



Town of Poughkeepsie Planning Department

1 Overocker Road
Poughkeepsie, NY 12603

845-485-3657 Phone
845-790-4772 Fax

NOTICE OF PLANNING BOARD

DECISION AGENDA

January 20, 2022

In accordance with Chapter 417 of the Laws of 2021 of the State of New York, this meeting was held in a hybrid format, with the public and members of the Board able to participate in person at Town Hall, 1 Overocker Road, Poughkeepsie, or remotely via Zoom videoconferencing and via telephone.

Chairman Whitehead called for Board Members attendance, members present:

Chairman Carl Whitehead	Present
Member Peter Fanelli	Present (via Zoom)
Member Nicole Gemmati	Present
Member Ahmad Katnani, Alt.	Absent
Member Bob Nasser	Absent
Member Ben Paganelli	Present (via Zoom)
Member Joan Quinn	Present (via Zoom)
Member Rocco Romeo	Absent

2. STATEMENT OF COMPLIANCE BY THE CHAIR

3. AGENDA ITEMS

A) CONTINUED/NEW PUBLIC HEARINGS

- MCDONALD’S – 2585 SOUTH ROAD**
SEQRA Review, Waterfront Consistency Review, Site Plan Review, and Architectural Review for a proposed free-standing McDonald’s restaurant with an accessory side-by-side drive-thru with associated landscaping, parking, and site improvements. 2585 South Road; B-SC (Shopping Center Business) Zoning District and the Waterfront District 2 (WD2) Zoning District; ±26.427 acres; Grid # 6060-02-968700; Unlisted Action; *McDonald’s Corporation (Applicant) and Mid-Hudson Associates, LLC (Owner)*.

Motion that the Planning Board open the Public Hearing.

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

Motion that the Planning Board adjourn the Public Hearing to March 17, 2022.

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

Motion that the Planning Board hereby determine that McDonald’s – 2585 South Road Site Plan 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 January 20, 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 that the Planning Board determine that the McDonald’s – 2585 South Road is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program

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

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 including, but not limited to, the following:

1. Town Planning Department comments dated January 14, 2022 (this document).
2. Town Engineering Department comments dated January 12, 2022.
3. Town Sewer Department comments dated January 10, 2022.
4. DC Department of Behavioral and Community Health comments dated January 10, 2022.
5. Town Traffic Engineer (JMC) comments dated January 10, 2022.
6. Arlington Fire Department comments dated January 7, 2022.
7. Town Water Department comments dated January 4, 2022.
8. Town Zoning Department comments dated December 28, 2021.

- 9. Town Building Department comments dated December 28, 2021.
- 10. NYS Department of Transportation review.

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. **VASSAR COLLEGE FACULTY APARTMENTS**
SEQR Declaration of Lead Agency Intent and Site Plan Review proposed construction of a 51 unit apartment building (four stories) with associated amenity center, solely as faculty housing, inclusive of demolition of one vacant existing residential structure, to be located adjacent to the existing Watson Faculty Apartments with access from Raymond Ave. 71-89 Raymond Avenue (Watson Road); Zoned IN (Institutional) District; Grid #6161-04-850460; ± 39.98 acres; Unlisted Action; *T.C. Development Corp., Agent of Applicant; Vassar College, Applicant and Owner.*

Motion was made to open the public hearing.

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

Motion was made to adjourn the public hearing to February 17, 2022.

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

Motion that the Planning Board defer further action on this application and direct the applicant to respond to comments of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

- 1. Town Planning Department’s comments dated January 12, 2022.
- 2. Town Engineer’s comments dated January 12, 2022.
- 3. Traffic consultant JMC’s comments dated January 10, 2022.
- 4. Zoning Administrator’s comments dated January 10, 2022.
- 5. Water Department’s comments dated January 4, 2022.
- 6. Sewer Department’s comments dated January 10, 2022.
- 7. Building Department’s comments dated December 28, 2021.
- 8. Arlington Fire District comments dated January 10, 2022.
- 9. City of Poughkeepsie Acting Development Director comments dated December 27, 2021 and subsequent review.

