Special Use Permit and Site Plan Review** regarding proposed redevelopment of an existing drive-through bank into an approximately 2,948 SF Dunkin Donuts restaurant with drive-through, associated septic system modifications, changes to parking, and discontinued use of an existing Dunkin Donuts restaurant at 35 Vassar Rd. 40, 46 & 48 Vassar Road; Zoned ROMNSC (Red Oaks Mill Neighborhood Services Center); ± 4.65 acres; Grid #s 6260-03-495219, 497247 & 495227; Unlisted Action; Red Oaks Dutchess Realty LLC, Owner.

Motion that the Planning Board declare its intent to be the 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 agencies and identified interested agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board defer further action on this application pending establishment of a Lead Agency, and subject to the following: Respond to comments of the Planning Board and those received from Town departments and Agencies.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**3. POUGHKEEPSIE LIBRARY ADDITIONAL PARKING**

**Re-Approval of a previously approved plan** regarding parking lot expansion to provide an additional 33 parking spaces to meet current needs. 141 Boardman Road; Zoned Institutional (IN); +/- 6.11 acres; Grid #6260-01-119560. Unlisted Action; Poughkeepsie Public Library, Owner.

Motion that the Planning Board waive the public hearing.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board as Lead Agency hereby determines that the Poughkeepsie Library Additional Parking Project Amended Site Plan Re-approval would not have a significant adverse effect on the environment and that an environmental impact statement will not be required for the reasons set forth in the attached Negative Declaration resolution dated July 15, 2021.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board grant conditional site plan approval for the Poughkeepsie Library Additional Parking Site Plan Amendment re-approval, as depicted on the plan set dated June 25, 2018, and last revised on January 25, 2019, and signed by the Chairman on February 7, 2019.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

**4. HAIFA HOLDINGS, LLC – 819 MAIN STREET**

**Re-Approval of a previously approved plan** for 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 that the Planning Board waive the public hearing.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board as Lead Agency hereby determines that the Haifa Holdings, LLC – 819 Main Street re-approval would not have a significant adverse effect on the environment and that an environmental impact statement will not be required for the reasons set forth in the attached Negative Declaration resolution dated July 15, 2021.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board grant conditional site plan approval for the Haifa Holdings, LLC – 819 Main Street re-approval, as depicted on the plan set dated December 21, 2018, and last revised on July 22, 2020, and signed by the Chairman on October 16, 2020.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

Motion that the Planning Board grant architectural review re-approval for the Haifa Holdings, LLC – 819 Main Street as depicted on the plan set with last revision date of July 22, 2020.

Moved: Nicole Gemmati  
Seconded: Rocco Romeo  
Carried: 4-0

***MOTION TO TERMINATE THE MEETING AT 7:47 P.M.***

Moved: Carl Whitehead  
Seconded: Nicole Gemmati  
Carried: 4-0

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