- 10. Dutchess County Dept. of Behavioral and Community Health’s comments dated January 7, 2022 and subsequent review.
- 11. Dutchess County Department of Planning’s comments dated January 19, 2022.
- 12. NYS Department of Transportation’s review.
- 13. NYS Department of Environmental Conservation’s review.
- 14. Comments of the Planning Board meeting, including but not limited to the following:
 - a. Address public hearing comments regarding traffic, including difficult left turns out and in at Watson and Vassar Lake Road curb cuts, conflict with prohibited left turns out of Chapel Road curb cut, increased traffic on Watson/Vassar Lake Roads and pedestrian safety.
 - b. Address adequacy of parking for existing faculty housing on the site, potential use of proposed new parking.
 - c. Consider moving accessible EV stations closer to the HC accessible building entry.
 - d. Will the bike room have cameras or other security?
 - e. Clarify the SF area of the building footprint shown on site plan (gross SF required) and architectural.
 - f. Confirm the updated bedroom count on the plan.

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

3. BRAGDON SUBDIVISION – 10 CONKLIN STREET
SEQRA Review, Waterfront Consistency Review, and Subdivision Review (Minor) for the proposed subdivision of an existing lot into two (2) lots. Two lots to be served by public water and private sewer. 10 Conklin Street; R-20 (Residence, Single-Family 20,000 Square Foot) Zoning District and the Waterfront District 1 (WD1) Zoning District; ±1.56 acres; Grid # 6057-07-577875; Unlisted Action; *Sara Bragdon (Applicant & Owner)*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board determine that the proposed Bragdon Minor Subdivision – 10 Conklin 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 January 20, 2022.

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

Motion that the Planning Board determine that the Bragdon Minor Subdivision – 10 Conklin Street is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program

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

Motion that the Planning Board grant conditional minor subdivision approval, valid through July 19, 2022, for Bragdon Subdivision, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to the following:

1. Town Planning Department comments dated January 14, 2022 (this document).
2. Town Engineering Department comments dated January 10, 2022.
3. Town Highway Department comments dated January 10, 2022.
4. New Hamburg Fire Department comments dated January 10, 2022.
5. DC Department of Behavioral and Community Health comments dated January 7, 2022.
6. Town Zoning Department comments dated January 6, 2022.
7. Town Building Department comments dated January 3, 2022.
8. Town Water Department comments dated January 3, 2022.
9. Planning Board Comments:
 - a. Applicant will be responsible for going back the Town’s ZBA for the correct area variance(s) per adjustment to lot sizes.

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

4. 42 AND 44 LAGRANGE AVE AMENDED SITE PLAN AND SPECIAL USE PERMIT SEQRA Review, Amended Site Plan and Special Use Permit Hearing for an application to amend an approved site plan and special use permit for a mixed-use development at 44 Lagrange Avenue consisting of a restaurant (ground floor) and three one-bedroom dwellings (second floor), with shared parking located at 42 Lagrange Avenue with an existing 2-family dwelling: Proposed revisions are related to 44 Lagrange Avenue building elevation raised by 3 feet, including new ADA handicap ramp, revised building access walks, steps and plantings. Zoned ATC (Arlington Town Center); ± 0.17 and ± 0.08 acres; Unlisted Action (SEQRA Negative Declaration for an uncoordinated review adopted 4/30/2020 and as amended 11/18/2021); *INP Real Estate LLC, Applicant and Owner.*

A motion was made to open the Public Hearing.

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

A motion was made to close the Public Hearing.

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

Motion that the Planning Board, as an involved agency undertaking an uncoordinated SEQRA review, determine that the Site Plan and Special Use Permit application for Mixed Use Development at 44 Lagrange Avenue and Shared Parking with 42 Lagrange Avenue will 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 January 20, 2022.

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

Motion that the Planning Board grant conditional amended special use permit and site plan approval for the application for Mixed Use Development at 44 Lagrange Avenue and Shared Parking with 42 Lagrange Avenue, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to the following:

1. Town Planning Department comments dated January 11, 2022.
2. Town Assistant Engineer comments dated January 10, 2022.

- 3. Town Zoning Administrator’s comments undated (ca. January 10, 2022).
- 4. Town Water Department’s comments dated January 3, 2022.
- 5. Town Sewer Department’s approval of final plans.
- 6. Town Building Department’s comments dated January 3, 2022.
- 7. Town Highway Department’s approval of final plans.
- 8. Arlington Fire Department’s approval of final plans.
- 9. Standard conditions of approval:
 - a. Approval of the Department of Planning and the Town Engineer of the proposed final design drawings for the project.
 - b. The applicant shall pay the cost of all required fees, including but not limited to application, review and construction inspection fees pursuant to the Town Code, prior to the Chairman’s signature. Prior to Chairman’s signature all review fees shall be paid, and all required inspection fees shall be established.
 - c. With the exception of plan changes required by the Planning Department and other governmental agencies, and field changes as approved by the Director of Municipal Development, any modification to the approved plans shall receive the prior approval of the Planning Board before commencement of construction or commencement of the use.
 - d. This Special Use Permit and Site Plan Approval shall be void if construction is not started within one (1) year of the date of Planning Board approval, and completed within two (2) years of the date of such approval. Prior to its expiration, the special use permit and site plan approval may be renewed by request of the applicant for up to two (2) additional ninety (90) day periods. The applicant shall receive no notice of the pending expiration and it is the sole responsibility of the applicant to renew the Special Use Permit and Site Plan Approval prior to its expiration.

- 10. Comments of the Planning Board meeting, including but not limited to the following:
 - a. Obtain architectural review approval.
 - b. Add (restore) northeastern landscaping.
 - c. Plans to be stamped and signed by a licensed professional.

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

A motion was made to grant architectural review as presented with the renderings and samples, subject to submittal of the presentation modified from the advance submittal inclusive of revised siding and stone wall colors, same color siding of different texture, standing seam metal roof portion and Lagrange Ave side awning.

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

5. POUGHKEEPSIE PLAZA – 2586-2600 SOUTH ROAD
SEQRA Review, Amended Site Plan Review, and Architectural Review for exterior renovations as they relate to an existing tenant space. Proposed exterior renovations include removal of an existing loading dock platform and roof, minor parking reconfiguration in order to maintain existing parking counts, and exterior façade alterations. 2586-2600 South Road; B-SC (Shopping Center Business) Zoning District; ±14.56 acres; Grid # 6160-01-057740; Type II Action; *Mauri Architects, PC (Applicant Architect) and Robert Mehlich, Poughkeepsie Plaza Mall, LLC (Owner)*.

Motion that the Planning Board open the public hearing.

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

Motion that the Planning Board close the public hearing.

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

Motion that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(9) and no further environmental review is required.

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

Motion that the Planning Board grant conditional amended site plan approval for Poughkeepsie Plaza Amended Site Plan, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to, the following:

1. Town Planning Department comments dated January 14, 2022.
2. Town Engineering Department comments dated January 11, 2022.
3. Arlington Fire Department comments dated January 6, 2022.
4. DC Department of Planning and Development comments dated January 4, 2022.
5. Town Water Department comments dated January 4, 2022.
6. Town Sewer Department comments dated January 3, 2022.
7. Town Zoning Department comments dated December 29, 2021.
8. Town Building Department comments dated December 28, 2021.
9. Planning Board comments:
 - a. Please take a look at potholes and consider the repaving of rough parking lot areas, both in front of plaza and the back of the plaza.

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

Motion that the Planning Board accept architecture as presented.

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

6. **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. TO BE ADJOURNED*

Motion that the Planning Board adjourn the Public Hearing to February 17, 2022.

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

7. **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. TO BE ADJOURNED*

Motion that the Planning Board adjourn the Public Hearing to February 17, 2022.

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. 9 LAGRANGE AVENUE

SEQRA Review, Special Use Permit Review, and Site Plan Review for (1) the conversion of the existing two-family residence into three apartments; (2) the expansion of the second floor of the existing two-family residence; and (3) the replacement of the existing detached garage structure with a new two-car garage to include a second floor apartment, for a total of four (4) apartments on the property. 9 Lagrange Avenue; ATC (Arlington Town Center) Zoning District; ±0.17 acres; Grid # 6161-12-827713; Unlisted Action; *Mauri Architects, PC (Applicant’s Architect) and D & A Poughkeepsie, LLC (Owner)*.

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 including, but not limited to, the following:

1. Town Planning Department comments dated January 14, 2022.
2. Town Engineering Department comments dated January 11, 2022.
3. Arlington Fire Department comments dated January 6, 2022.
4. Town Zoning Department comments dated January 4, 2022.
5. DC Department of Planning and Development comments dated January 4, 2022.
6. Town Water Department comments dated January 3, 2022.
7. Town Sewer Department comments dated January 3, 2022.
8. Town Highway Department comments dated December 30, 2021.
9. Town Building Department comments dated December 28, 2021.
10. NYS Department of Transportation review.

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. CENTRAL HUDSON KM TRANSMISSION LINE REPLACEMENT

SEQRA Review, Site Plan Review, and Floodplain Development Permit Review to replace an existing electric transmission line, known as the “KM Line” at 69 kilovolts (kV) within an existing public utility right-of-way that traverses in a northwest direction from the border of the Myers Corners Substation on Myers Corners Road (Town of Wappinger), to the area just west of Victor Lane (Town of Poughkeepsie). The total length of the proposed replacement project is approximately ±2.8 miles, with ±1.7 miles within the Town of Wappinger and ±1.1 miles within the Town of Poughkeepsie. Within the Town of Poughkeepsie, all parcels along this utility corridor are located in the R-20 (Residential, Single-Family 20,000) Zoning District; Within the Town of Wappinger, parcels along this utility corridor are located in the Airport Industry District, GB (General Business) District, R-40 (One-Family Residential District), R-80 (One-Family Residential District); and COP (Conservation Office Park) District; ±37.5-acre right-of-way; There are 59 parcels along this utility corridor; Type 1 Action; *Central Hudson Gas & Electric Corp., Applicant and Owners*

Motion that the Planning Board consent to the Town of Wappinger being the Lead Agency for this proposed action

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

A motion was made 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 including, but not limited to, the following:

1. Town Planning Department comments dated January 14, 2022.
 - a. Includes SEQR Review on behalf of the Town of Poughkeepsie Planning Board as an involved agency.
2. Town Engineering Department comments dated January 12, 2022.
3. Town Zoning Department comments dated January 11, 2022.
4. DC Department of Planning and Development comments dated January 4, 2022.
5. Town Water Department comments dated January 4, 2022.
6. Town Sewer Department comments dated January 3, 2022.
7. Town Building Department comments dated December 29, 2021.
8. Town Floodplain Development Administrator comments dated December 29, 2021.
9. Arlington Fire Department comments dated December 29, 2021.
10. Town of Wappinger review.

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

3. STORE SPACE
SEQRA Review, Special Use Permit Review, Site Plan Review, and Architectural Review for the proposed development of a three (3)-story climate controlled self-storage building with a footprint of ± 41,257 square feet with related parking, utilities, landscaping, and stormwater management. 5-16 Budget Drive and 6 Violet Avenue (Town of Poughkeepsie); I-H (Heavy Industrial) Zoning District (Town of Poughkeepsie); Parker Avenue (City of Poughkeepsie); G-RM, Gateway Mixed-Use Residential (City of Poughkeepsie); ±2.93 acres, ±1.31 acres, and ±0.77 acres; Grid #'s 6162-10-463586 (Town), 6162-10-436570 (Town), and 6162-48-428562 (City); Type 1 Action; Storage Cap Poughkeepsie, LP (*Applicant*) and Barbara Mesuda, Inc. (*Owner*).

Motion was made that the Planning Board declare its intent to be the Lead Agency, to coordinate the environmental review of the proposed project as an Type 1 Action, and authorize the Planning Department’s circulation of a Notice of said intent dated January 20, 2022, a copy of the EAF, and a copy of the application to the identified interested and involved 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

A motion was made that the Planning Board defer further action on this application, pending establishment of a Lead Agency, and direct the applicant to respond to comments, in writing, of the Planning Board and those received from Town departments and Agencies including, but not limited to, the following:

1. Town Planning Department comments dated January 14, 2022.
2. City of Poughkeepsie Planning Department comments dated January 10, 2022.
3. Fairview Fire District comments dated January 10, 2022.
4. Town Zoning Department comments dated January 10, 2022.
5. DC Department of Behavioral and Community Health comments dated January 10, 2022.
6. DC Department of Public Works comments dated January 7, 2022.
7. Town Water Department comments dated January 4, 2022.
8. Town Sewer Department comments dated January 3, 2022.
9. Town Building Department comments dated December 28, 2021.
10. Town Engineering Department review.
11. DC Department of Planning and Development review.
12. NYS Department of Transportation review.
13. NYS Department of Environmental Conservation review.

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

4. WILTSE ESTATES LOT 19 SUBDIVISION

SEQR and Preliminary (Major) Subdivision Review for a proposed subdivision of Wiltse Estates Subdivision Lot #19 with existing dwelling and septic system, to create three new residential lots, and a utility easement over Lot #54 to access central sewer, subject to sewer tenancy approval by the Town Board. Zoned R-20 (Residence Single Family 20,000 SF); ± 10.4 acres; Unlisted Action; Celeste Wiltse-Vumbico and Mark Vumbico, Owner(s).

Motion made that the Planning Board defer further action on this application subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies, said responses to be reviewed by the Planning Department as to adequacy and completeness, including but not limited to the following:

1. Town Planning Department comments dated January 10, 2022.
2. Town Engineer comments dated January 12, 2022.
3. Town wetland consultant Aspen Environmental’s comments dated January 10, 2022.
4. Zoning Administrator’s comments dated January 7, 2022.
5. Water Department’s comments dated January 3, 2022.
6. Sewer Department’s comments dated January 6, 2022.
7. Building Department’s comments dated December 29, 2021.
8. Highway Department’s comments dated December 30, 2021.
9. Arlington Fire District’s comments dated January 7, 2022.
10. Dutchess County Department of Behavioral and Community Health’s comments dated October 18, 2021 and subsequent review.
11. NYS Department of Environmental Conservation’s review.
12. Comments of the Planning Board meeting.

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

5. ROGERS LOT LINE REVISION

SEQRA Review, Coastal Consistency Review, and Lot Line Revision Review for two (2) lots. Lot 1 to be amended from ±1.452 acres to ±1.184 acres and Lot 2 to be amended from ±0.444 acres to ±0.712 acres. 18 and 20 Main Street New Hamburg. R-NH (Residence, New Hamburg) Zoning District; ±1.896 acres, total; Grid #'s 6057-07-559817 (18 Main Street) and 6057-07-570814 (20 Main Street); Type II Action; *Christopher Rogers and Carolina Rogers (18 Main Street) and Francis Rogers and Nancy Rogers (20 Main Street), Owners.*

Motion that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(16) and no further environmental review is required.

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

Motion that the Planning Board determine that the Rogers Lot Line Revision is consistent with the Town of Poughkeepsie’s approved Local Waterfront Revitalization Program.

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

Motion that the Planning Board grant conditional lot line approval, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to the following:”

1. Town Planning Department comments dated January 14, 2022.
2. Town Engineering Department comments dated January 11, 2022.
3. New Hamburg Fire Department comments dated January 10, 2022.
4. DC Department of Behavioral and Community Health comments dated January 10, 2022.
5. Town Water Department comments dated January 3, 2022.
6. Town Zoning Department comments dated December 30, 2021.
7. Town Building Department comments dated December 29, 2021.

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

6. BARTOLUCCI-CURATOLO LOT LINE REVISION
Lot Line Revision Review for a proposal to merge property at 33 Willowbrook Heights with properties at 46 & 50 Lorraine Boulevard and adjust lot lines. Zoned R-20 (Residence Single Family 20,000 SF); ± 0.58 acres, 1.01 acres, and 0.61 acres respectively; Type II Action; *Thomas J. Curatolo Jr. and Lynne Bartolucci, Trustees (46 Lorraine); Raymond A. Bartolucci and Lynne*

Curatolo-Bartolucci, Owners (50 Lorraine); Thomas J. Curatolo Jr. and Lynne Bartolucci-Curatolo, Trustees (33 Willowbrook); Owners.

Motion that the Planning Board determine that the proposal meets the criteria for a SEQRA Type II action pursuant to SEQRA Part 617.5(c)(16) and no further environmental review is required.

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

Motion move that the Planning Board grant conditional lot line revision approval and also grant a 60 day time extension of said approval from March 21, 2022 forward to May 20, 2022, subject to the following:

Respond to comments of the Planning Board and those received from Town departments and Agencies and said response to be reviewed by the Planning Department as to adequacy and completeness, inclusive of, but not limited to the following:

1. Town Planning Department comments dated January 12, 2022.
2. Town Engineering Department comments dated January 11, 2022.
3. Town Water Department approval of the final plat.
4. Town Zoning Department approval of the final plat.
5. DC Department of Health approval.

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

MOTION TO TERMINATE THE MEETING AT 8:37 PM.

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

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